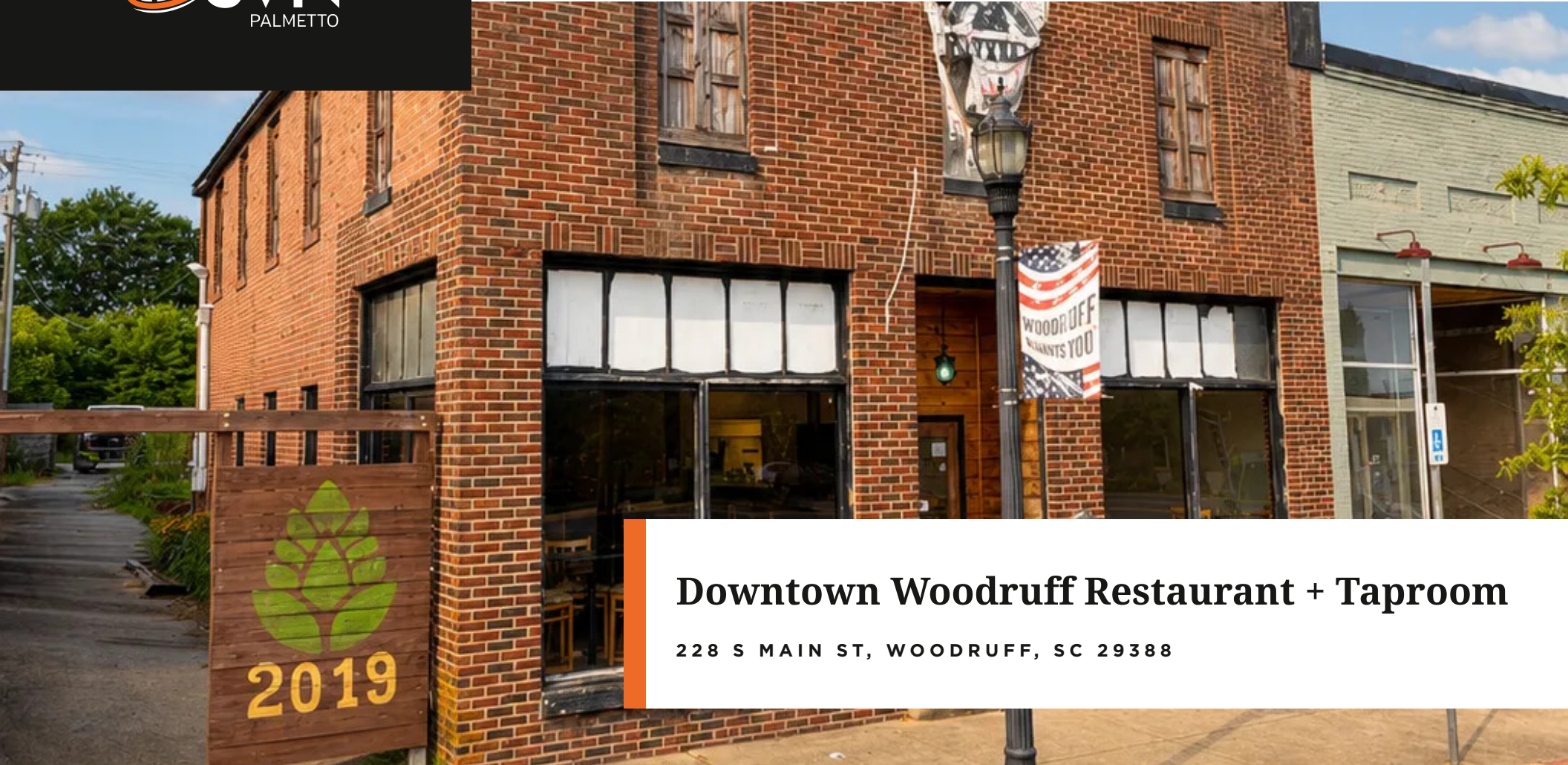




For Sale



Downtown Woodruff Restaurant + Taproom

228 S MAIN ST, WOODRUFF, SC 29388

PRESENTED BY:

