



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 $\pm 3,920$ 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.

PROPERTY HIGHLIGHTS

- Prime location
- $\pm 3,920$ SF
- Modern interior
- Ample parking
- Versatile floor plan
- Large storefront windows
- Accessible entryways

Lease Rate

\$13 SF/yr (NNN)

Building Size

$\pm 3,920$ SF

of Floors

2

Year Built (Renovated)

1900 (2016)

Zoning

C-4 Special Overlay District

Market

Downtown Woodruff

Brett Mitchell

Advisor

O: 864.498.3664

brett.mitchell@svn.com

SC #136379



Dustin Tenney

Senior Vice President

O: 864.905.7226

dustin.tenney@svn.com

SC #106880





For Lease

Woodruff Street Retail

132 South Main Street, Woodruff, SC 29388

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.



Brett Mitchell

Advisor

O: 864.498.3664

brett.mitchell@svn.com

SC #136379



Dustin Tenney

Senior Vice President

O: 864.905.7226

dustin.tenney@svn.com

SC #106880





For Lease

Woodruff Street Retail

132 South Main Street, Woodruff, SC 29388



Brett Mitchell
Advisor
O: 864.498.3664
brett.mitchell@svn.com
SC #136379



Dustin Tenney
Senior Vice President
O: 864.905.7226
dustin.tenney@svn.com
SC #106880





For Lease

Woodruff Street Retail

132 South Main Street, Woodruff, SC 29388



1st Floor



2nd Floor



Brett Mitchell
Advisor
O: 864.498.3664
brett.mitchell@svn.com
SC #136379



Dustin Tenney
Senior Vice President
O: 864.905.7226
dustin.tenney@svn.com
SC #106880

