

FOR LEASE



452 BYPASS 72 NW - FORMER O'CHARLEY'S

GREENWOOD, SOUTH CAROLINA 29649

7,256 RSF

MOVE-IN READY

TENANT IMPROVEMENTS AVAILABLE







BROADSTREET
PARTNERS

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BUILDING FEATURES

-  Size: +/- 7,256 SF
-  +/- 117 Parking Spaces
-  +/- 2.11 AC
-  Equipment Available

PROXIMITY

-  Located in the center of Greenwood's major retail corridor
-  +/- 24,000 VPD on By Pass 72 and Montague Ave
-  Across from Lidl, next to Outback Steakhouse, and Publix
-  Thriving retail environment with diverse employment, higher education and healthcare

AREA RETAILERS MAP



GREENWOOD MALL

belk
Bath & Body Works
rue 21

TJ-maxx
HIBBETT SPORTS
SHOE DEPT. ENCORE

Starbucks
verizon
FIREHOUSE SUBS
FOUNDED BY FIREMEN
Panera BREAD

FARMERS home FURNITURE
HARBOR FREIGHT
U-HAUL



WESTWOOD PLAZA

Walmart
AspenDental
SALLY BEAUTY
HIBBETT SPORTS
planet fitness
DOLLAR TREE
CATO
Firestone
popshelf

ihop
CORA
afc
OfficeMax

TSC TRACTOR SUPPLY CO



BRU-STER'S real ice cream

452 BYPASS 72 NW



NORTHGATE

HOBBY LOBBY

Auto Zone

MAVIS DISCOUNT TIRE



PUBLIX PAVILION

Publix
SMOOTHIE KING
SUPERCUTS
marco's Pizza
THE JOINT
TRIANGLE VISIONS OPTOMETRY

CITITRENDS

BIG LOTS!

