

RETAIL PARCEL AVAILABLE

1046 Woodruff Rd
Greenville, SC

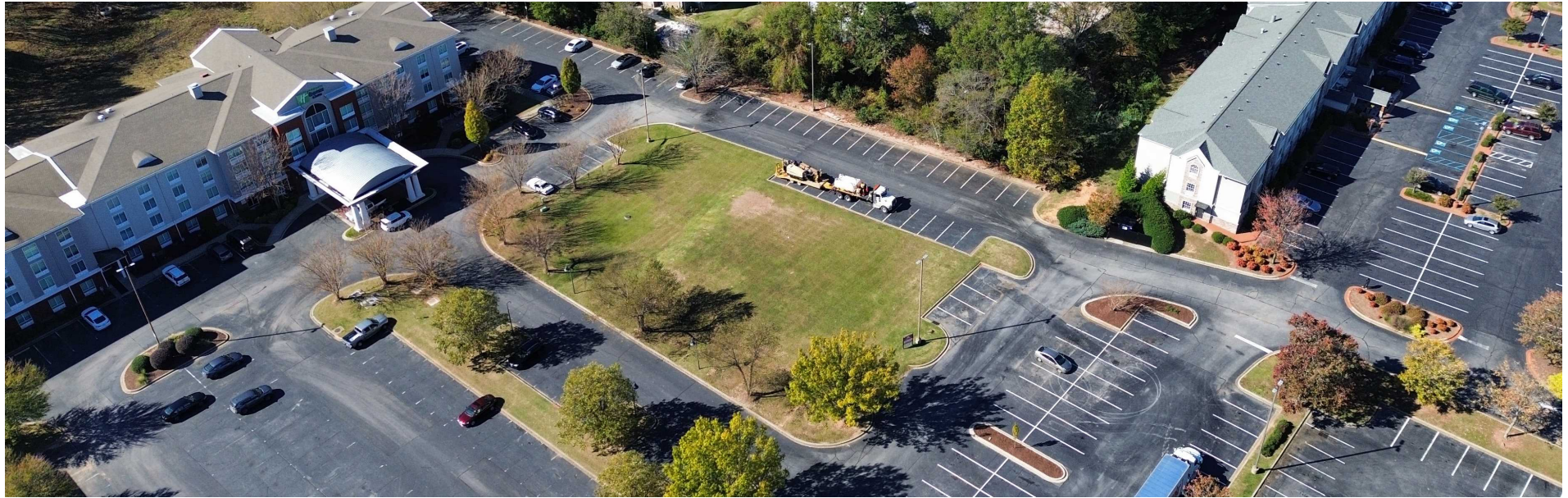


JOHN PLANK
(864) 608-3248
john@divinegroup.us
102867, SC

TIM MCDUGALL
VP of Leasing & Development
440-476-4744
tim@divinegroup.us
125603

PROPERTY SUMMARY

1046 WOODRUFF ROAD | GREENVILLE, SC 29607



Property Summary

Address:	1046 Woodruff Rd
City:	Greenville, SC
Zip Code:	29607
Lot Size:	+/- 22,000 SF
Utilities:	On Site
Signage:	Monument
Topography:	Flat
Zoning:	S-1
Price:	Inquire
Tax ID #:	0545010102600

Property Overview

Divine Group is excited to present this exceptional BTS or Ground Lease opportunity at 1046 Woodruff Rd. This ±22,000 SF land parcel is strategically located within the thriving Prime Square Shopping Center, in the heart of Greenville’s bustling retail corridor on Woodruff Road, which sees an impressive 30,115 vehicles per day. The site offers outstanding visibility and accessibility, with convenient connections to I-385 and Verdae Blvd. Situated directly across from the Magnolia Park Shopping Center, the property is surrounded by premier retailers and attractions, including Bass Pro Shops, Dave & Buster’s, Rooms To Go, Golf Galaxy, Nordstrom Rack, and more.

