

For Ground Lease

Former Pizza Inn - Woodruff Road

2001 Woodruff Rd, Greenville, SC 29607



Woodruff Rd. (±40,000 VPD)

PROPERTY SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present an opportunity to ground lease this former Pizza Inn on Woodruff Road (±40,000 VPD).

This .73 AC parcel has full access on Woodruff Road and on full access on Vaughn Road which allows traffic to flow smoothly out to HWY 14, if desired. This corner parcel is surrounded by big name nationals such as Culvers, Sprouts Farmers Market and Lidl, is ready for new possibilities.

This site is perfect for a national QSR, financial institution or med-tail that wants to capitalize on the exposure of being on Woodruff Road in Greenville, SC.

PROPERTY HIGHLIGHTS

- GL rate of \$200,000 annually with 12.5% bumps every 5 years
- Site will become available to hand over on February 8, 2027
- Serious inquiries ONLY
- Do not disturb the restaurant or its employees regarding this matter
- Located on Woodruff Road (±40,000 VPD)
- Easy access to the main thoroughfare and secondary access on the back side of the property

Lease Rate	\$200,000.00	Rental Bumps	12.5%
Site Size	±0.73 Acres	Taxes	Review Upon Redevelopment
Building Size	±4,500 SF	Zoning	C-2
Year Built	1996	Market	Greenville MSA
Access	Woodruff Rd		

