

# FOR SALE OR LEASE

±10,000 SF Retail Building



**467 Cross Anchor Rd**  
Woodruff, SC 29388



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# Executive Summary

467 Cross Anchor Rd | Woodruff, SC

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A unique opportunity to acquire a well-positioned commercial site in rapidly growing Woodruff, SC—one of the Upstate's most transformative emerging markets. With limited existing commercial inventory, the property allows investors and developers to capture immediate demand for retail, medical, professional services, and dining uses.

Woodruff is undergoing explosive growth driven by BMW's \$700M Battery Plant facility, located just 3 miles from the property and opening in 2026. The project is expected to create 300+ new jobs and has spurred over \$850M in additional regional industrial investment, providing 1,300+ new jobs.

The city's population is projected to grow 200%-400% by 2030, increasing from approximately 4,500 to 10,000-18,000 residents. This growth is supported by 4,000-6,000 new homes under development and over \$100M in public infrastructure investment, including Woodruff High School, located less than 1 mile from the property.



# 467 Cross Anchor Rd

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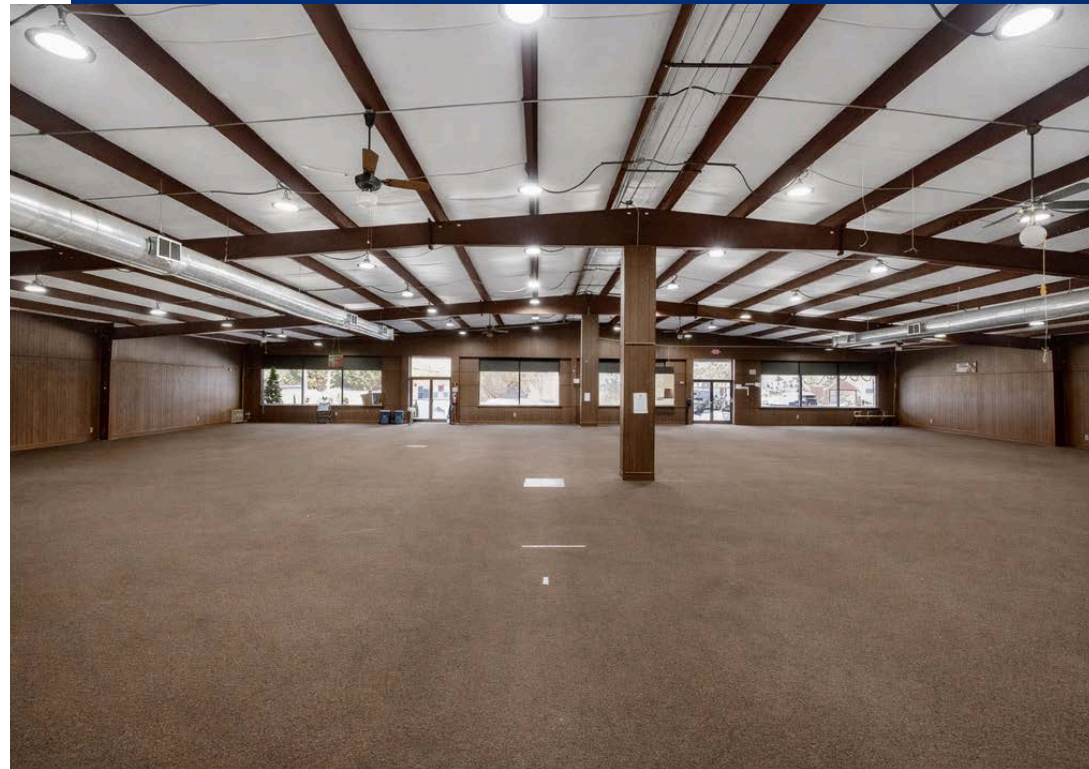
## Property Highlights