Within Prime Square, this pad site is ideally positioned between Palmetto State Armory and Holiday Inn, while being just steps away from popular restaurants such as Chuy’s and Twin Peaks. The site also benefits from an abundance of non-exclusive parking within Prime Square, providing added convenience and creating a natural draw for retail in the center.

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PROPERTY PHOTOS

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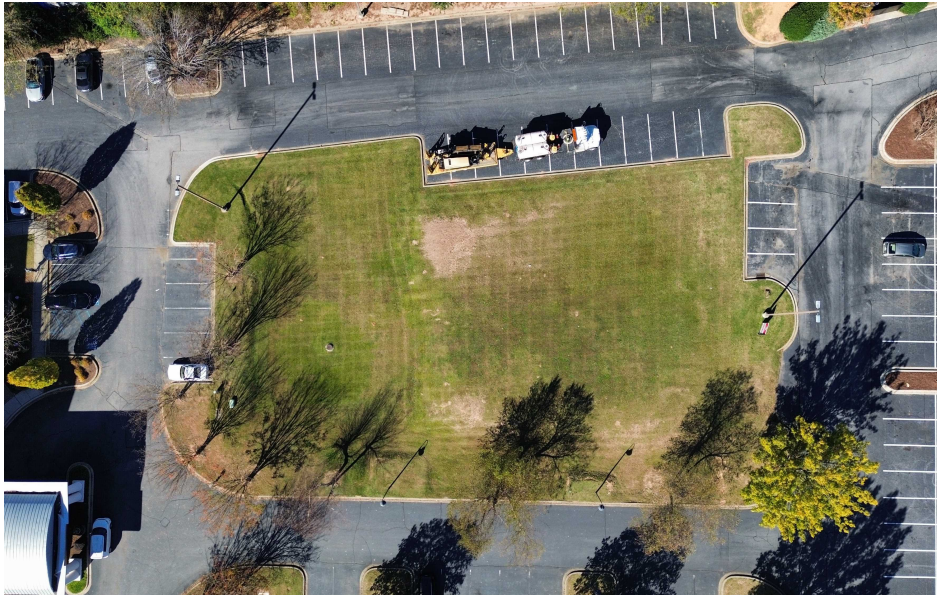
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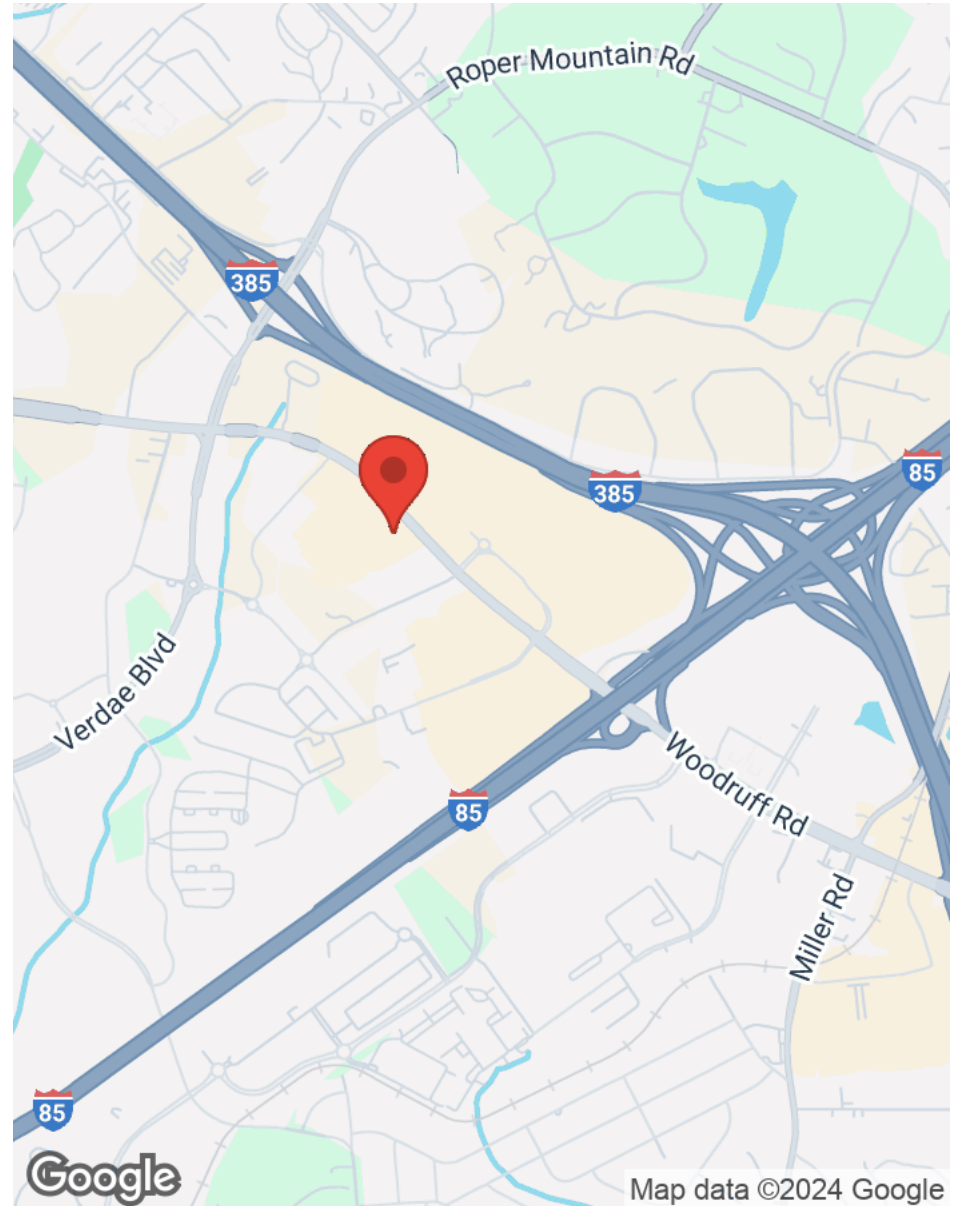
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LOCATION MAPS

