



**COLDWELL
BANKER
COMMERCIAL**

CAINE

FOR LEASE

CBCCAINE.COM

117 WOODRUFF PLACE CIRCLE, SUITE B

Simpsonville, SC 29681

AVAILABLE SPACE
+/-1,529 SF

LEASE RATE
\$16.00 SF/yr (NNN)



CONTACT

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



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OFFERING SUMMARY

Available SF:	+/-1,529 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Lot Size:	+/-0.055 Acres
Year Built:	2019
Building Size:	+/-4,988 SF
Zoning:	POD Greenville County
Market:	Greenville/ Spartanburg
Submarket:	Woodruff/I-385 Corridor

PROPERTY HIGHLIGHTS

- 2nd floor office with elevator
- High-level professional finishes
- Professional office setting with attractive exterior building details
- Stone and brick exterior cladding

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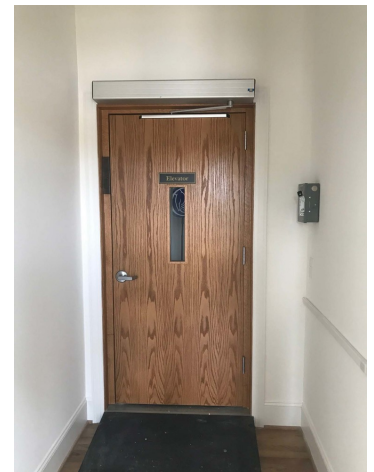
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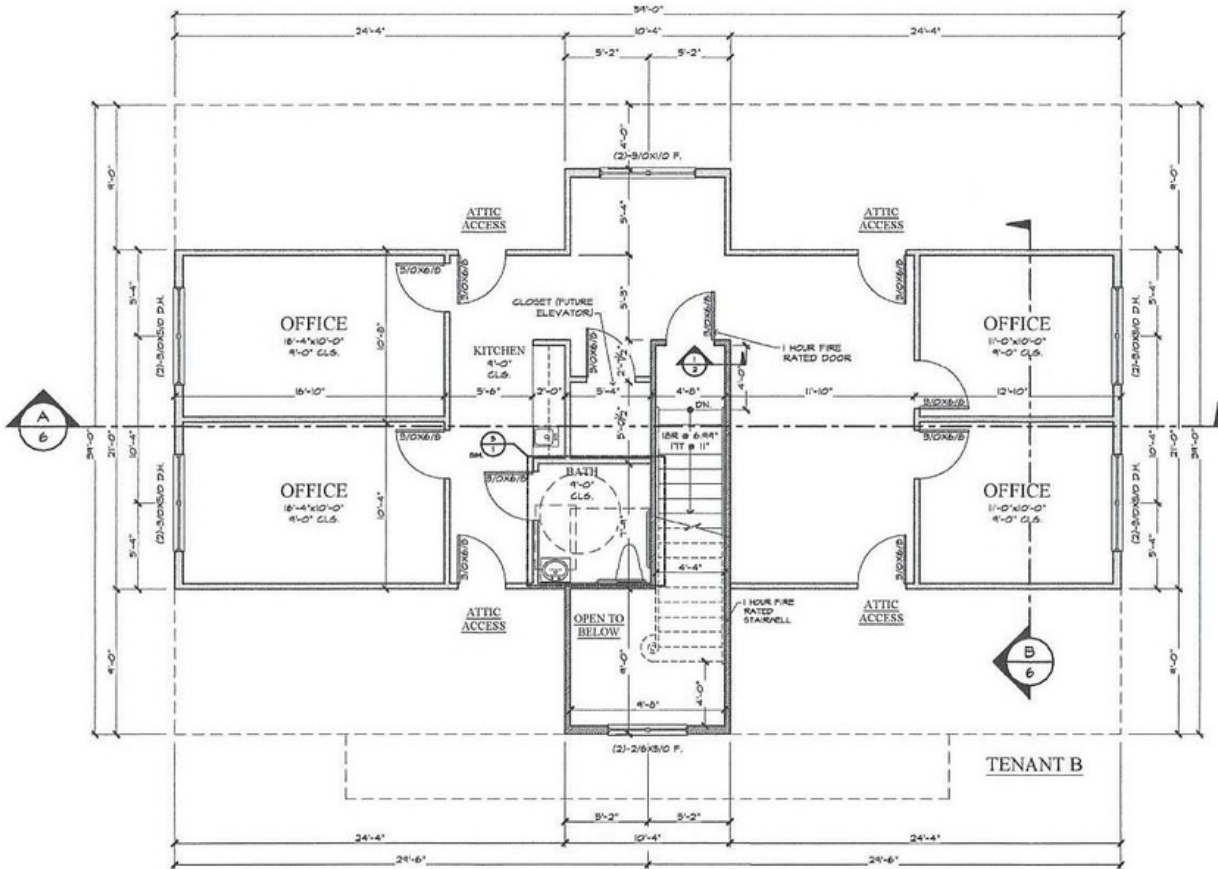
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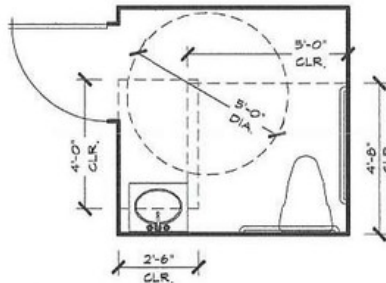
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SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"