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SC #136379

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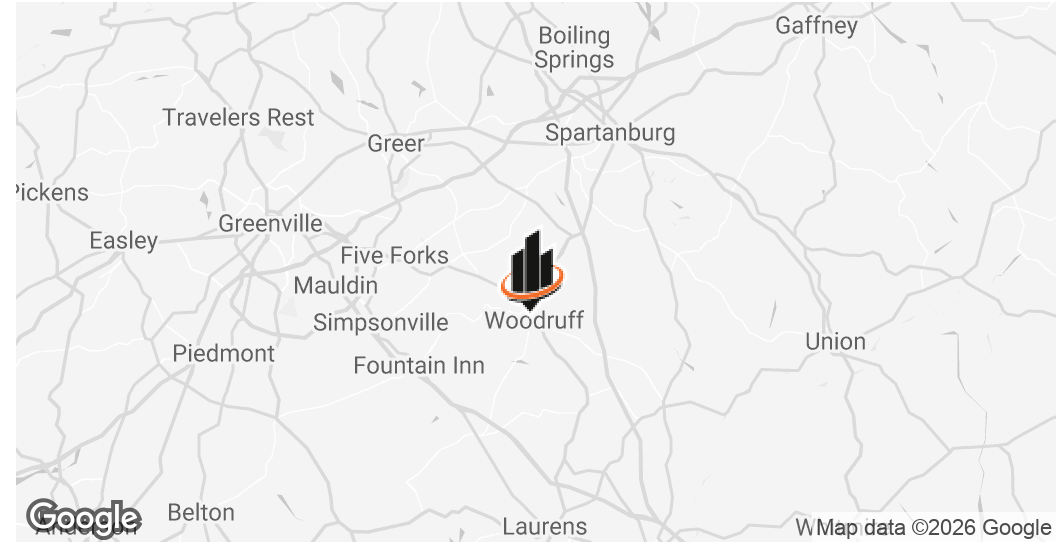
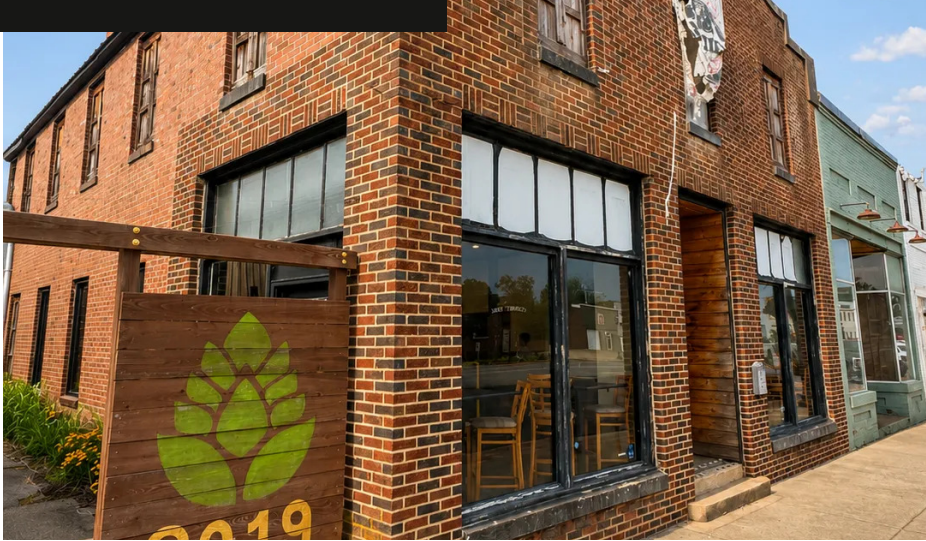
SC #106855



For Sale

Downtown Woodruff Restaurant + Taproom

228 S Main St, Woodruff, SC 29388



OFFERING SUMMARY

SALE PRICE: \$595,000

BUILDING SIZE: ±3,000 SF

LOT SIZE: ±0.15 AC

RENOVATED: 2019

ZONING: C-4 Revitalization Overlay District

MARKET: Greenville MSA

PROPERTY OVERVIEW

Reedy River Retail @ SVN Palmetto is pleased to present 228 S Main Street in Downtown Woodruff, SC. 228 S Main gives the next operator a rare combination: a character-rich downtown building, a restaurant build-out already in place, and meaningful upside beyond the main dining room. The property is currently dark, so a buyer can move quickly without inheriting an operating business or concept that has to be unwound. The ±1,500-square-foot main level is a beautifully restored second-generation restaurant with high ornate tin ceilings, stamped concrete flooring, a 24-tap wall, and a large walk-in cooler. The infrastructure and atmosphere already fit a range of concepts, from a chef-driven restaurant or regional franchise to a brewery, taproom, or live-music venue. All FF&E conveys with the sale, reducing the cost and lead time typically required to open a new location.

