



For Lease

Woodruff Street Retail

132 South Main Street, Woodruff, SC 29388



PROPERTY SUMMARY

Reedy River Retail at SVN | Palmetto is pleased to present 132 S Main Street which offers a beautifully restored ±4,200 SF, two-level downtown commercial building with exceptional character, flexibility, and potential. The property features a stunning storefront with oversized display windows that flood the main level with natural light, creating an inviting first impression ideal for restaurant, café, retail, event, or hospitality uses. The main level includes an open dining/retail area, commercial-style kitchen/prep area, service counter, multiple restrooms, and a warm rustic finish package with exposed brick, wood floors, dark ceiling accents, custom woodwork, and tasteful lighting throughout. A significant amount of existing restaurant furniture, fixtures, and equipment is available with the space, subject to final lease terms and inventory. The second level provides a dramatic open loft-style space with exposed brick, wood ceilings, hardwood floors, and a concrete kitchen area. This

PROPERTY HIGHLIGHTS

- Prime location
- ±4,200 SF
- Modern interior
- Ample parking
- Versatile floor plan
- Large storefront windows
- Accessible entryways

Lease Rate	\$13 SF/yr (NNN)
Building Size	±4,200 SF
# of Floors	2
Year Built (Renovated)	1900 (2016)
Zoning	C-4 Special Overlay District
Market	Downtown Woodruff

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LOCATION DESCRIPTION

Located in the heart of Downtown Woodruff, SC, 132 S Main Street is positioned directly along one of Spartanburg County's most exciting growth corridors. Downtown Woodruff is changing quickly, with new housing, new business activity, public investment, and major regional projects continuing to reshape the market.

The property benefits from excellent visibility along Main Street, with traffic counts of approximately 22,100 vehicles per day, and is surrounded by established downtown businesses including Carpi's Italian, Claudio's Bistro, Conner Flynn's Public House, Arthur State Bank, Blades & Bristles Barber Shop, and other local retailers, restaurants, and service providers.

Woodruff is experiencing significant momentum, driven by a massive influx of new residential development, continued industrial and business growth, the upcoming new Woodruff High School expected in Fall 2026, and the highly anticipated Riverbend athletic complex, currently underway just a short drive from downtown and expected to further drive traffic, tourism, and investment into the area.

For a restaurant, café, event concept, boutique hospitality use, or creative retail operator, this is an opportunity to establish a foothold in Downtown Woodruff while the market is still early in its next major growth cycle.



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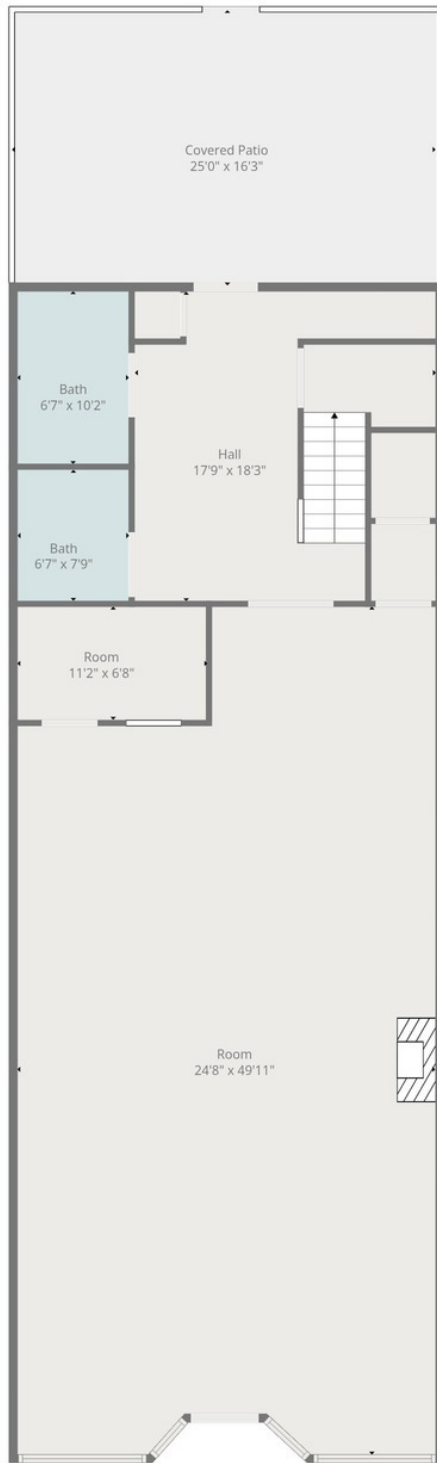