BATHROOM PLAN DETAILS: ADA
Scale: 1/2" = 1'-0"

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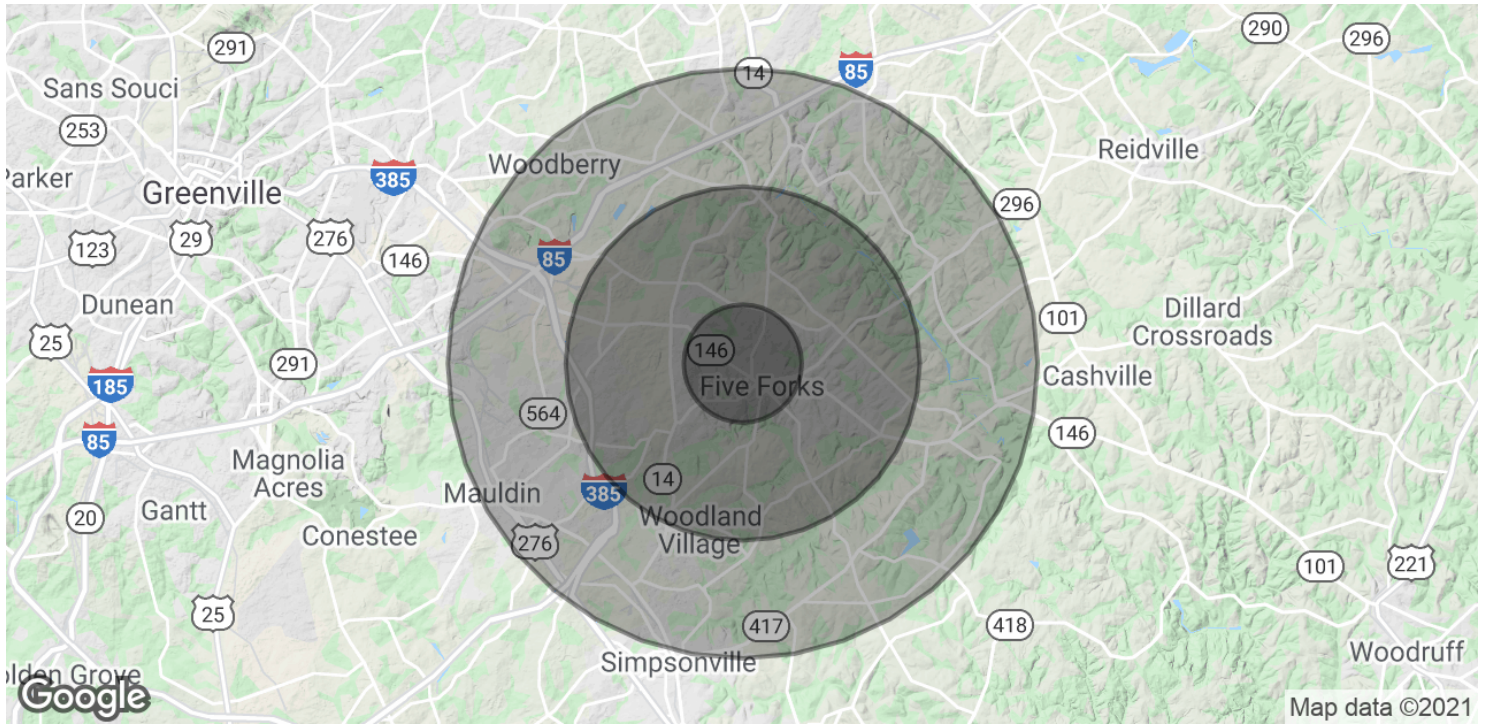
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,142	37,328	84,456
Average age	39.0	38.7	38.6
Average age (Male)	38.4	38.2	37.3
Average age (Female)	39.0	38.9	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,667	13,170	32,261
# of persons per HH	3.1	2.8	2.6
Average HH income	\$133,461	\$110,144	\$90,477
Average house value	\$349,243	\$353,261	\$310,082

* Demographic data derived from 2010 US Census

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