



Five Forks Retail Space

2607 Woodruff Road | Simpsonville, SC 29681



217-A E. Washington Street
Greenville, SC 29607
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Five Forks Retail Space

Property Overview

PROPERTY FEATURES

- ±3,485 SF available
- Pylon signage
- Five points of ingress/egress including a dedicated signalized access point on Woodruff Road
- 52,017 residents within a 3-mile radius
- Highest residential growth area in Greenville county
- Eleven planned new subdivisions with over 800 homes
- Nearby retail/restaurants include Lowes Foods, Tropical Smoothie Cafe, Starbucks, Maple Street Biscuit Company, Publix, Walgreens, CVS Pharmacy, Barre3, Rustic to Refined, and more

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	7,165	53,024	108,971
Avg. HH Income	\$184,272	\$164,368	\$142,762
Total Employees	1,781	14,687	54,888

TRAFFIC COUNTS

Woodruff Road	33,845 VPD
I-385	78,100 VPD



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Aerial

