

COLDWELL BANKER
CAINE

FOR LEASE

HISTORIC WOODRUFF REDEVELOPMENT OPPORTUNITY

138 & 140 S MAIN STREET
WOODRUFF, SC 29388

PAMELA JACKSON
713.927.7026

All information deemed reliable, but not guaranteed.



KDS 
CAINE
COMMERCIAL REAL ESTATE



AVAILABLE SPACE

Address:	138 & 140 S. Main Street Woodruff, SC 29388
Lease Rate:	Contact Broker
Available SF:	±4,095 SF
Zoning:	C3 & C4
Property Use:	Retail / Restaurant

BRING YOUR VISION

Owner is seeking a strategic tenant to collaborate in the early design and redevelopment of this historic Main Street property. With a 14,300 daily vehicle count and strong pedestrian traffic, the building will be thoughtfully restored as an anchor space for downtown Woodruff.

This is a rare opportunity for a retail, bar, or restaurant concept to help shape the building's design and functionality alongside an ownership group with a proven record of award-winning historic preservation. Owner will provide Tenant Improvement funding to support a high-quality buildout that respects the building's architectural character while meeting operational needs.

Surrounded by walkable amenities and backed by strong local support, the property offers an ideal platform for a distinctive hospitality concept in one of the Upstate's emerging downtowns.

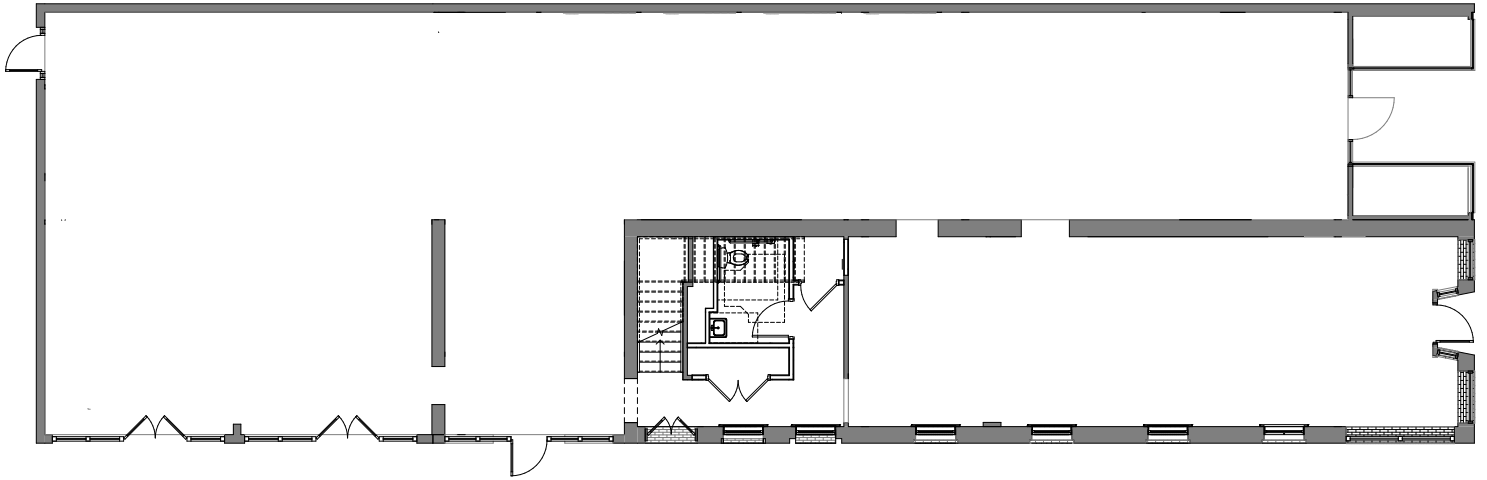


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FLOOR PLATE & ELEVATION



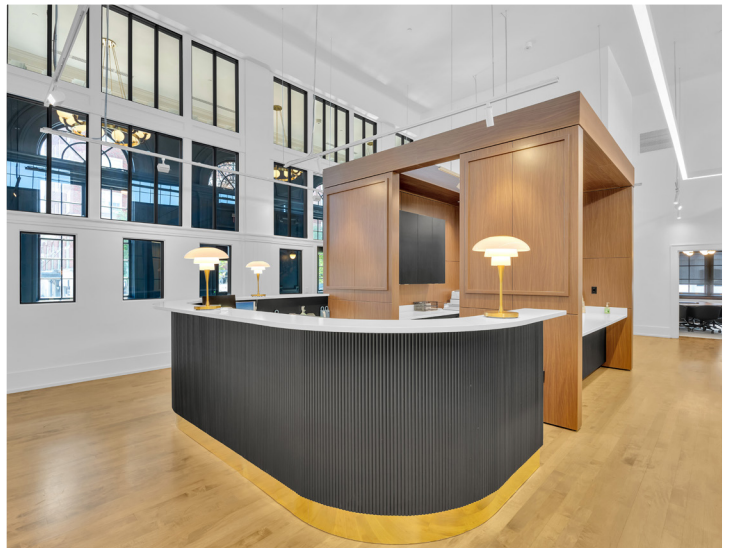
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DEVELOPMENT PORTFOLIO

HISTORIC ANDERSON POST OFFICE



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DEVELOPMENT PORTFOLIO

TRAVELERS REST REDEVELOPMENT



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LOCATION



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LOCATION, LOCATION, LOCATION

1.6 Million People

10 Upstate SC Counties

More Than 575

International Companies

#3 GDP Worldwide

At \$6.0T, the Southeast United State GDP Ranks #3 in the World.¹

160 New Locations

More than 160 companies have announced new locations in the Upstate over the last 5 years.



A CRITICAL MANUFACTURING HUB



SOUTH CAROLINA IS OPEN FOR BUSINESS

#1

State for Manufacturing in 2022
Site Selection Group

#2

State for Doing Business
Area Development

#1

Fastest Growing State
in the U.S.



REAL RELATIONSHIPS, NOT JUST REAL ESTATE

VERDAE OFFICE

340 Rocky Slope Road
Suite 302
Greenville, SC 29607

DOWNTOWN OFFICE

117 Williams Street
Greenville, SC 29601

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Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it.
All property information is subject to change or withdrawal without notice.