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Additional Photos

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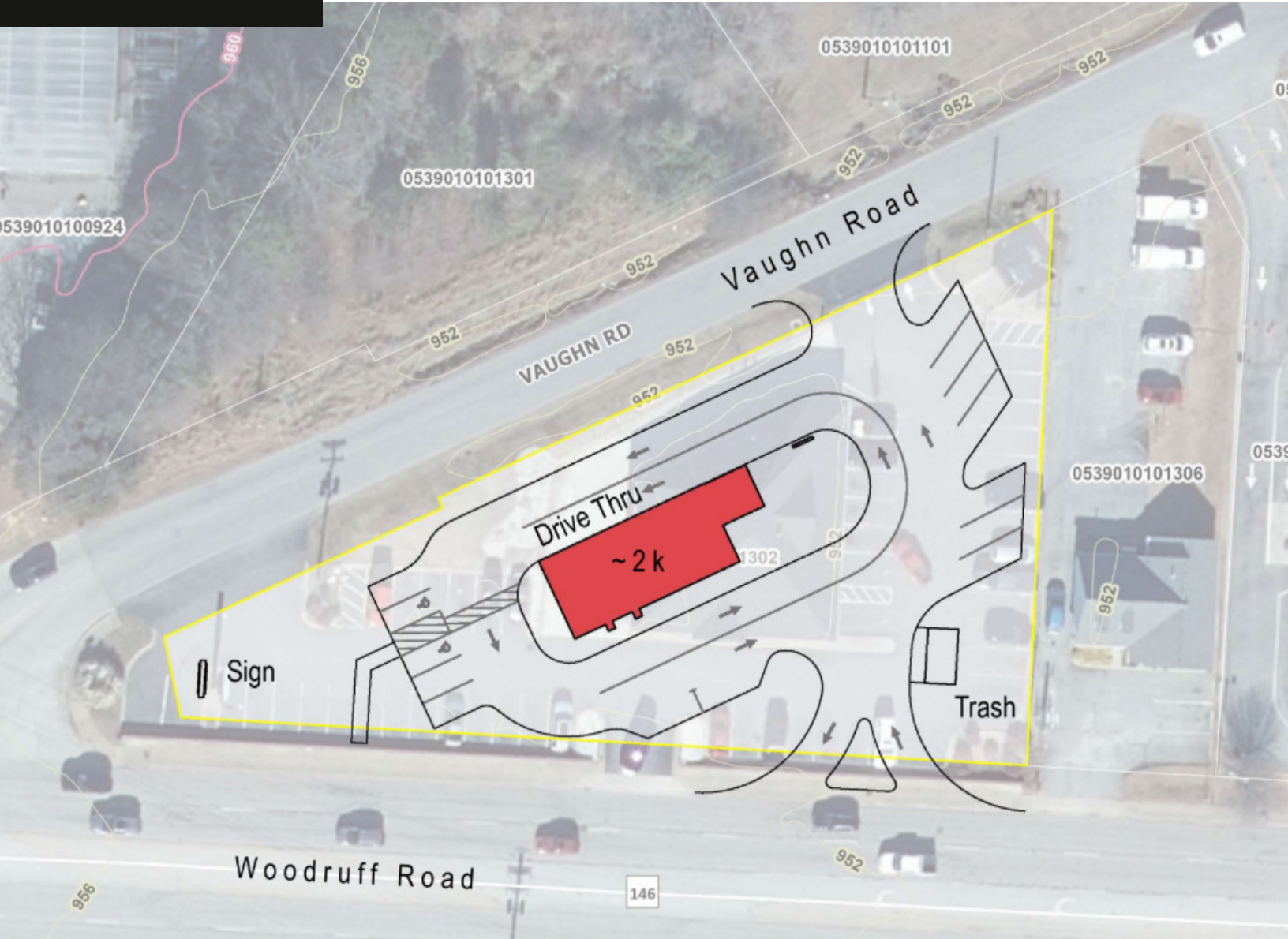
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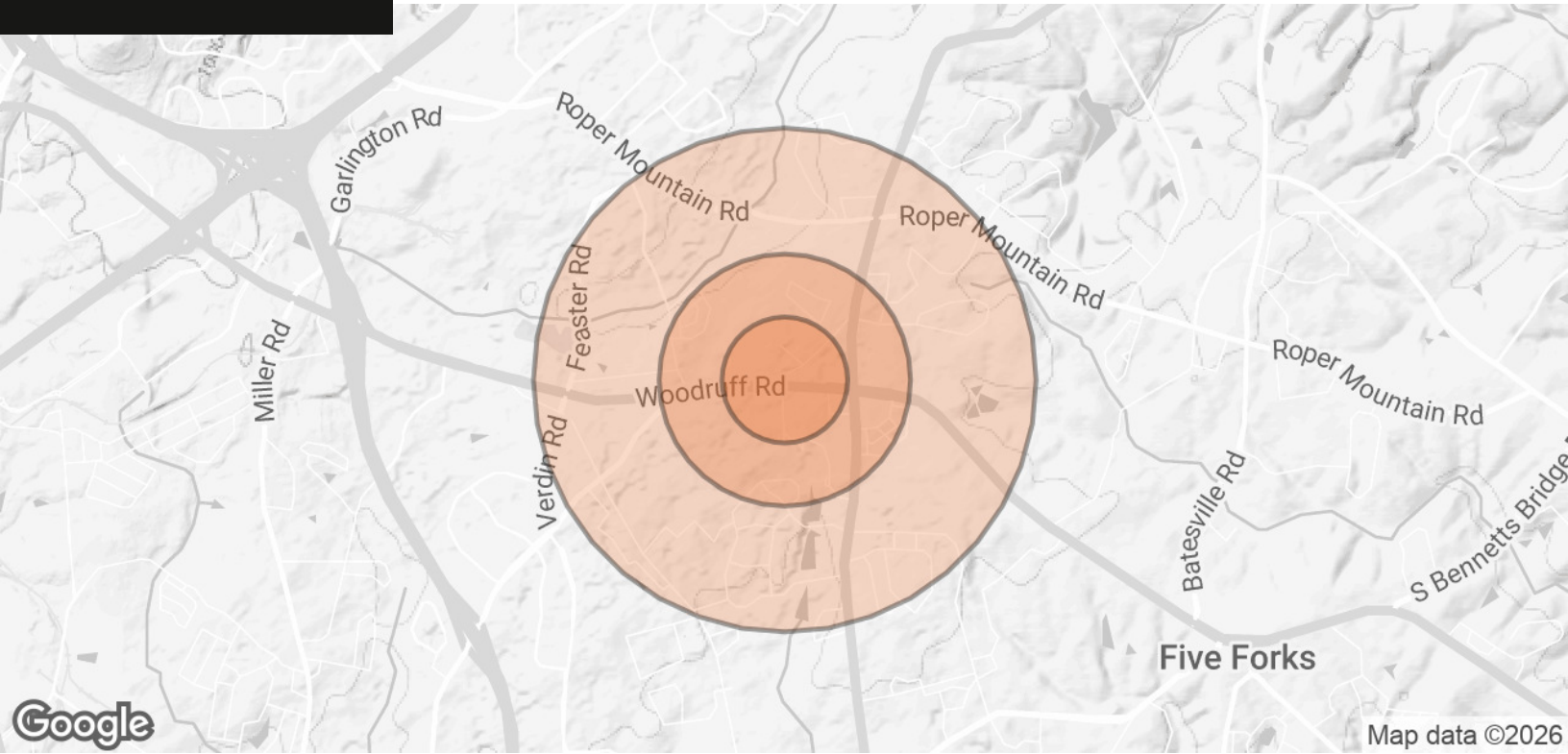
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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (Q4 2025)	±7,907	±57,918	±145,619
PROJECTED GROWTH (2028)	+2.2%	+3.3%	+3.8%
AVERAGE HH INCOME	\$134,605	\$145,164	\$138,541
MEDIAN HOME VALUE	\$560,779	\$541,844	\$537,697
DAYTIME POPULATION	±5,387	±27,951	±70,367



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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.

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