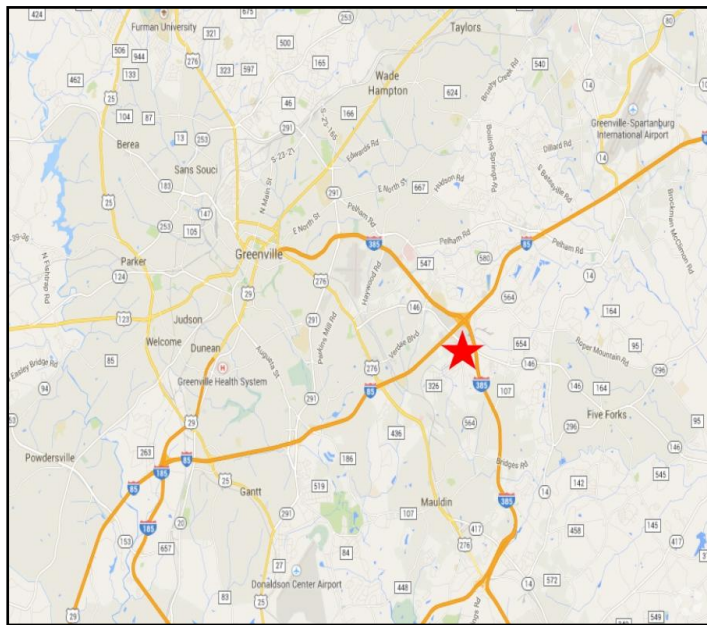


FOR LEASE



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1133 Woodruff Rd. Greenville, SC 29607

SQUARE FEET: 7,431+/- SF

COUNTY: Greenville
(City of Greenville)

LEASE RATE: \$35.00/sf NNN

**GROUND
LEASE:** Contact Broker

- Freestanding restaurant/retail building approximately 7,431+/- sf positioned on 1.235+/- acres.
- Owner will consider ground lease opportunity.
- Excellent visibility with frontage along Woodruff Rd.
- Property is located near the major intersection of Woodruff Rd. @ I-85 and Woodruff Rd. @ I-385.
- Outparcel to the Shops at Greenridge.
- FF&E is available.
- Zoned BG by the City of Greenville.
- Approximately 97 parking spots on-site.
- Daily traffic counts in excess of 37,000 VPD.
- Surrounding retailers include Best Buy, Lowe's, Target, Home Depot, Verizon and Cracker Barrel.

**FOR MORE
INFORMATION
CONTACT**

Robert Brissie, CCIM
Broker-in-Charge
864-559-8227
Rob@CardinalCommercialProperties.net

CardinalCommercialProperties.net

Information contained in this marketing brochure has been obtained from sources that are deemed reliable. We have no reason to doubt the accuracy contained herein but do not guarantee it. All information should be verified prior to purchase or lease. All properties are subject to change or withdrawal without prior notice.

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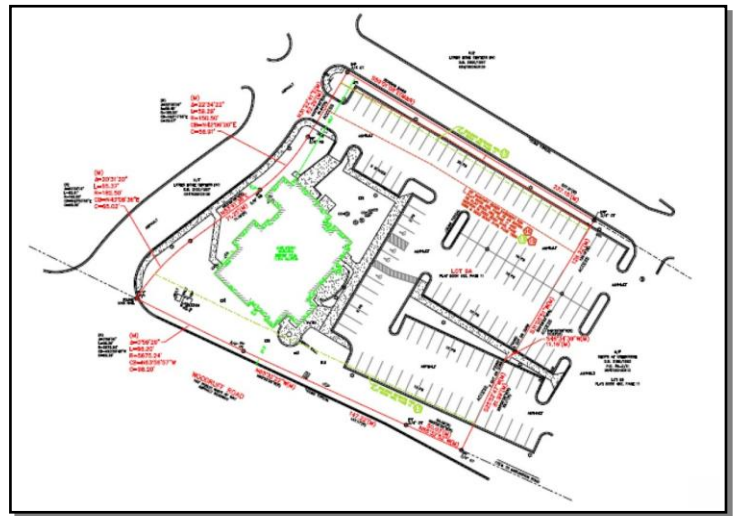
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