

# MAGNOLIA PARK

1025 Woodruff Road, Greenville, SC 29607

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

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



### PROPERTY HIGHLIGHTS

- Shopping Center GLA: 468,221 SF with spaces available ranging from 1,700 SF to 7,500 SF
- Magnolia Park delivers the premier shopping, dining and entertainment experience in the Upstate of South Carolina
- Anchored by Regal Cinemas, Nordstrom Rack, Cabela's, Costco, Rooms To Go and Golf Galaxy
- Area retailers include Whole Foods, Trader Joe's, REI, Target, Bed, Bath & Beyond, Barnes & Noble, Total Wine, Off Broadway Shoes, PetSmart, World Market, Old Navy, The Home Depot and Academy Sports
- Traffic Counts: I-85 - 116,300 AADT; I-385 - 102,900 AADT

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Population Density	2,670	49,812	158,823
2019 Daytime Population	16,018	66,866	124,573
2019 Median HH Income	\$79,461	\$66,053	\$64,934

### EXCLUSIVE AGENT(S)

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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
A01	Select Comfort	2,833 SF	D08	Firebirds	6,596 SF	J01A	Available	4,275 SF
A03	Elements Therapeutic Massage	1,800 SF	F01	Destination XL	7,067 SF	J02	Available	3,800 SF
A04	Deal Pending	1,800 SF	F02	Urban Air	58,907 SF	J04	Music & Arts	2,780 SF
A05	Blue Cross Blue Shield	2,200 SF	F03	Golf Galaxy	21,618 SF	J05	Humana	3,453 SF
B01	Cheddar's	8,380 SF	F04	Nordstrom Rack	32,618 SF	K01	Grimaldi's Pizzeria	4,000 SF
C01	Jared Jewelers	6,074 SF	F05	Pier 1 Imports	9,955 SF	K02	The Good Feet Store	2,025 SF
D01	Bad Daddy's Burger Bar	3,510 SF	F06	Lease Pending	3,826 SF	K03	Available	7,501 SF
D02	Lease Pending	2,949 SF	G01	Another Broken Egg Cafe	3,500 SF	K04	Wild Wing Cafe	7,255 SF
D03	Lease Pending	4,287 SF	G02	Kirklands	7,303 SF	L01	Yard House	8,000 SF
D04	ELife Nail Salon	2,550 SF	G04	Tin Lizzy Cantina	5,000 SF	M01	Tucanos Brazilian Grill	8,000 SF
D05	Available	1,700 SF	H01	Cabela's	102,649 SF	N01	Regal Cinemas	80,518 SF
D06	Available	3,844 SF	J01	The Woodhouse Day Spa	6,987 SF	P01	Dave and Buster's	25,864 SF
D07	Available	1,700 SF						

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