

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

500 E. North Suite F | Greenville, SC 29601

COMMERCIAL SPACE FOR LEASE

Suite 200: ±300 SF

2615 Woodruff Road
Simpsonville, SC 29685



**Join ATI Physical Therapy, & Bullwinkle's Tavern
in Five Fork's Newest Shopping Center**

**Suite 200
LEASE RATE:**

**\$1,950/Month
Full Service**

- Suite 200: ±300 SF unit features a store front entrance
- This suite shares the restrooms inside Soul Yoga (interior suites are connected, see floorplan and pictures on following pages)
- Formerly operated as CocoBowlz
- Shopping center features a rear outdoor patio
- Signalized intersection with excellent visibility and access
- Located in the Heart of Five Fork's Retail Corridor
- Publix, Food Lion, and Lowe's Food all a stones throw away
- Outstanding Demographics, Location and Visibility
- Highest Residential Growth area in Greenville County
- Building recently underwent Extensive Renovations
- More space is available, up to ±2,740 SF, contact agents for details





SPENCER/HINES
PROPERTIES

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FLOORPLAN

Unit 200:

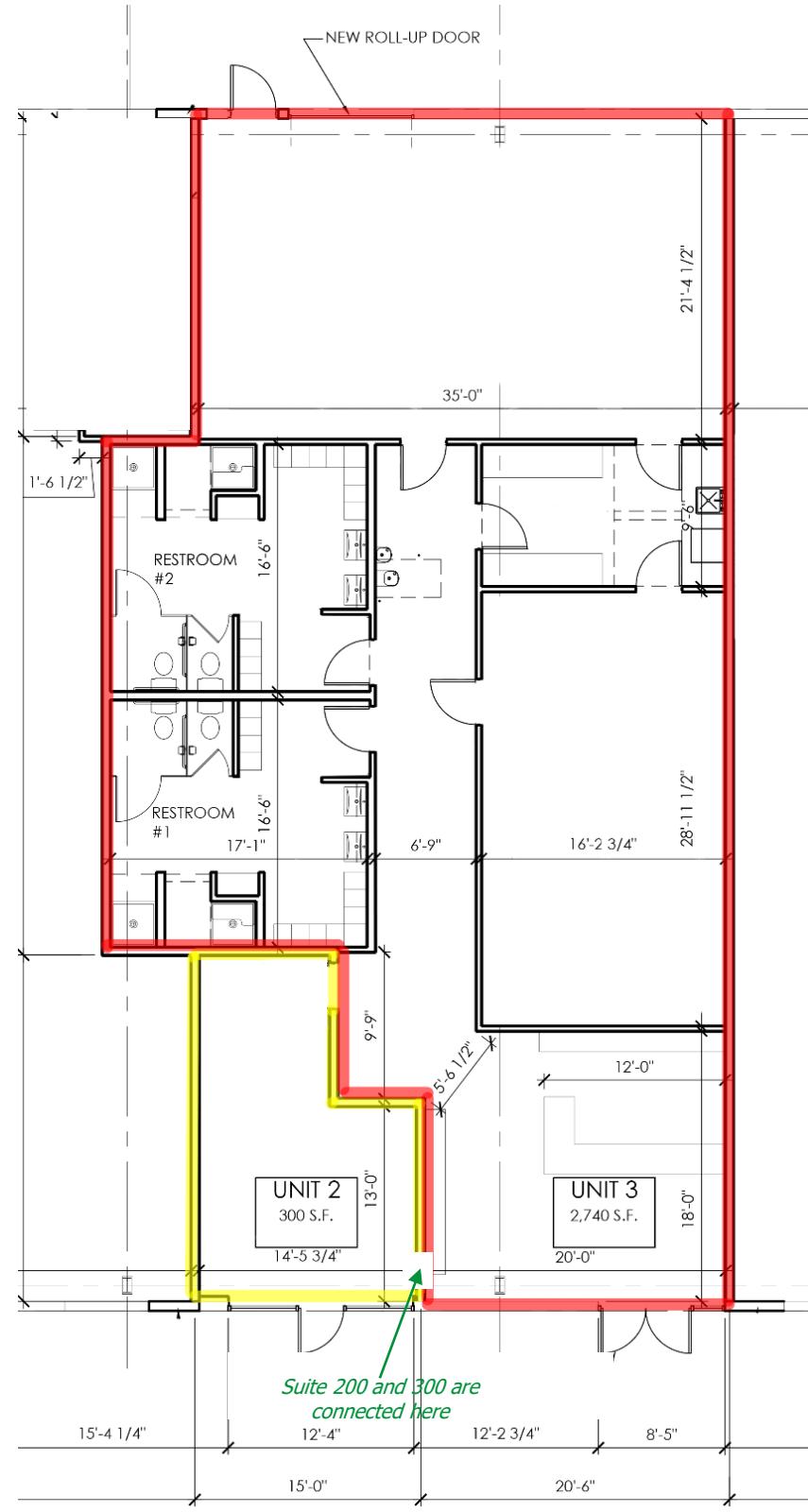
- ±300 SF
- \$1,950/month
- Rate includes taxes, insurance, utilities, internet, etc.
- Outlined in Yellow
- Access to restrooms (connected internally to Unit 3)
- Former Cocobowlz space

Please Note:

- More space is available, up to ±2,740 SF for a total of ±3,040 SF contact agents for more information
- Do not disrupt tenants



Suite 200 and 300 are connected as shown above



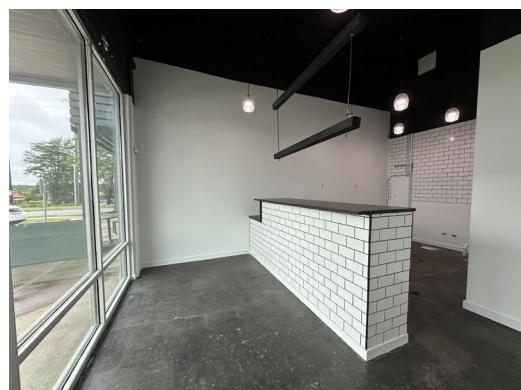
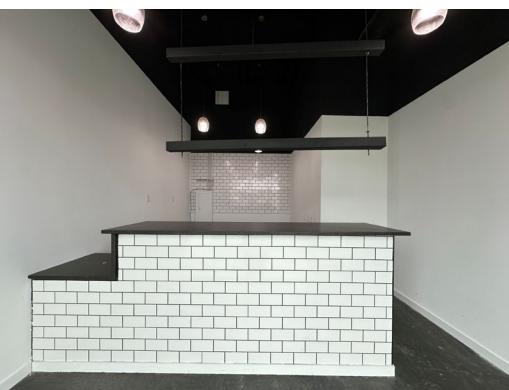


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PHOTOGRAPHY





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PHOTOGRAPHY



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LOCATION

The Property is located 3 miles NW of I-385 and 4 miles W of I-85 and the Shops at Greenridge Lifestyle Center. Shown on the map below:



DEMOGRAPHICS

INCOME	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD	\$125,898	\$127,026	\$113,051
MEDIAN HOUSEHOLD	\$112,909	\$107,340	\$91,436

POPULATION	1 MILE	3 MILE	5 MILE
2010	5,833	40,628	81,844
2023	7,039	48,992	104,394
2028 PROJECTION	7,281	50,673	108,945