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1st Floor



2nd Floor



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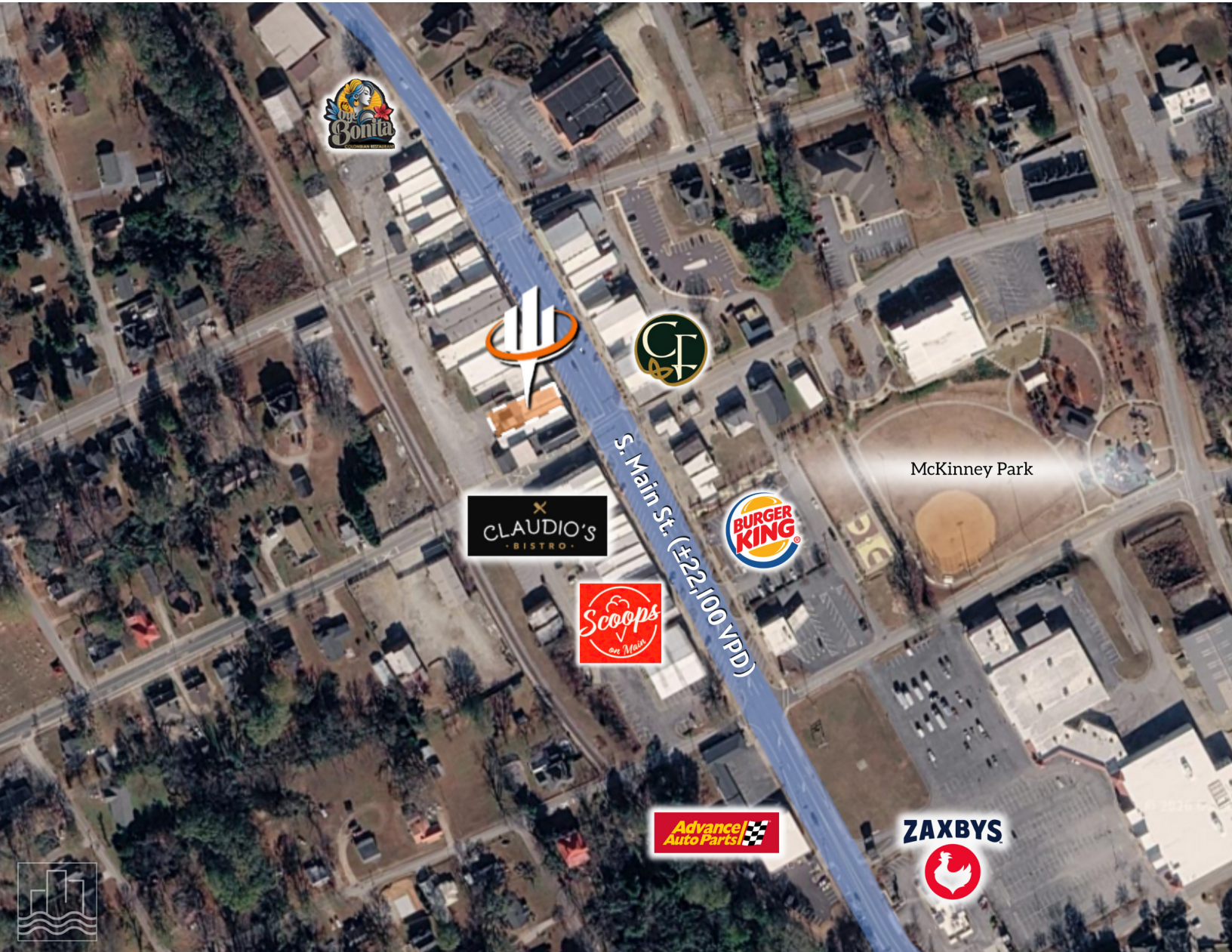
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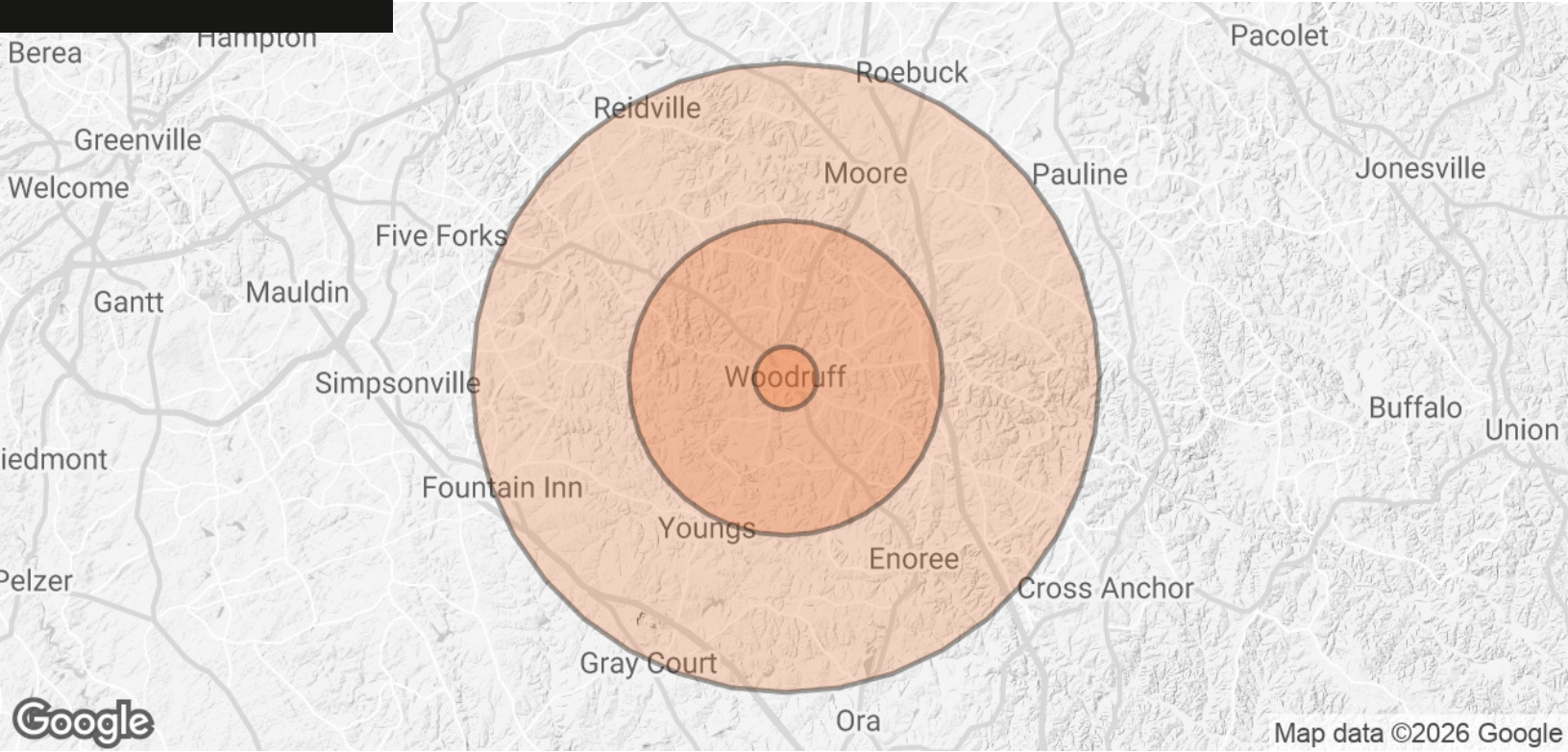


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Demographic information derived from SiteSeer

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
POPULATION (2025)	±4,538	±14,224	±77,699
AVERAGE AGE	±40.9	±42.3	±41.1
AVERAGE HOUSEHOLD INCOME	±\$69,015	±\$84,998	±\$107,736
MEDIAN HOME VALUE	±\$211,544	±\$275,671	±\$381,471
DAYTIME EMPLOYEES	±3,619	±11,595	±62,821



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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 100A
Greenville, SC 29615



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT



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