



**COLDWELL
BANKER
COMMERCIAL**
CAINE

SALE / LEASE

CBCCAINE.COM

1018 WOODRUFF RD.
Greenville, SC 29607

AVAILABLE SPACE
+/-9,800 SF

SALE PRICE
\$1,900,000

LEASE RATE
\$16/SF NNN



CONTACT

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**COLDWELL BANKER COMMERCIAL
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117 Williams Street, Greenville, SC 29601
864.250.2800



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SALE /
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OFFERING SUMMARY

Sale Price:	\$1,900,000
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Lease Rate:	\$16/SF NNN
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Available SF:	+/-9,800 SF
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Lot Size:	+/-1.1 Acres
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Zoning:	C-2 Greenville County

PROPERTY OVERVIEW

+/- 9,800 SF Retail Showroom for Sale or Lease

PROPERTY HIGHLIGHTS

- Perfect for an owner/investor
- Fully conditioned space
- Zoned C-2 City of Greenville
- 32 on-site parking spaces
- Frontage: 59' on Woodruff Rd. (with 1 curb cut)
- Built in 2005
- Steel roof
- 2019 Traffic Counts: 14,200 VPD (Woodruff Rd.), 33,300 VPD (Roper Mtn. Rd.)
- Easily subdividable
- Floor Plan available
- Site plan available
- Survey available
- Parcel #0545.01-01-025.07