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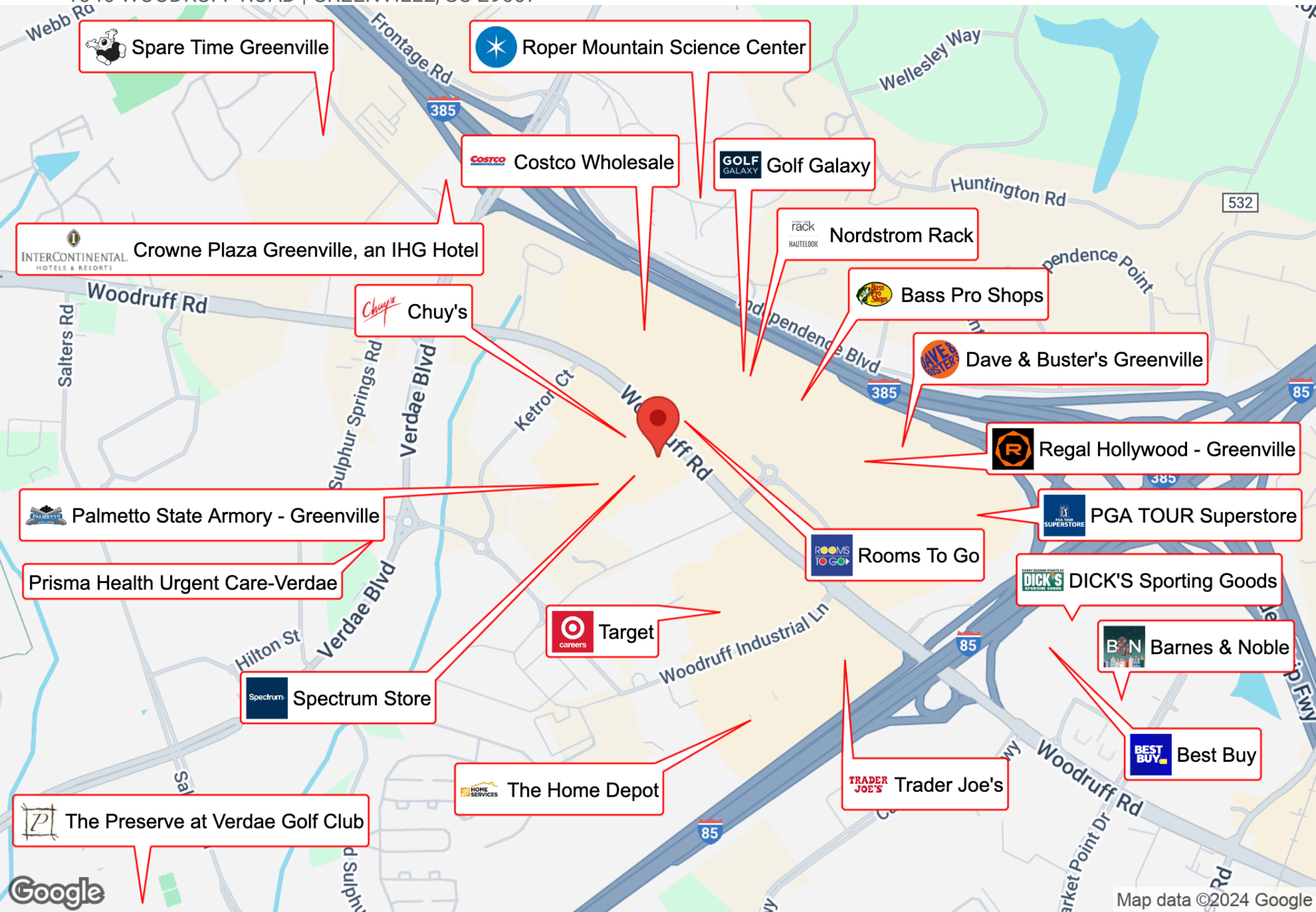
