

Publix #0035 - Five Forks Place

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

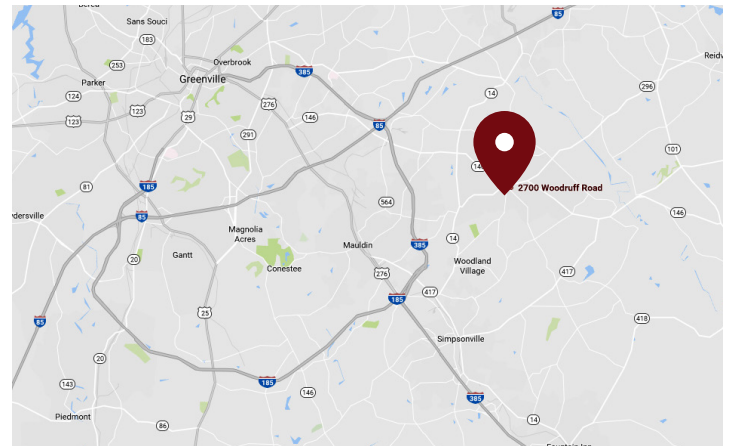
FOR LEASE



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) & Esri

Melody Holley

Office: **770.541.6886** | Cell: **678.414.8989** | mholley@crossmanco.com
6400 Powers Ferry Road, Suite 300, Atlanta, GA

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



Crossman & Company

www.crossmanco.com

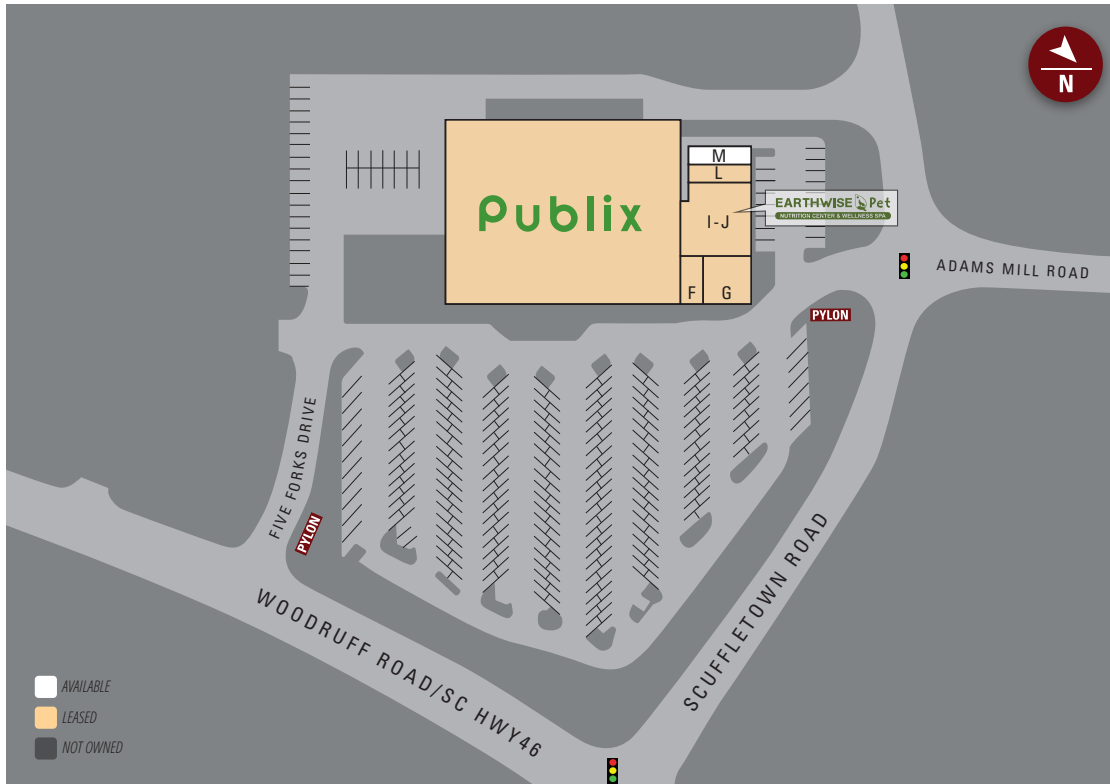
Publix #0035 - Five Forks Place

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

SITE PLAN

Suite	Tenant	Size
ANC	Publix	56,837
F	All the Rave Salon and Boutique	1,200
G	Bova Pizza	3,000
I-J	EarthWise Pet Supply	3,757
L	Carolina Life Chiropractic	900
M	AVAILABLE	900