The outdoor component materially expands the property's operating potential. A concrete patio, two-story deck, and permanent stage create dedicated space for live music, private events, overflow seating, game-day programming, and community gatherings. For an operator, that means more than additional seats; it creates another revenue-producing environment and a reason for customers to stay longer and return more often. Upstairs, approximately 1,500 square feet of flexible second-level space provides another layer of upside. Use it for private dining, event space, office or storage needs, future restaurant expansion, or potentially a separate income-producing rental configuration.



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LOCATION DESCRIPTION

Reedy River Retail @ SVN Palmetto is pleased to present 228 S Main Street. This property sits on a hard corner in the heart of Downtown Woodruff, giving it full visibility along a $\pm 22,100$ VPD corridor and immediate access to the city's growing residential, employment, and event base. For a restaurant, taproom, or flagship retail concept, this is the kind of corner that benefits from both everyday local traffic and the next wave of market growth.

That growth is already taking shape. BMW's \$700 million, 1-million-square-foot high-voltage battery assembly plant in Woodruff will add 300+ jobs and directly support BMW Plant Spartanburg, roughly 11 miles away and home to more than 11,000 employees. The new \$100 million Woodruff High School on Cross Anchor Road is being built for approximately 1,500 students with room to expand to 2,000, materially increasing daily activity in the market.

Just outside downtown, the 300-acre Riverbend mixed-use development is positioned to become a major traffic generator. Its 103-acre athletic complex is planned with four full-size turf fields, pickleball courts, trails, a dog park, playground, and kayak launch, while Libertas Academy Woodruff is scheduled to open in fall 2027 and scale to 1,000 students. Regional tourism officials expect Riverbend to attract travel-team and tournament traffic from outside Woodruff.

More than a dozen residential and mixed-use projects are also underway or planned, with city leadership projecting up to 4,000 new homes and significant population growth. Downtown Woodruff is moving from local main street to a true growth-market destination.



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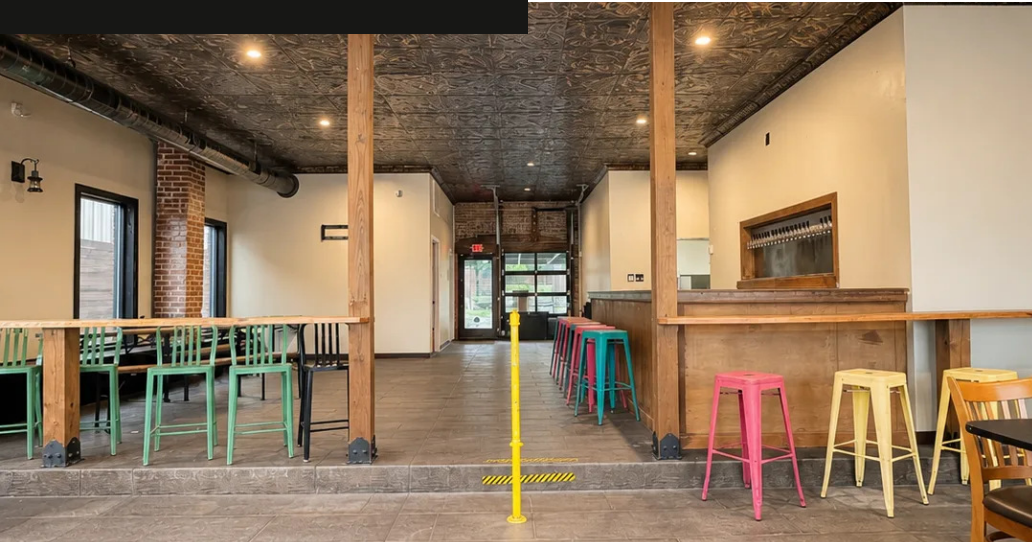