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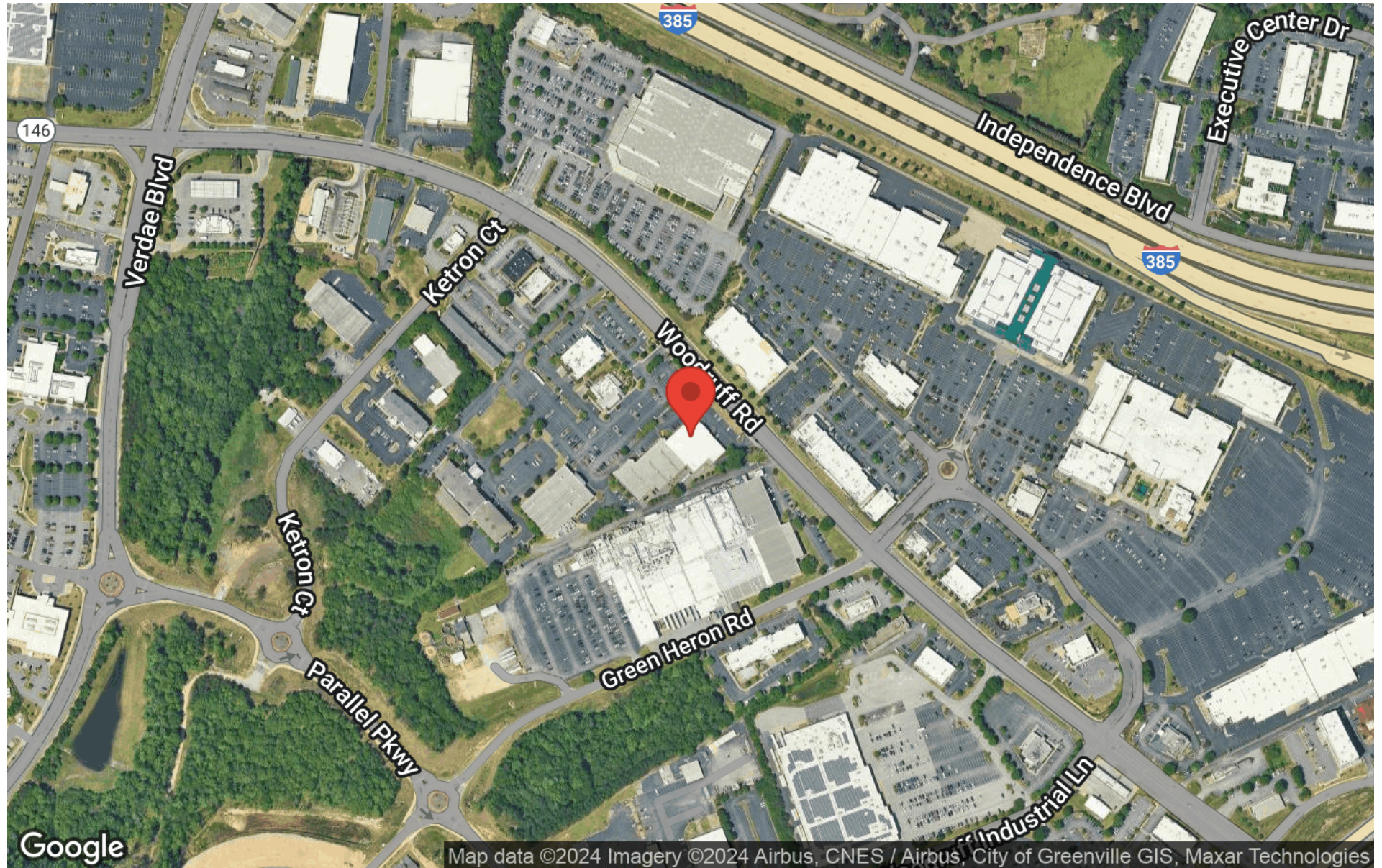
BUSINESS MAP

