



LAND FOR SALE

+3 Acres Located Along Woodruff Road

2304 & 2404 Woodruff Road
Simpsonville, SC 29681

PROPERTY HIGHLIGHTS

- RARE OPPORTUNITY TO PURCHASE LAND ON WOODRUFF ROAD
- SALE PRICE: \$1,450,000.00
- Ideal for a variety of uses: townhomes, medical office, retail
- Greenville County TM#s:
0548010100104
0548010100100
- Zoned RS - Owners would cooperate on a rezone request
- ±3 acres total but pads could be purchased together or separately (related owners but would sell independently)
- 23,800 - 36,700 VPD
- Only a mile to Five Forks & Hwy 14
- Flat topography
- ±400' frontage on Woodruff Road (±400' x ±310')
- Survey on reverse



DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|------------|-----------|-----------|-----------|
| POPULATION | 6,941 | 53,224 | 120,114 |
| HH INCOME | \$152,581 | \$143,122 | \$128,060 |



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