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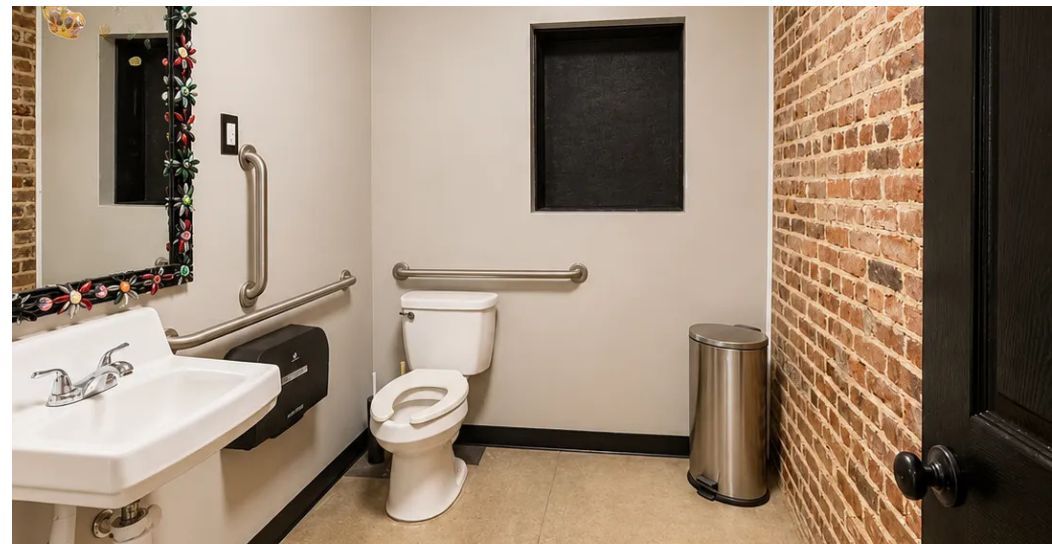
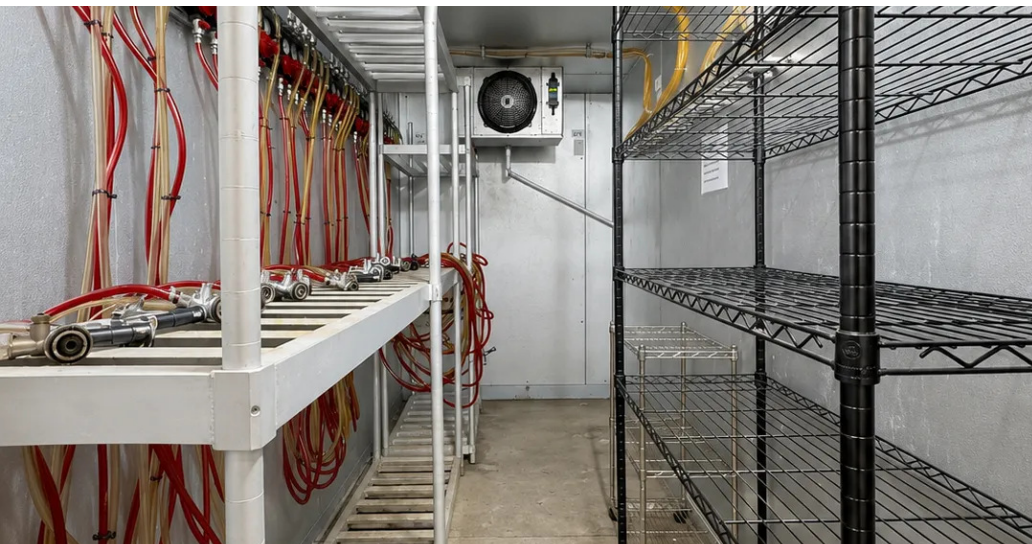
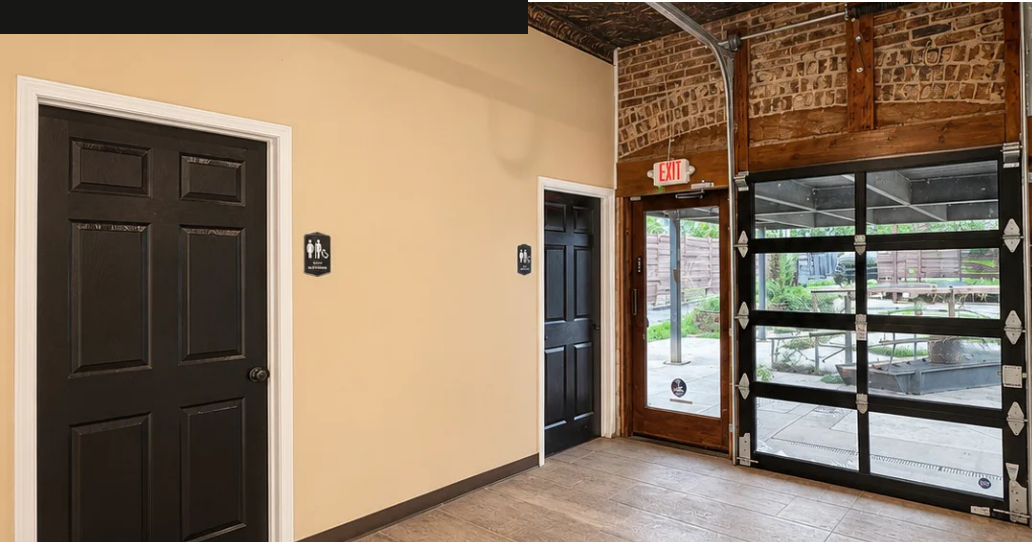




