



COLDWELL BANKER  
CAINE

**FOR LEASE**

**HISTORIC  
WOODRUFF  
REDEVELOPMENT  
OPPORTUNITY**

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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

# DETAILS

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## AVAILABLE SPACE

<b>Address:</b>	138 & 140 S. Main Street Woodruff, SC 29388
<b>Lease Rate:</b>	Contact Broker
<b>Available SF:</b>	±4,095 SF
<b>Zoning:</b>	C3 & C4
<b>Property Use:</b>	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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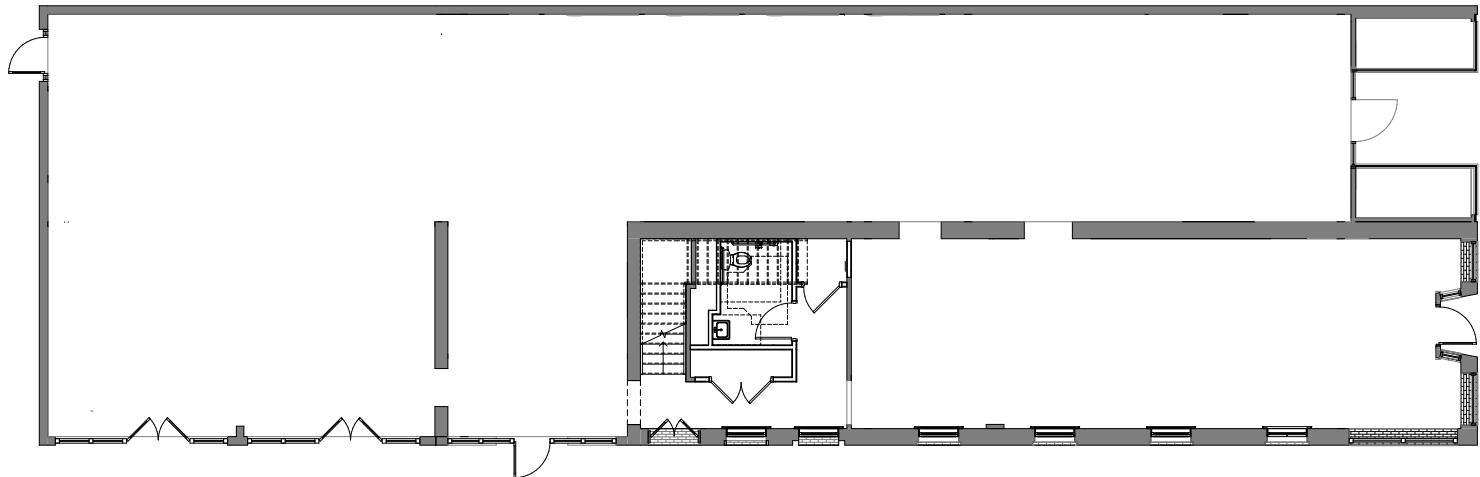
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## FLOOR PLATE & ELEVATION

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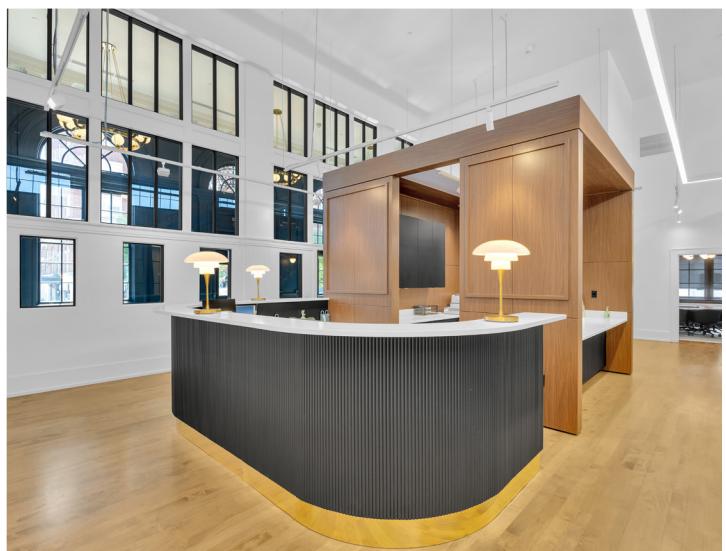
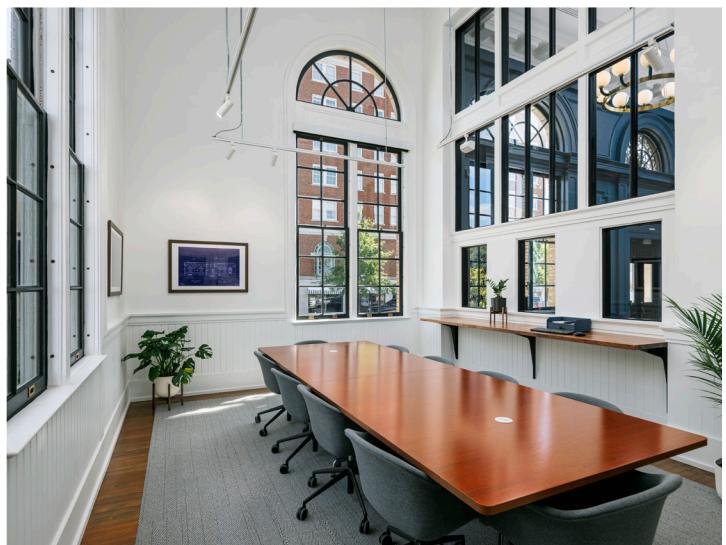
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# DEVELOPMENT PORTFOLIO

## HISTORIC ANDERSON POST OFFICE



138 & 140 S. MAIN STREET  
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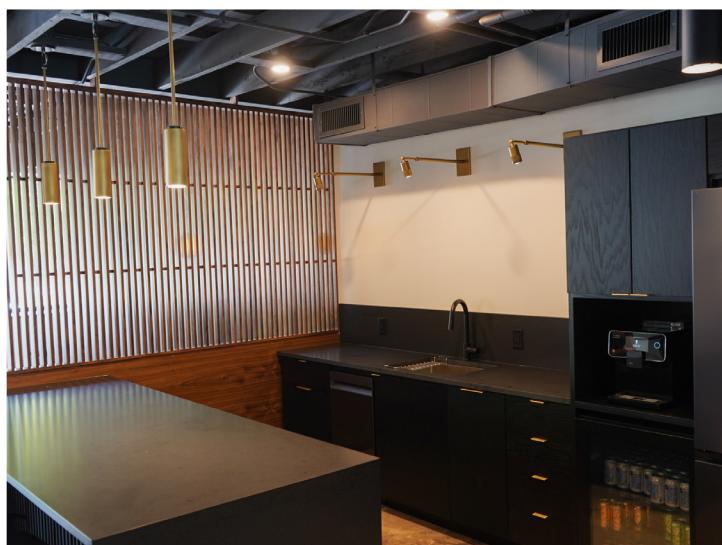
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# DEVELOPMENT PORTFOLIO

## TRAVELERS REST REDEVELOPMENT



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# LOCATION

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# THE UPSTATE

## 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 States GDP  
Ranks #3 in the World.<sup>1</sup>

**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.**

Data & Information Provided by Upstate Alliance

<sup>1</sup> Southeast defined as 12 states including: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, & West Virginia



**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.