- Highly adaptable open floor plan
- Excess land allows for ample onsite parking or outside storage
- (1) loading dock
- >1 mile from new Woodruff High School (Capacity 2,500 students)
- >2 miles from BMW Battery Plant Facility
- Direct access to US Highway 221
- ±3 Miles to Interstate 26
- ±14.5 Miles to Interstate 85

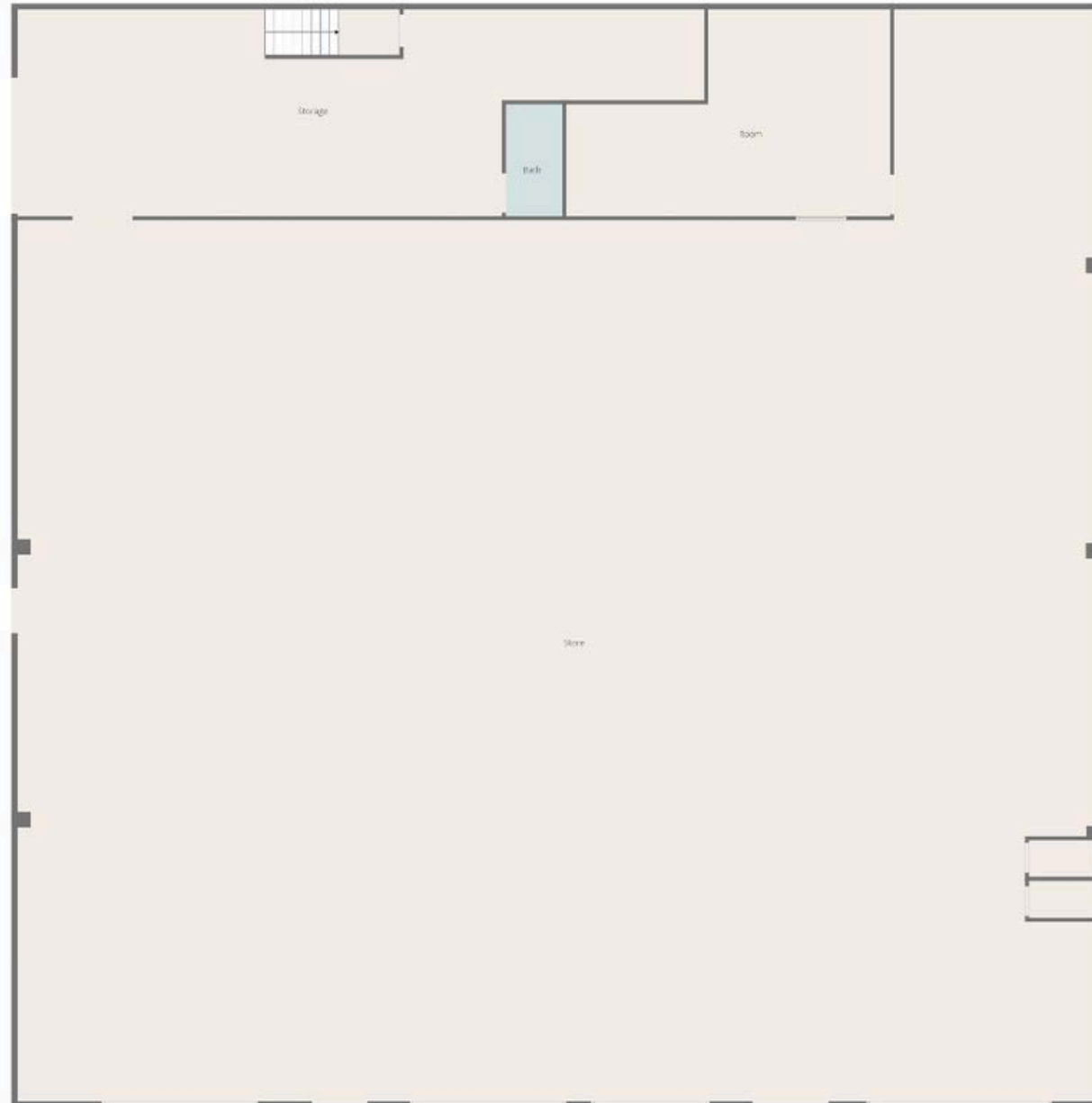
## Offering Summary

<b>Building Size:</b>	±10,000 SF
<b>Lot Size:</b>	±1.03 Acres
<b>Sale Price:</b>	\$1,150,000
<b>Lease Rate:</b>	\$10/SF
<b>Lease Type:</b>	NNN

