

# MAGNOLIA PARK

1025 WOODRUFF ROAD, GREENVILLE, SC 29607

FOR LEASE



## LOCATION DESCRIPTION

High Profile Power Center in a highly desirable location with excellent access to I-385 and I-85

## PROPERTY HIGHLIGHTS

- Shopping Center Size: 490,921 SF with spaces available ranging from 1,800 SF to 9,955 SF
- Magnolia Park delivers the premier shopping, dining and entertainment experience in the Upstate of South Carolina
- Anchored by Regal Cinemas, Nordstrom Rack, Bass Pro Shops (formerly Cabela's), Costco, Rooms To Go and Golf Galaxy
- Area retailers include Whole Foods, Trader Joe's, REI, Target, Barnes & Noble, Total Wine, Off Broadway Shoes, PetSmart, World Market, Old Navy, The Home Depot and Academy Sports
- Traffic Counts: I-85 - 70,900 AADT; I-385 - 115,600 AADT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population Density	2,796	56,665	164,967
2025 Daytime Population	11,982	69,035	127,249
2025 Median HH Income	\$87,148	\$87,154	\$88,011



**DAWN PRINCE HOOVER**  
dawn.princehoover@tscg.com  
980.556.7306

**MOLLY PRINCE SARN**  
molly.prince@tscg.com  
980.556.7311

**JACK BRENNAN**  
jack.brennan@tscg.com  
980.556.7308

# MAGNOLIA PARK

1025 WOODRUFF ROAD, GREENVILLE, SC 29607

## FOR LEASE



SUITE	TENANT NAME	SPACE SIZE
A01	Sleep Number	2,833 SF
A03	Elements Therapeutic Massage	1,800 SF
A04	Available	1,800 SF
A05	Blue Cross Blue Shield	2,200 SF
B01	Cheddar's	8,380 SF
C01	Jared Jewelers	6,074 SF
D01	Bad Daddy's Burger Bar	3,510 SF
D02	Lease Pending	2,949 SF
D03A	Ideal Image	2,133 SF
D03B	MyEyeDr	2,104 SF
D04	ELife Nail Salon	2,550 SF
D05	Bober Tea / Mochi Dough	1,700 SF

SUITE	TENANT NAME	SPACE SIZE
D06	JINYA	3,844 SF
D07	Woof Gang Bakery	1,700 SF
D08	Firebirds	6,596 SF
F01	Destination XL	7,067 SF
F02	Lease Pending	58,907 SF
F03	Golf Galaxy	21,618 SF
F04	Nordstrom Rack	32,618 SF
F05	Available	9,955 SF
G01	Another Broken Egg Cafe	3,500 SF
G02	Kirkland's	7,303 SF
G04	Condado Tacos	5,000 SF
H01	Bass Pro Shops (Fmr. Cabela's)	125,329 SF

SUITE	TENANT NAME	SPACE SIZE
J01	The Woodhouse Day Spa	6,987 SF
J01A/J02	Emler Swim School	8,075 SF
J04	Music & Arts	2,780 SF
J05	Available	3,453 SF
K01	Available	4,000 SF
K02	The Good Feet Store	2,025 SF
K03	VEG	7,501 SF
K04	Wild Wing Cafe	7,255 SF
L01	Yard House	8,000 SF
M01	Crab du Jour	8,000 SF
N01	Regal Cinemas	80,518 SF
P01	Dave and Buster's	25,864 SF



**DAWN PRINCE HOOVER**  
dawn.princehoover@tscg.com  
980.556.7306

**MOLLY PRINCE SARN**  
molly.prince@tscg.com  
980.556.7311

**JACK BRENNAN**  
jack.brennan@tscg.com  
980.556.7308