

MULTI-TENANT BUILDING ON WOODRUFF RD

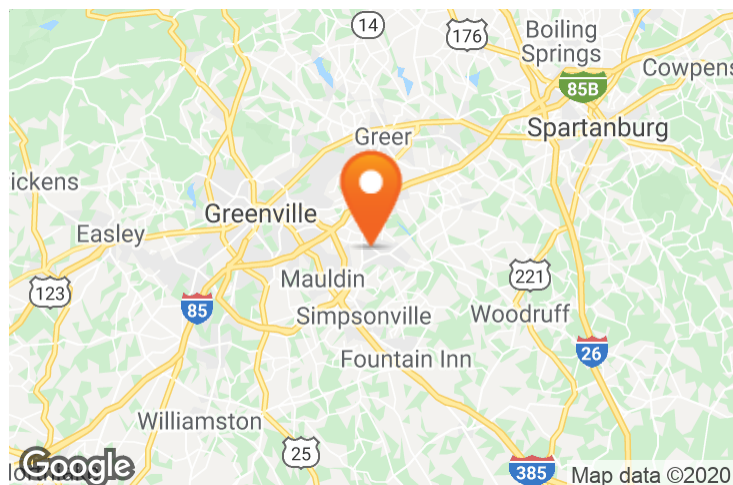
2500 Block of Woodruff Rd, Simpsonville (Five Forks), SC 29681

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Up to 13,000 +/- SF new construction single tenant or multi-tenant building available for lease to medical and office



PROPERTY HIGHLIGHTS

- Build to suit, multi-tenant building or outparcel available
- Approximately 300 feet on frontage on Woodruff Road
- Monument signage available
- Excellent visibility and full access along Woodruff Rd (23,200 AADT)
- Average HH Income is \$121,734 within a 3 mile radius of the subject property
- Located in the 29681 zip code, which is the most dense in the entire Greenville MSA (58,373 people)

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|-----------|-----------|-----------|
| 2019 Population Density | 7,603 | 50,230 | 104,919 |
| 2019 Daytime Employment | 1,855 | 13,007 | 70,194 |
| 2019 Average HH Income | \$140,125 | \$121,734 | \$104,343 |

EXCLUSIVE AGENT(S)

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SITE PLAN



| SUITE | TENANT NAME | SPACE SIZE |
|-------|-------------|------------|
| 1 | Available | 8,325 SF |
| 2 | Available | 3,000 SF |

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