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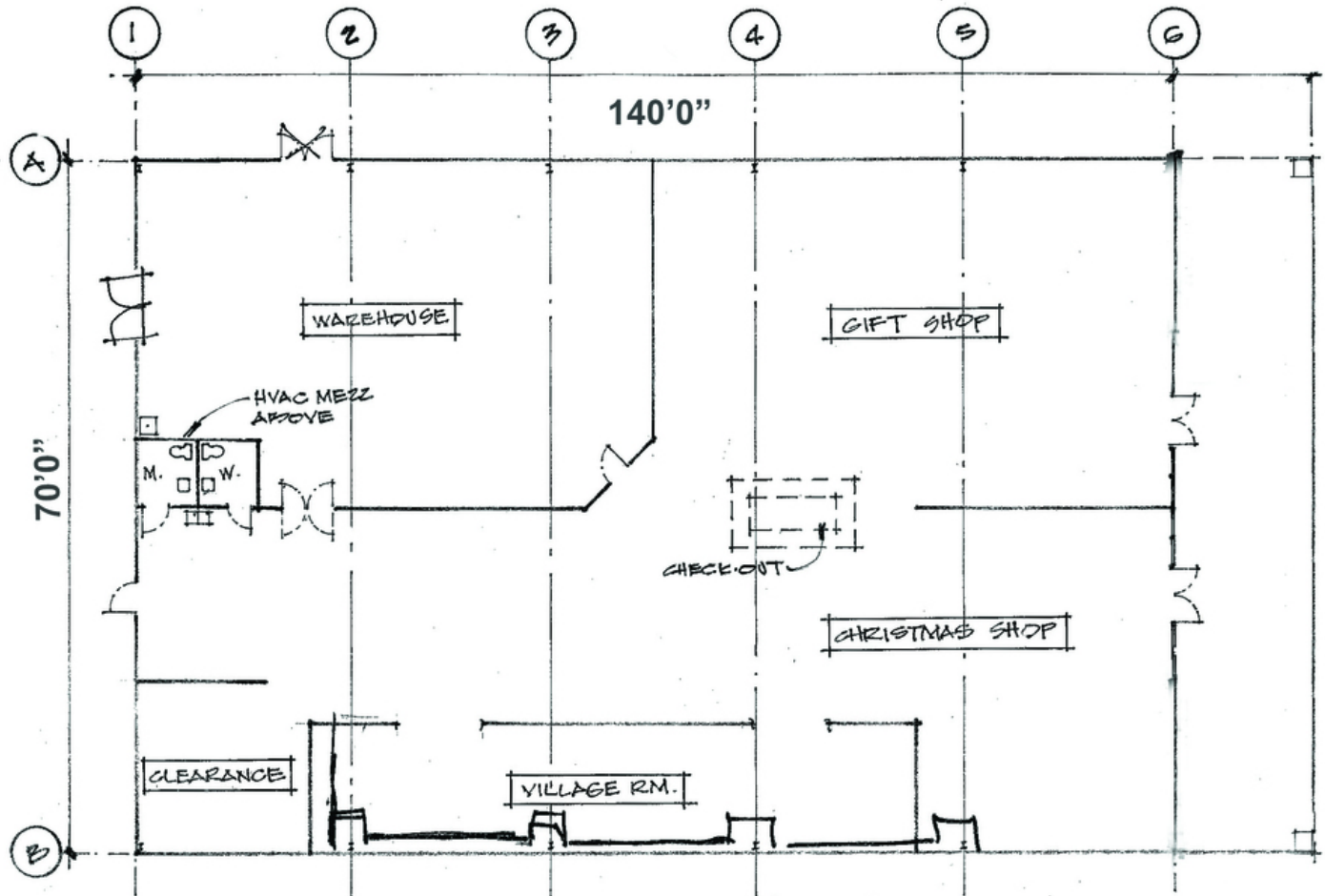
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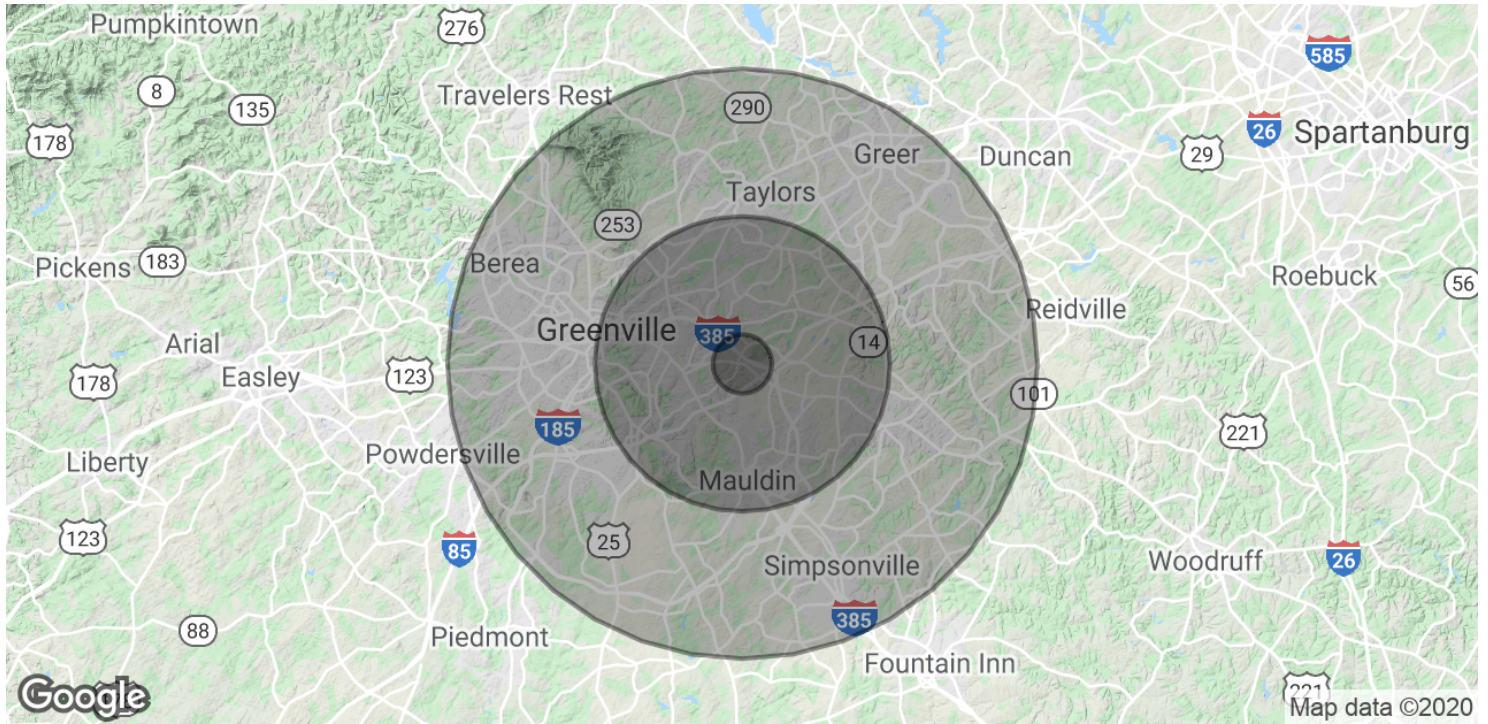
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,733	137,755	396,933
Average age	37.6	37.6	37.3
Average age (Male)	35.2	35.8	35.9
Average age (Female)	40.6	39.3	38.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,727	57,432	159,757
# of persons per HH	2.2	2.4	2.5
Average HH income	\$85,560	\$72,474	\$66,160
Average house value	\$323,174	\$233,022	\$221,998

* Demographic data derived from 2010 US Census

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