*Square footage, taxes, utilities, and lot dimensions to be verified by Tenant and/or Tenant's agent*



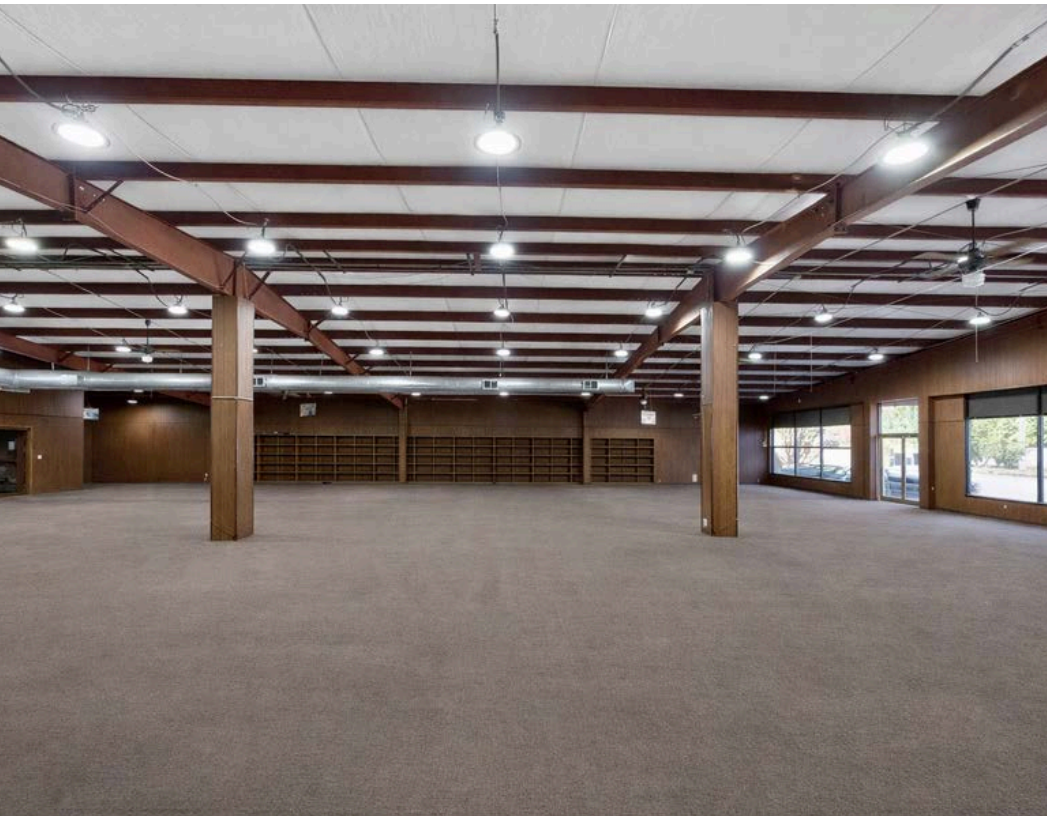
# Floor Plan



# Exterior Photos



# Interior Photos



# Parcel Overview

467 Cross Anchor Rd | Woodruff, SC



# Aerial Map

Woodruff, SC



# Confidentiality & Disclaimer

Reedy Commercial

# REEDY



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

# Contact Information

Reedy Commercial

REEDY

## WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion – turning real estate investments into legacies.

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