7 ELEVEN

McALISTER'S DELI
Pizza Hut
Batteries + Bulbs
Wendy's



Cracker Barrel

Hardee's

ASHLEY

Bojangles

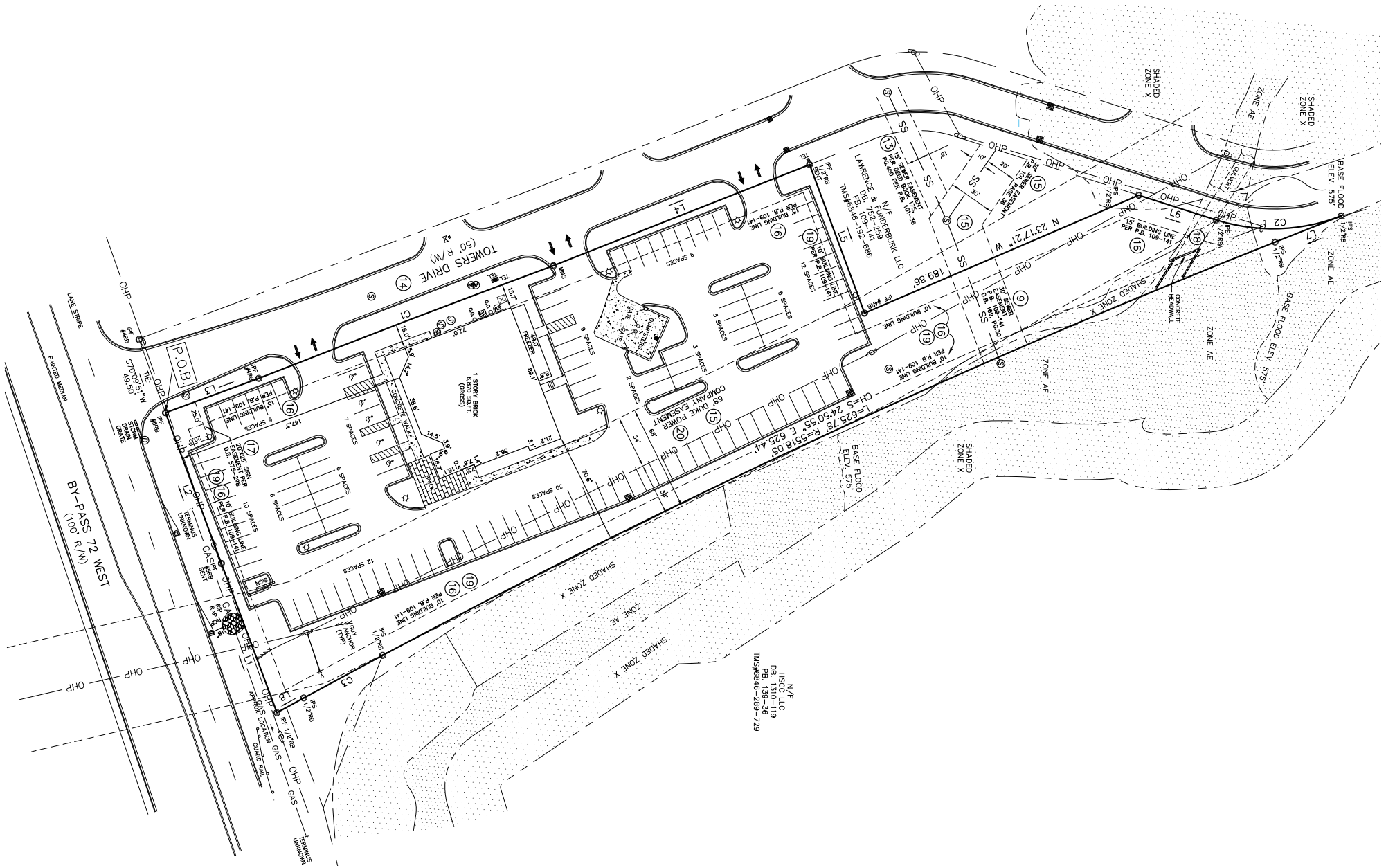
EMERALD PLACE

ROSS DRESS FOR LESS
RACK ROOM SHOES
PETSMART for the love of pets
KOHL'S

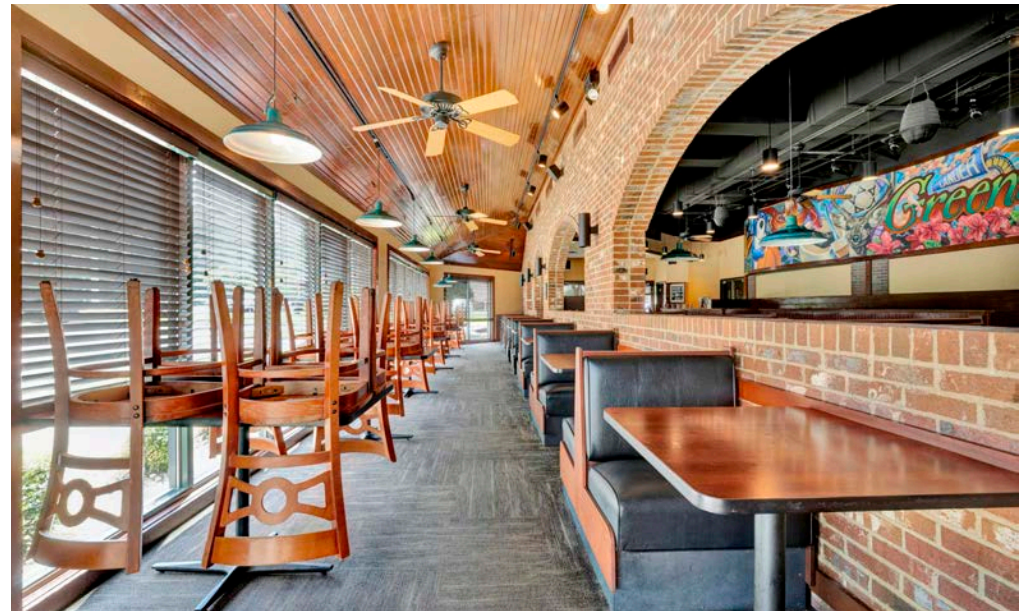
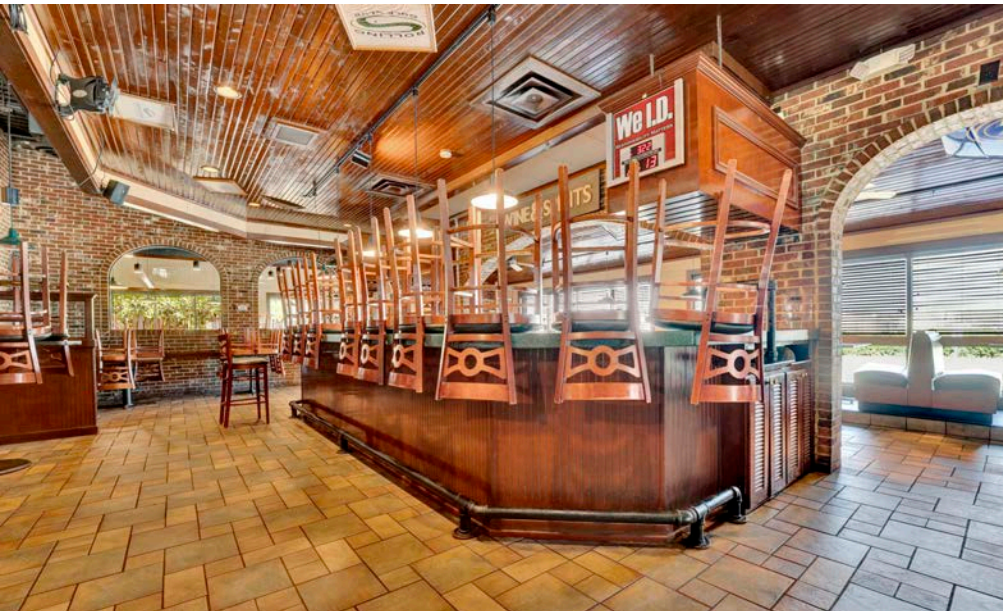
COMMONS

LOWE'S
ULTA BEAUTY
OLD NAVY

enterprise



N/F
HSCC LLC
DB 1310-119
PB 139-56
TMS#0340-289-729



ABOUT GREENWOOD, SC



Greenwood County has become a major center for economic development in Upstate of South Carolina, while cultivating an excellent quality of life. It is home to global companies and thousands of innovative small businesses, but it is our award-winning schools, healthcare, sports, beautiful Lake Greenwood, golf, colleges, and fine neighborhoods that really make Greenwood a great place to call home.

Major area employers include: Self Regional Healthcare, Eaton Corporation, Velux, Colgate Palmolive, Cardinal Health, and Clemson Center for Human Genetics.