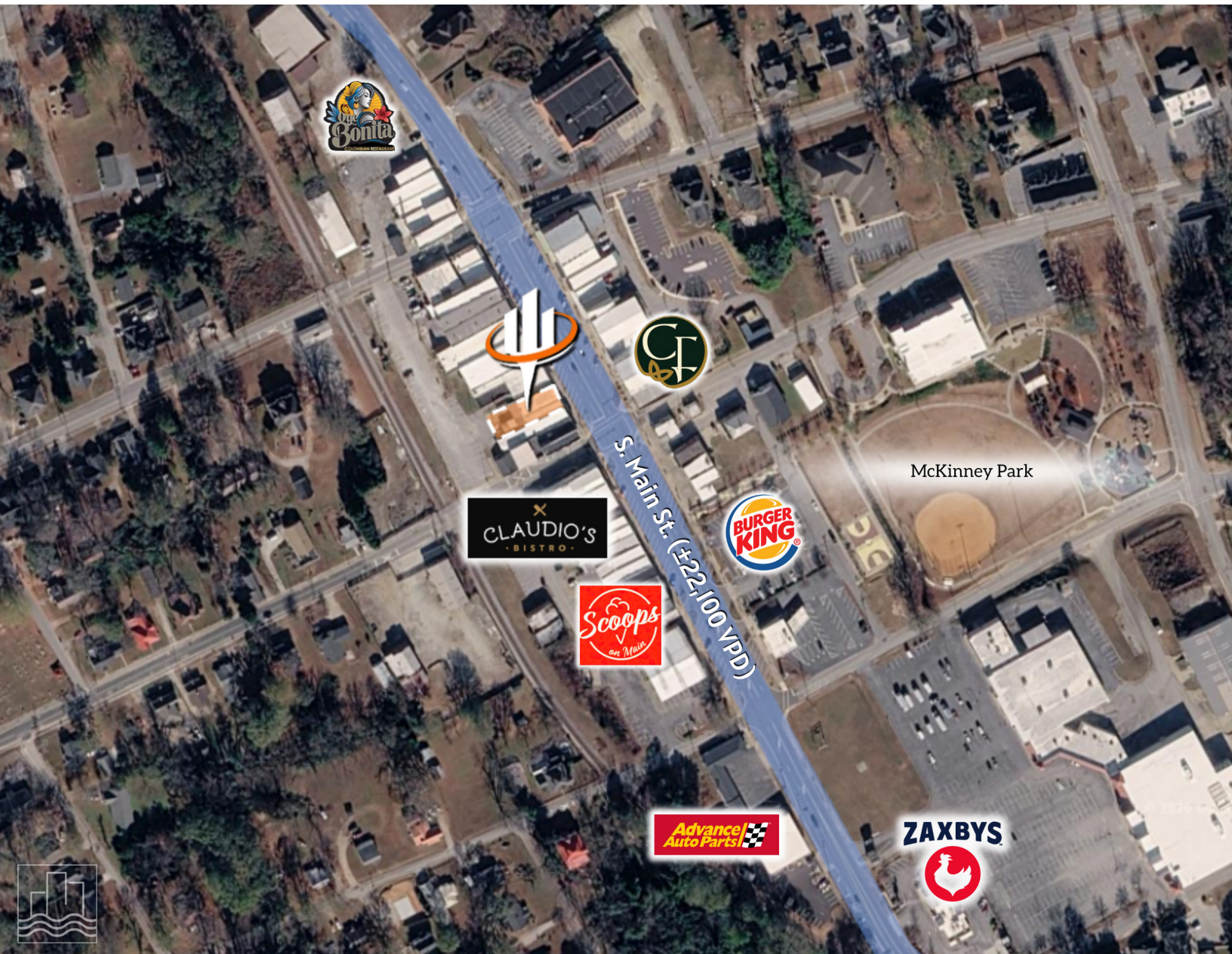




For Lease

Woodruff Street Retail

132 South Main Street, Woodruff, SC 29388



Brett Mitchell
Advisor
O: 864.498.3664
brett.mitchell@svn.com
SC #136379



Dustin Tenney
Senior Vice President
O: 864.905.7226
dustin.tenney@svn.com
SC #106880

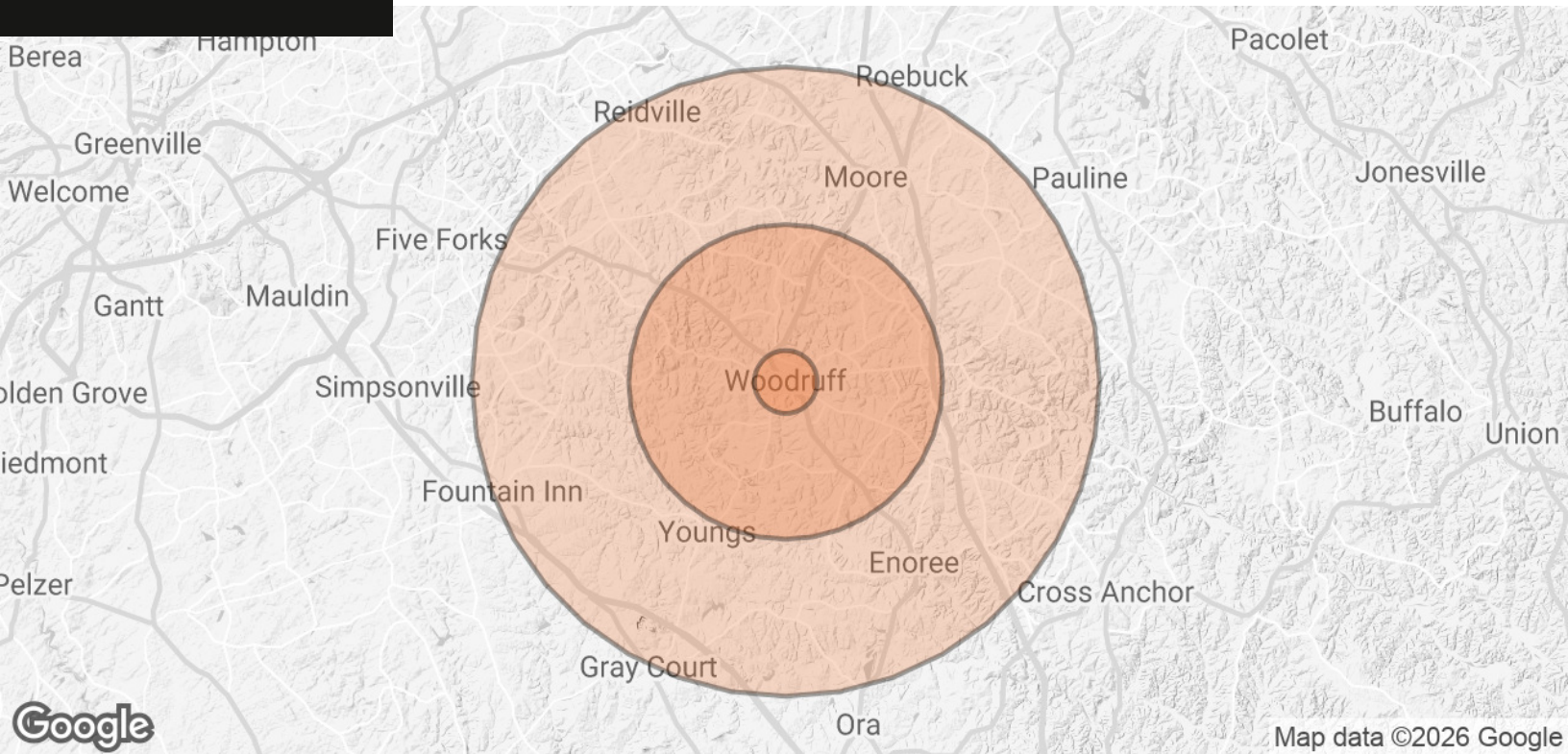




For Lease

Woodruff Street Retail

132 South Main Street, Woodruff, SC 29388



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



Brett Mitchell
Advisor
O: 864.498.3664
brett.mitchell@svn.com
SC #136379



Dustin Tenney
Senior Vice President
O: 864.905.7226
dustin.tenney@svn.com
SC #106880



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



Brett Mitchell
Advisor
brett.mitchell@svn.com
864.498.3664



Dustin Tenney
Managing Partner
dustin.tenney@svn.com
864.905.7226

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor. Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.