

NOW LEASING

PRIME WOODRUFF ROAD SPACE

1178 Woodruff Rd, Greenville, SC | **=/- 3,600 to 4,850 SF**



**+/- 4,850 sf
endcap**

AVAILABLE



Woodruff Rd & Miller Road

LEASING INFORMATION

MARTY NAVARRO, CCIM
864-242-9211 ext.1
marty@nrepgr.com

NRE Property Group, LLC
200 S. Main Street, Greenville, SC 29601
864.242.9211 | www.nrepgr.com

LOCATION



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AERIAL PHOTO



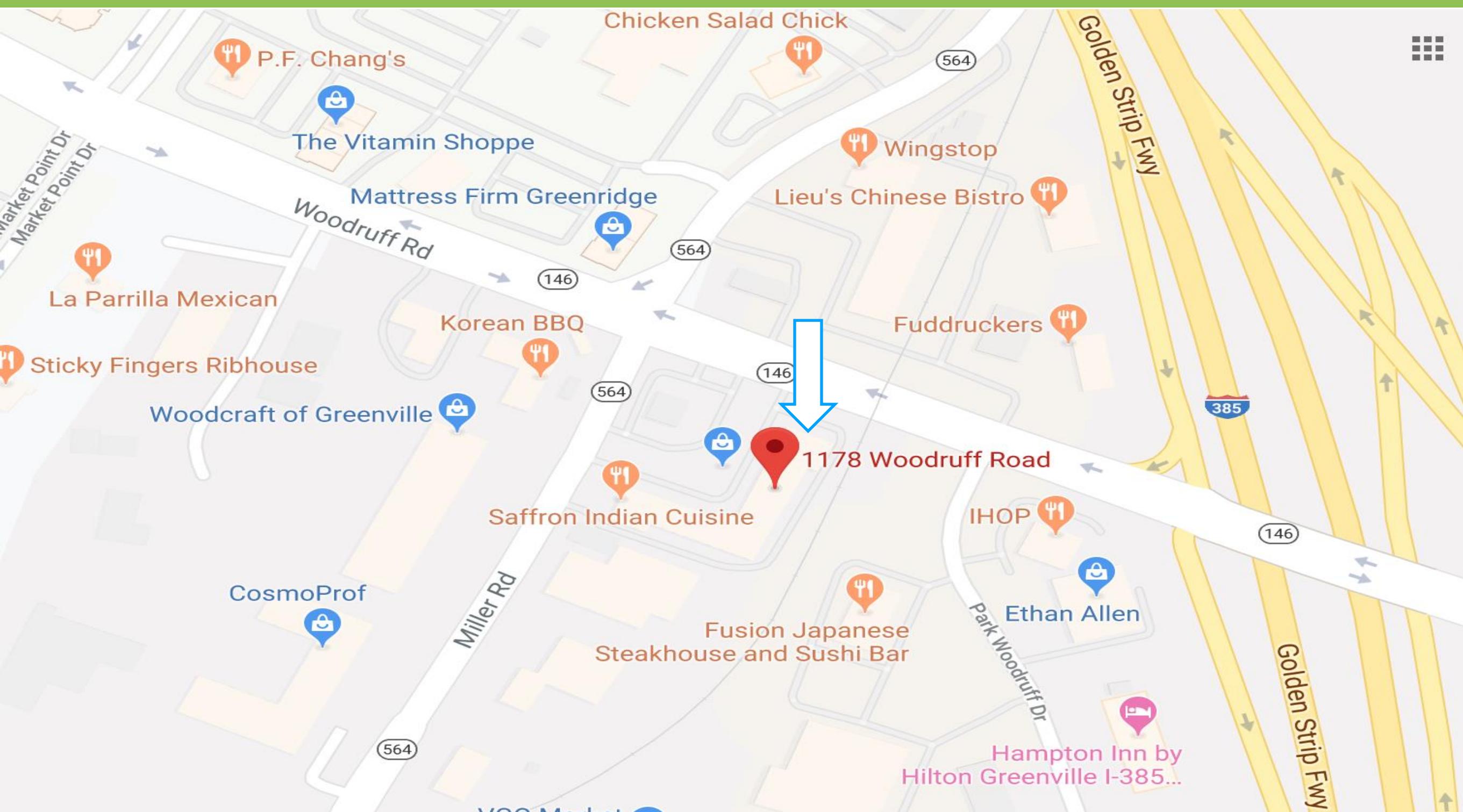
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AERIAL MAP



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PREMISES

1 1250

2 2100

3 1500



Woodruff Gallery Shopping Center

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PROPERTY HIGHLIGHTS

1178 Woodruff Rd, Greenville, SC

DETAILS

- **Woodruff Gallery Shopping Center**
- **Corner of Woodruff Road & Miller Road**
- **End Cap: 3,600 +/- sf (60' x 60') up to 4,850 sf**
- **ASKING RENT: \$28.5/sf NNN Signage on Woodruff Rd between I 385 & I 385**
- **Located in the heart of one of the best commercial corridors in the Carolina's**
- **Regional position along I 85 & Woodruff**
- **Trade Area consists of over 4,000,000 sf of retail & restaurants near 98% occupancy**
- **Highest concentration of retail/restaurants in the Upstate of South Carolina**
- **High traffic - signalized intersection-multiple points of ingress/egress**
- **Centered between I 85 & I 385 convergence**
- **Tenant Improvements available upon request**

NEARBY TENANTS

Super Target | Best Buy | Dave & Busters | Dicks |Trader Joes | Whole Foods | Marshall's | Academy Sports | Lowe's Home Improvement | Home Depo | Nordstrom's Rack | Cabela's | Bed Bath Beyond | Designer Shoe Warehouse | Fresh Market | Petco | Athleta | REI | Ross Stores | Rooms to Go | Ultra Beauty | Total Wine | Petsmart | Petco | Old Navy | Costco | Regal Cinema | Chipotle | Panera Bread | Krispy Kreme | Chili's | Barnes n Noble | Off Broadway | Buffalo Wild Wings | Brixx Pizza | Sticky Fingers | Quaker Steak & Lube | Harley-Davidson | Office Depot | Home Goods | World Market | Red Robin | Mimi's Café | PF Changs

TRAFFIC COUNTS (approx. VPD.):

Woodruff Rd: 37,900
I-85: 111,000 north of Woodruff Road
I-85: 109,700 south of Woodruff Road
I-385: 100,200 north of Woodruff Road

DEMOGRAPHICS

| (2018) | 3 Mile | 5 Mile | 7 Mile |
|---------------|----------|----------|----------|
| Population | 50,429 | 148,816 | 256,080 |
| Ave HH Income | \$93,428 | \$96,288 | \$88,052 |

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