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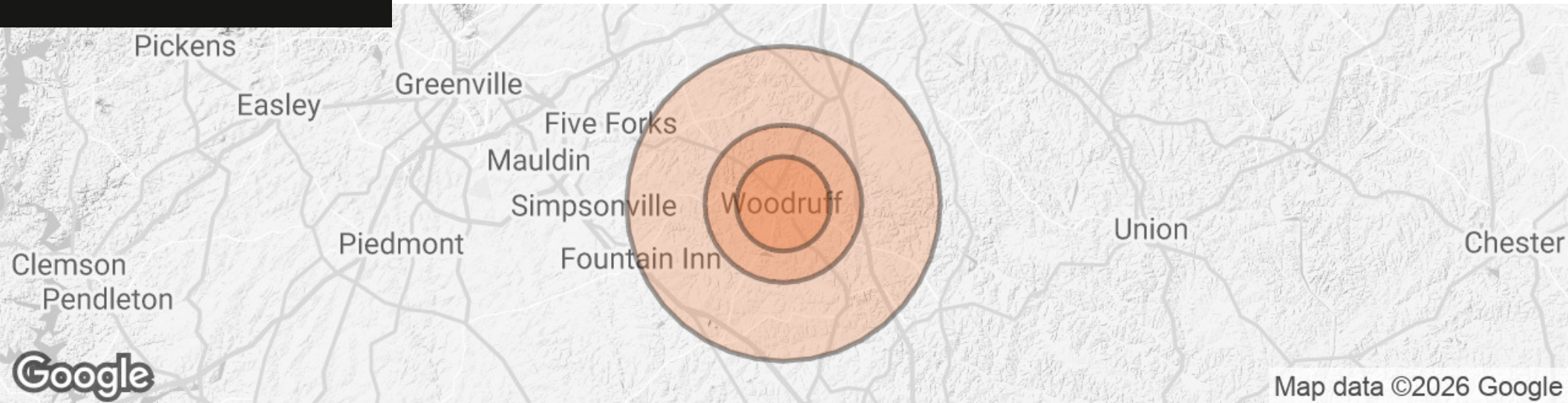




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Demographic data derived from SiteSeer Technologies. Data by STI: PopStats. This report is provided for informational purposes only and is presented without verification or warranty.

DEMOGRAPHICS (2025)	3 MILES	5 MILES	10 MILES
POPULATION	±9,067	±13,916	±75,190
AVERAGE AGE	±41.9	±42.3	±41.1
AVG HOUSEHOLD INCOME	±\$78,552	±\$85,018	±\$106,735
MEDIAN HOME VALUE	±\$251,292	±\$274,764	±\$378,246
DAYTIME EMPLOYMENT POP.	±7,337	±11,340	±60,825



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REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 101A
Greenville, SC 29615



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT



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