

# Publix #0035 - Five Forks Place

2700 Woodruff Road  
Simpsonville, SC 29681  
Lat 34.805, Long -82.229

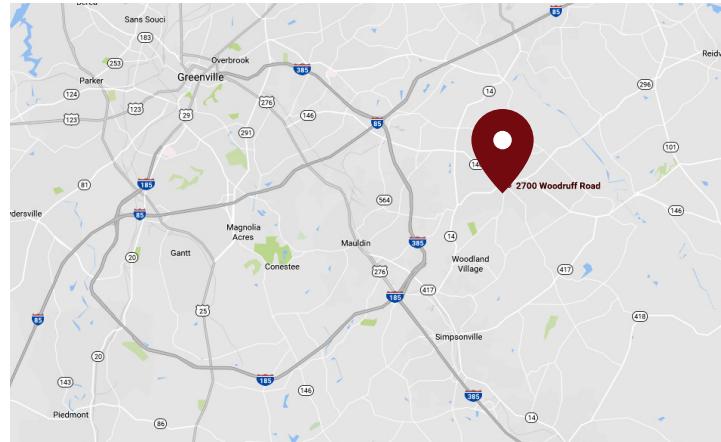
FOR LEASE



900 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Amazing Publix-Anchored Shopping Center in Simpsonville, one of the Fastest Growing Suburbs of Greenville
- Strategically Positioned at the Signalized Intersection of Woodruff Road and Scuffletown Road Creating Excellent Visibility and Access
- Surrounded by an Affluent Population with an Average Household Income of \$153,000 within Three Miles
- Located 1 Mile from Monarch Elementary School (814 Students), 6 Miles from Beck International Academy (890 Students), J.L. Mann High (2,050 Students) and 2 Miles from Southside Christian Academy (2,050 Students including Pre-K to 12)
- Traffic Count: 20,700 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,958	52,357	107,370
Daytime Population	6,510	39,518	121,638
Total Households	2,968	18,581	41,736
Avg. HH Income	\$162,361	\$153,629	\$131,177

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai)) & Esri

## Melody Holley

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6400 Powers Ferry Road, Suite 300, Atlanta, GA

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## SITE PLAN



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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **121,800**

EST. # OF VISITS ANNUALLY

 **953,000**

AVG. VISITS / CUSTOMER

 **7.82**

AVG. LENGTH-OF-STAY / VISIT

 **39 MIN**

TOP 3 DAYS



Sunday  
Saturday  
Friday

# OF VISITS

171,165  
157,103  
137,362

TOP 3 HOURS



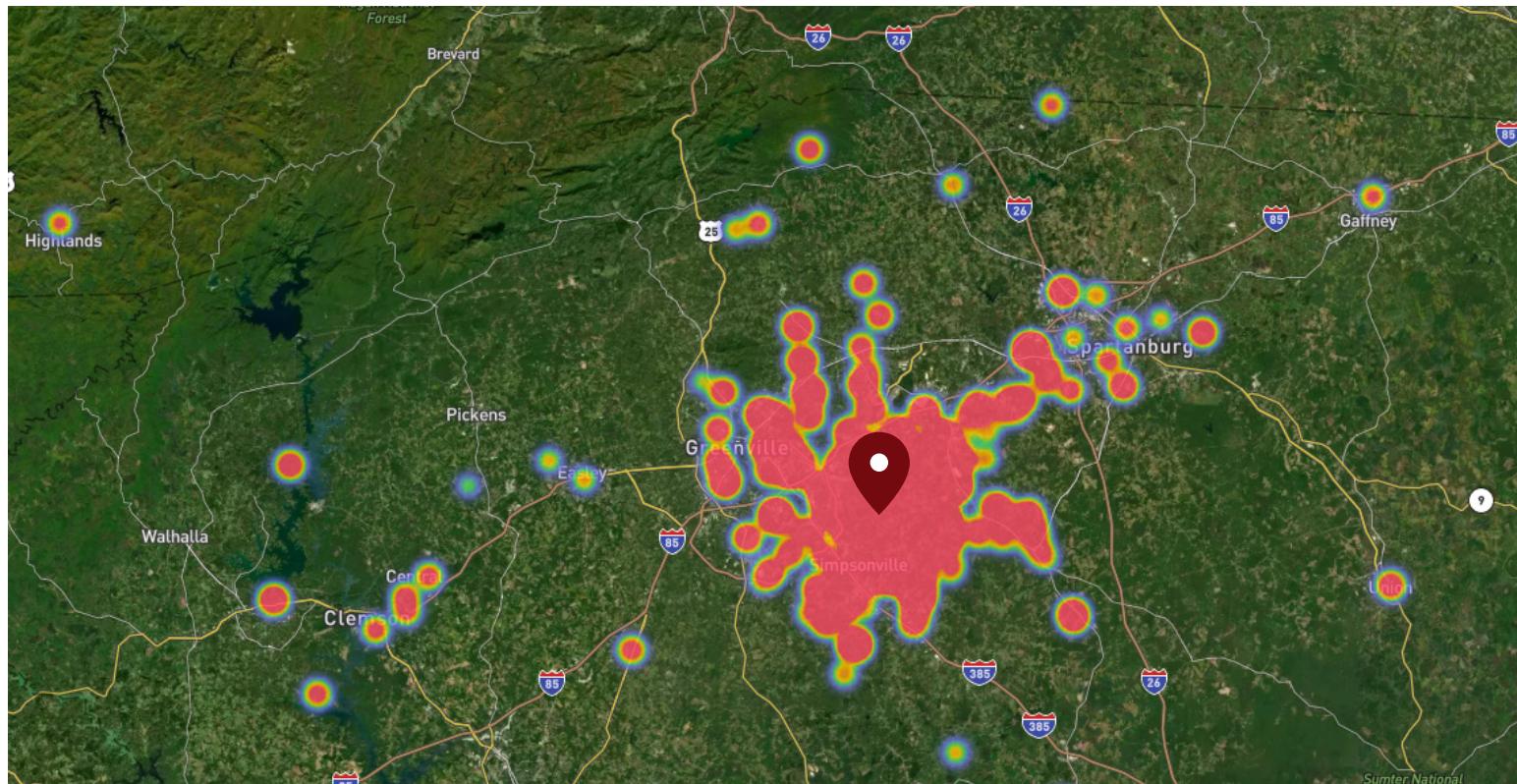
5-6 PM  
4-5 PM  
1-2 PM

# OF VISITS

152,966  
146,819  
143,358

Data provided by Placer Labs Inc. (www.placer.ai) March 1, 2022 - February 28, 2023

## SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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