

NEW RETAIL AND OFFICE/MEDICAL OFFICE COMING TO WOODRUFF

# 1025 CROSS ANCHOR RD

WOODRUFF, SOUTH CAROLINA 29388



**WOLVERINE SQUARE**

FOR LEASE | BUILD-TO-SUIT

**TRINITY  
PARTNERS**

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# PROPERTY DETAILS

BUILDING	USE	AVAILABLE SF	RATE
Building 1	Retail/Restaurant	± 1,598 - 7,025 SF	\$26+/SF NNN
Building 2	Medical/Office	± 10,400 SF	\$26+/SF NNN
Building 3	Medical/Office	± 6,600 SF	\$26+/SF NNN
Building 4 - Fully Leased to pediatric and aesthetic dentist	Medical/Office		\$26+/SF NNN

- Join Holly Tree Pediatric Dentist in this brand new development
- Immediately adjacent to Woodruff Primary School and Woodruff Elementary
- Anticipated delivery: Q1 2026
- 12-month delivery from lease signing
- Warm vanilla shell delivery included in rate
- Zoned C2 (no drive-through)
- Adjacent to Harrier Point, a brand new 595-home development with homes already being delivered
- Final rate dependent on tenant credit and upfit requirement

**BUILDING 1**



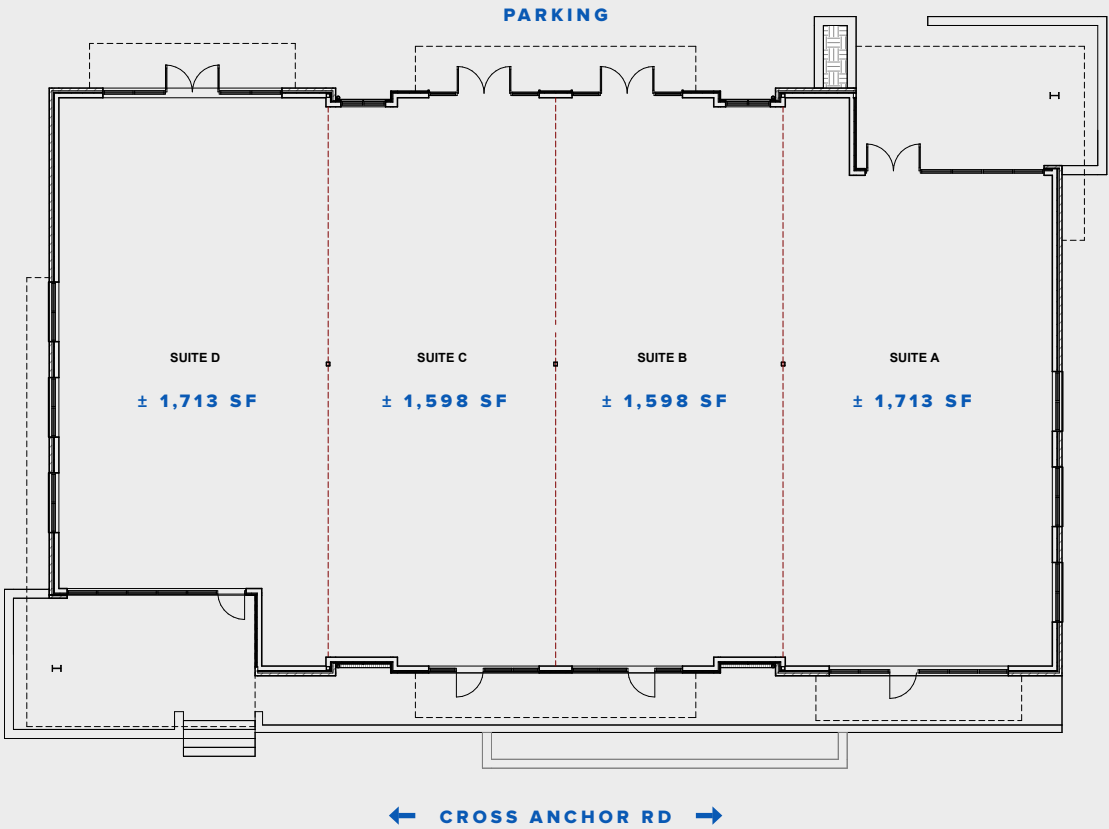
**BUILDING 2**



# FLOORPLANS

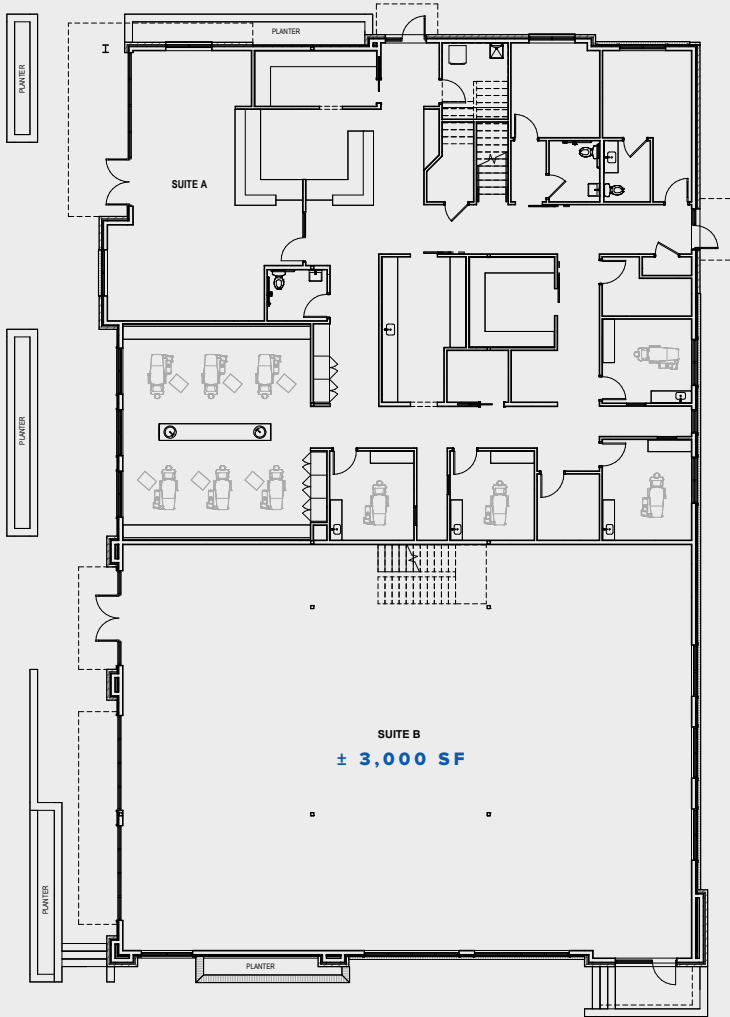
## BUILDING 1

RETAIL



## BUILDING 3

ALL AVAILABLE

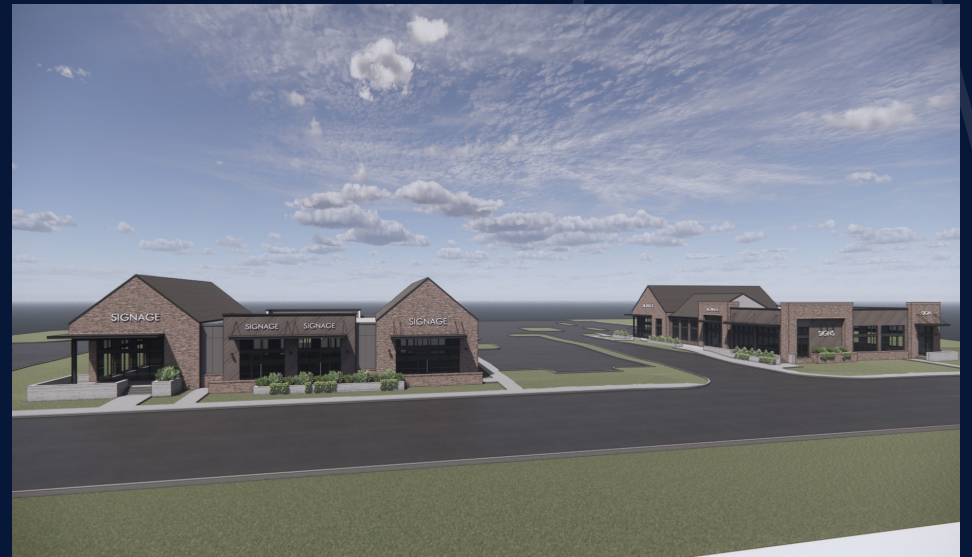


# SITE PLAN





# RENDERINGS



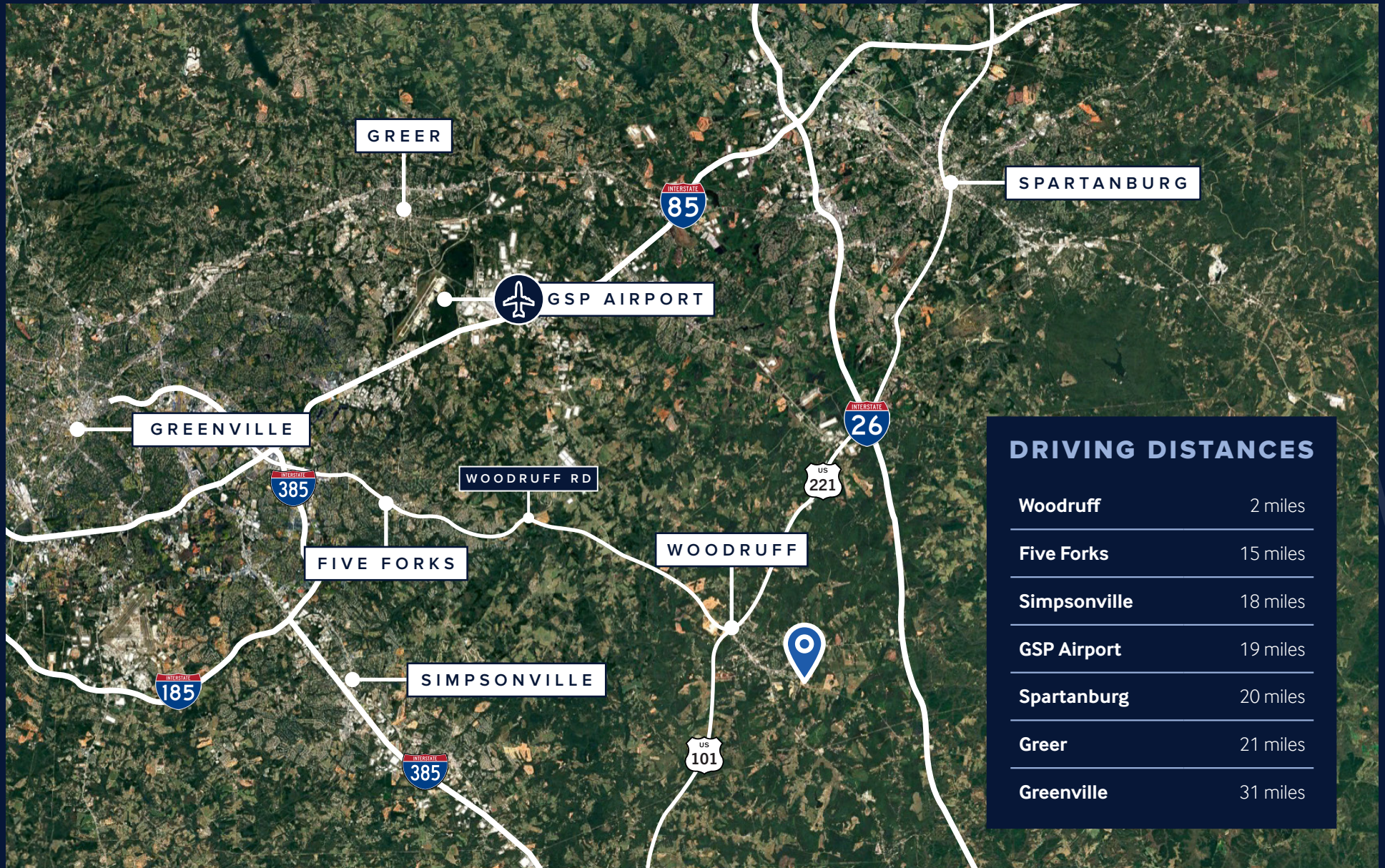


# SUBJECT PROPERTY





# LOCATION





## CONTACT

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