1046 WOODRUFF ROAD | GREENVILLE, SC 29607



REGIONAL MAP

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AERIAL MAP

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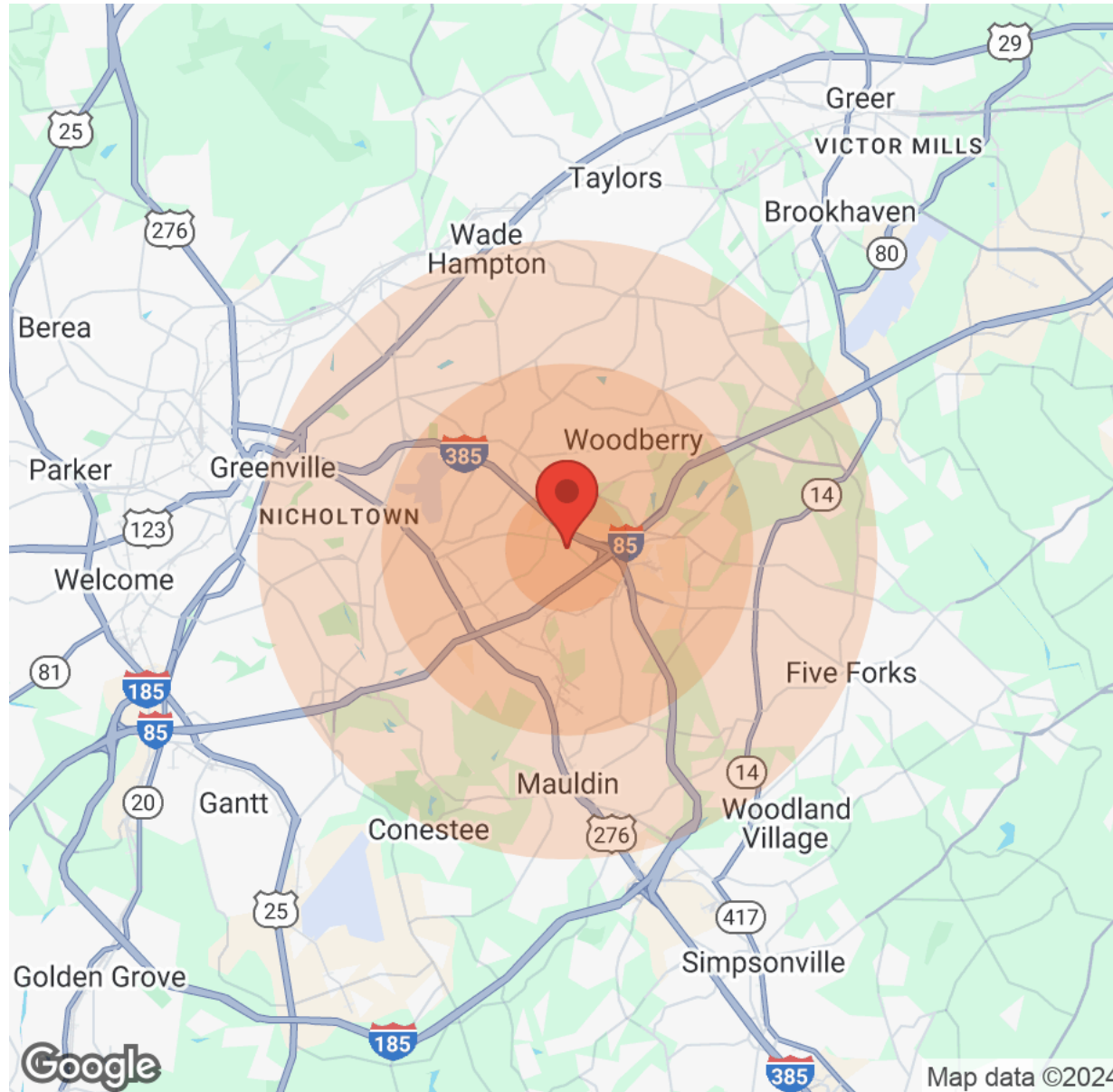
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DEMOGRAPHICS

1046 WOODRUFF ROAD | GREENVILLE, SC 29607



Population	1 Mile	3 Miles	5 Miles
Male	658	20,069	75,382
Female	711	20,472	80,186
Total Population	1,369	40,541	155,568

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	174	7,206	29,559
Ages 15-24	134	4,536	19,561
Ages 25-54	398	15,472	60,616
Ages 55-64	211	5,722	19,898
Ages 65+	452	7,605	25,934

Race	1 Mile	3 Miles	5 Miles
White	1,300	32,247	116,959
Black	54	5,422	26,930
Am In/AK Nat	N/A	30	87
Hawaiian	N/A	N/A	12
Hispanic	29	3,191	11,557
Multi-Racial	16	3,524	13,490

Income	1 Mile	3 Miles	5 Miles
Median	\$62,790	\$64,196	\$57,254
< \$15,000	112	1,541	6,949
\$15,000-\$24,999	19	1,769	7,486
\$25,000-\$34,999	41	2,095	7,153
\$35,000-\$49,999	78	3,257	9,529
\$50,000-\$74,999	129	3,168	10,354
\$75,000-\$99,999	105	2,727	8,057
\$100,000-\$149,999	98	2,568	8,363
\$150,000-\$199,999	30	805	3,165
> \$200,000	27	743	3,637

Housing	1 Mile	3 Miles	5 Miles
Total Units	717	21,127	72,149
Occupied	665	19,362	66,269
Owner Occupied	558	9,793	39,728
Renter Occupied	107	9,569	26,541
Vacant	52	1,765	5,880

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DISCLAIMER

1046 WOODRUFF ROAD

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PRESENTED BY:

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