

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

500 E. North St. | Suite F | Greenville, SC 29601

OFFICE BUILDING FOR SUBLLEASE

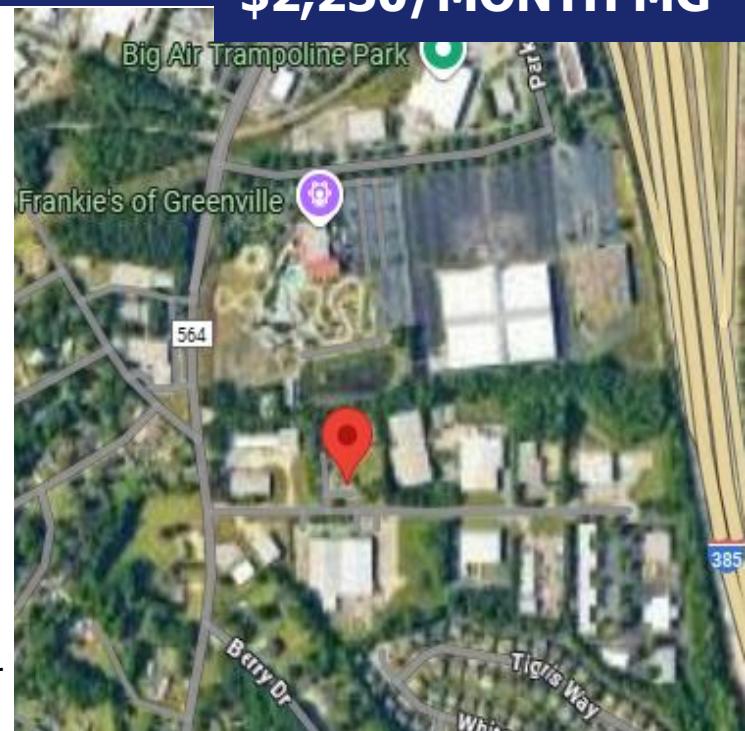
1019 THOUSAND OAKS BLVD.
GREENVILLE, SC 29607



OFFICE BUILDING FOR SUBLLEASE

FOR SUBLLEASE:
\$2,250/MONTH MG

- +/- 2,500 SF Office Building Available For Sublease on +/- 1.97 acres. *Current Tenant occupies 1 office.*
- Located 0.6 miles from Woodruff Road, with a traffic count of > 30,000 vehicles per day
- Situated next to the new and upcoming four-lane Woodruff Road Bypass (see page 4 for map)
- Reception area, 4 offices, conference room, breakroom, and 2 bathrooms, each with a shower
- 0.125 acre fenced-in laydown yard included in price and more available for additional rent
- Spacious parking lot
- Located within Greenville County with an I-1 zoning
- Tax Map # 0547030107501
- All utilities and landscaping included, but not internet or janitorial



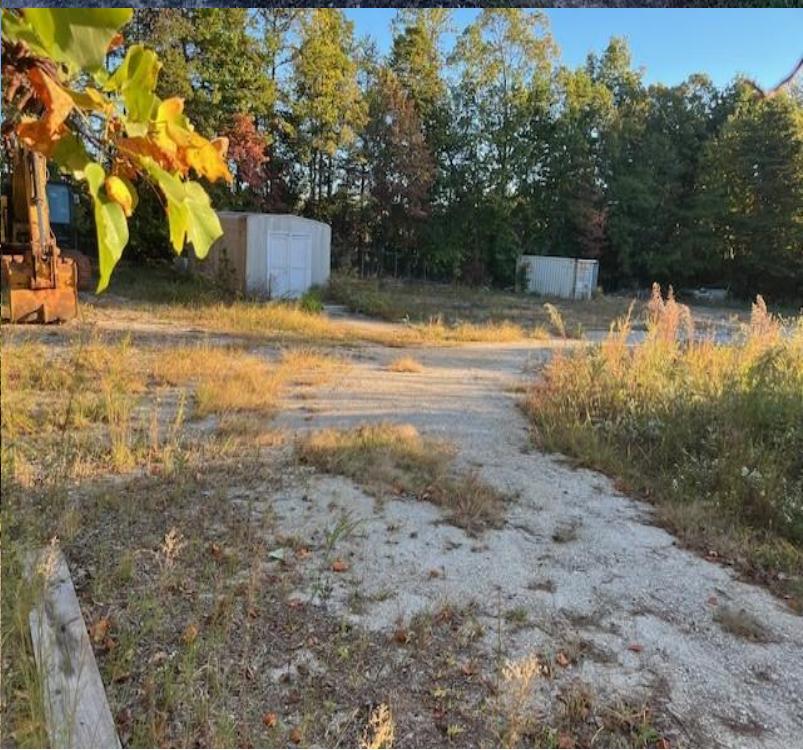


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OUTSIDE PICTURES





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INSIDE PICTURES



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NEW WOODRUFF ROAD BYPASS

The South Carolina Department of Transportation (SCDOT) proposes to alleviate traffic congestion along Woodruff Road in Greenville County, South Carolina. The Preferred Alternative would provide a new, 5-lane limited-access alternate parallel route to Woodruff Road that extends from Verdae Boulevard to Smith Hines Road at the Woodruff Road intersection, while improving numerous intersections and access points along Woodruff Road. The new roadway would consist of four travel lanes with a median, curb and gutter, a sidewalk, a multiuse path, and two new bridge crossings at I-85 and I-385. The proposed parallel route would be an extension of the new Piedmont Natural Gas (PNG) Connector (now named the Woodruff Road Bypass).

****See Yellow Star for building location****





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DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	22,359	145,370	431,439
2024 Population	24,137	152,190	462,311
2029 Population Projection	26,720	167,671	511,590
Annual Growth 2020-2024	2.0%	1.2%	1.8%
Annual Growth 2024-2029	2.1%	2.0%	2.1%
Median Age	37.1	39	38.4
Bachelor's Degree or Higher	43%	46%	37%
U.S. Armed Forces	12	209	345

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$100,681	\$103,577	\$95,448
Median Household Income	\$80,292	\$78,429	\$70,436
< \$25,000	1,162	7,481	27,751
\$25,000 - 50,000	2,176	13,162	39,728
\$50,000 - 75,000	1,722	10,413	31,240
\$75,000 - 100,000	1,736	8,826	24,542
\$100,000 - 125,000	1,197	6,504	16,529
\$125,000 - 150,000	696	5,166	13,360
\$150,000 - 200,000	1,240	6,076	15,258
\$200,000+	926	6,905	17,400