TOTAL 66,797



Melody Holley

Office: 770.541.6886 | Cell: 678.414.8989 | mholley@crossmanco.com
6400 Powers Ferry Road, Suite 300, Atlanta, GA

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



Crossman & Company

www.crossmanco.com

Publix #0035 - Five Forks Place

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

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



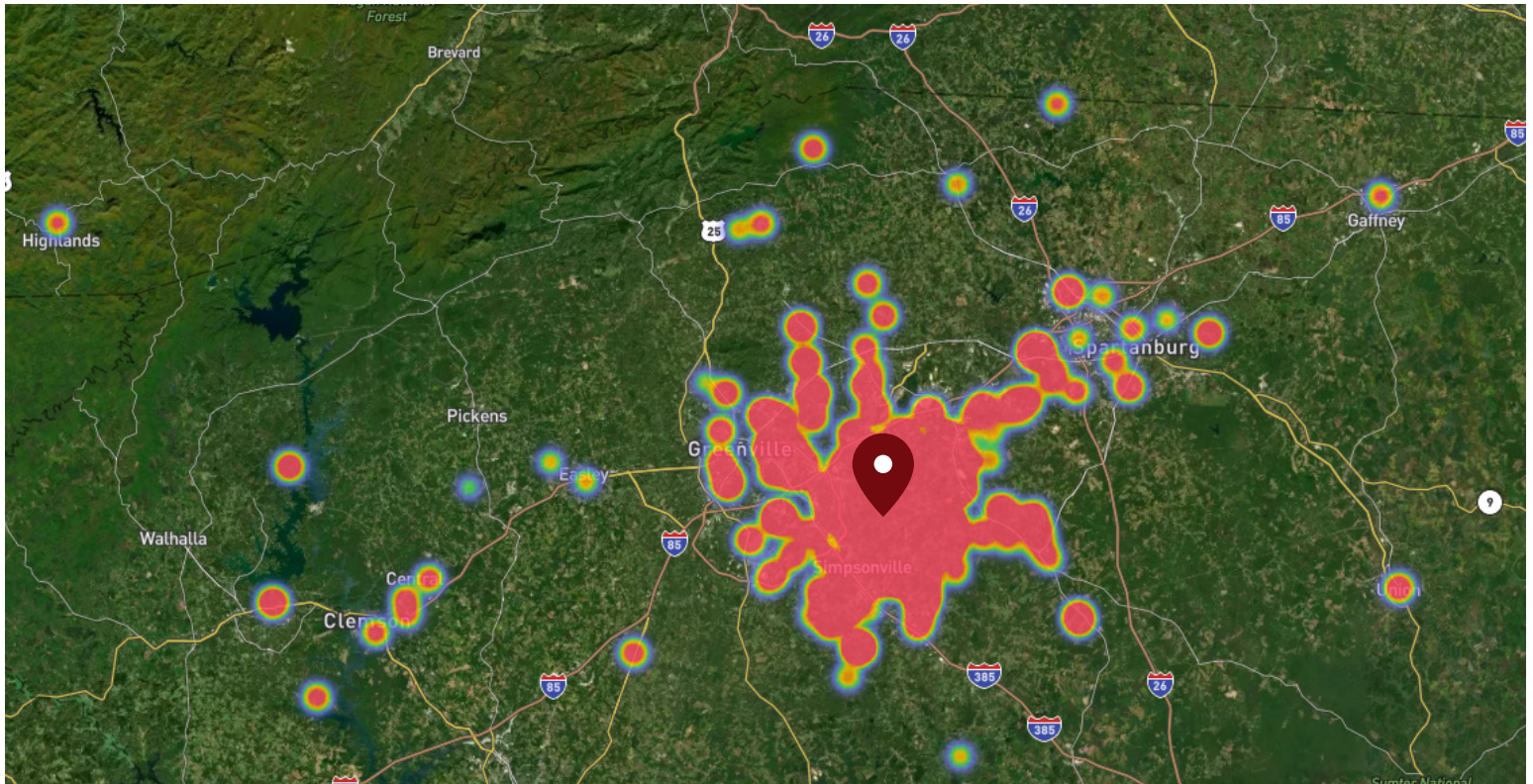
5-6 PM
4-5 PM
1-2 PM

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

Data provided by Placer Labs Inc. (www.placer.ai)

Melody Holley

Office: 770.541.6886 | Cell: 678.414.8989 | mholley@crossmanco.com
6400 Powers Ferry Road, Suite 300, Atlanta, GA

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



www.crossmanco.com