

FOR SALE

2536 Woodruff Road Simpsonville, SC 29681



Land | 5.35 Acres

- One of the last undeveloped land tracts in the very high income, high growth Five Forks area
- 830' of frontage on Woodruff Road
- Traffic Count: 23,000 VPD
- Zoned POD: Greenville County
- Approved uses include: Banks, Office, Day Care Center, Nursing Home, Church, Multifamily Developments, Medical Clinic, and several others
- Sale Price: \$2,000,000

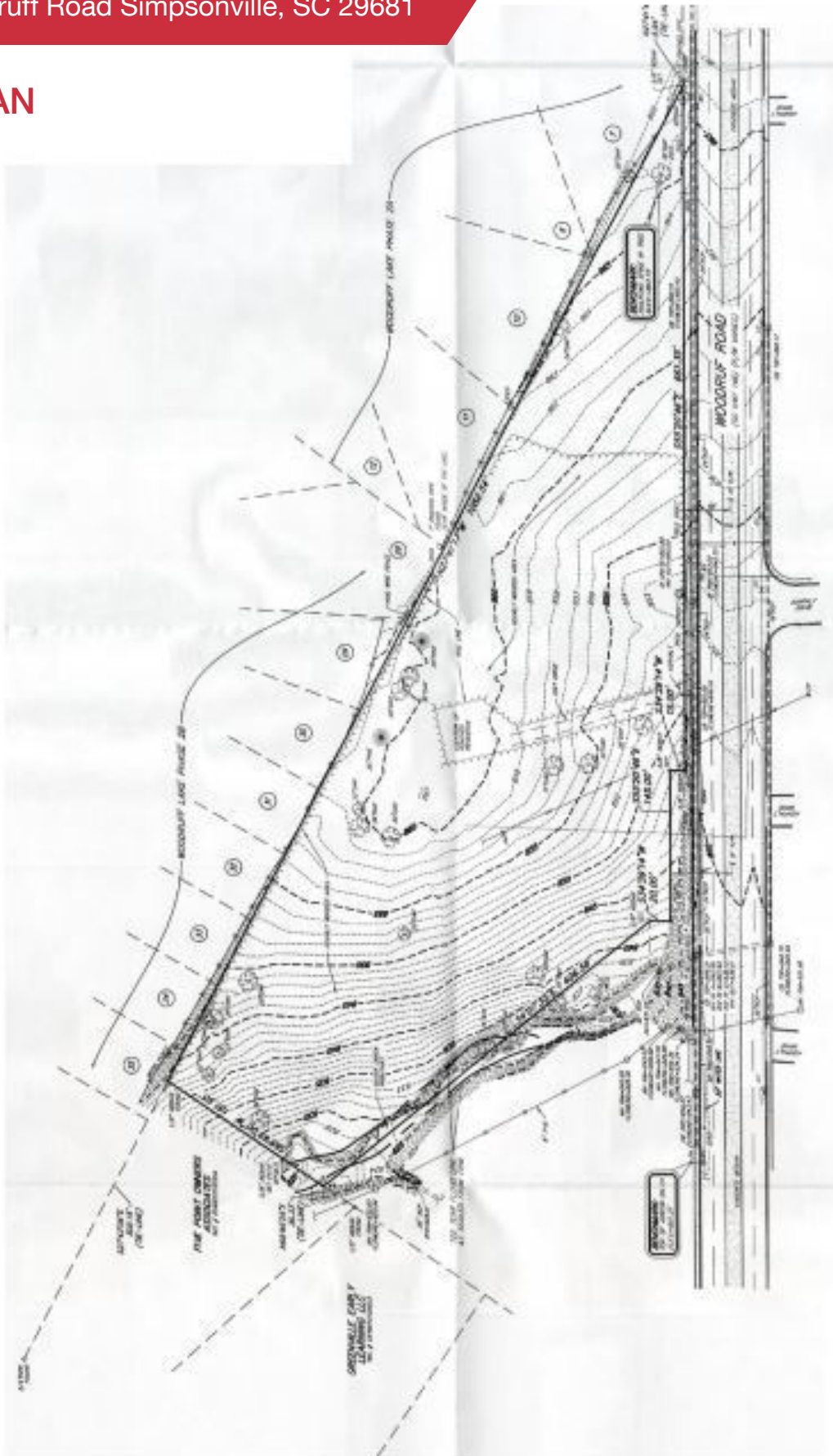
Demographics	1 Mile	3 Miles	5 Miles
Total Population:	6,014	50,945	105,943
Average HH Income:	\$143,862	\$118,151	\$101,967

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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SITE PLAN



✉ Ted Lyerly, CCIM
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ted@naiearlefurman.com

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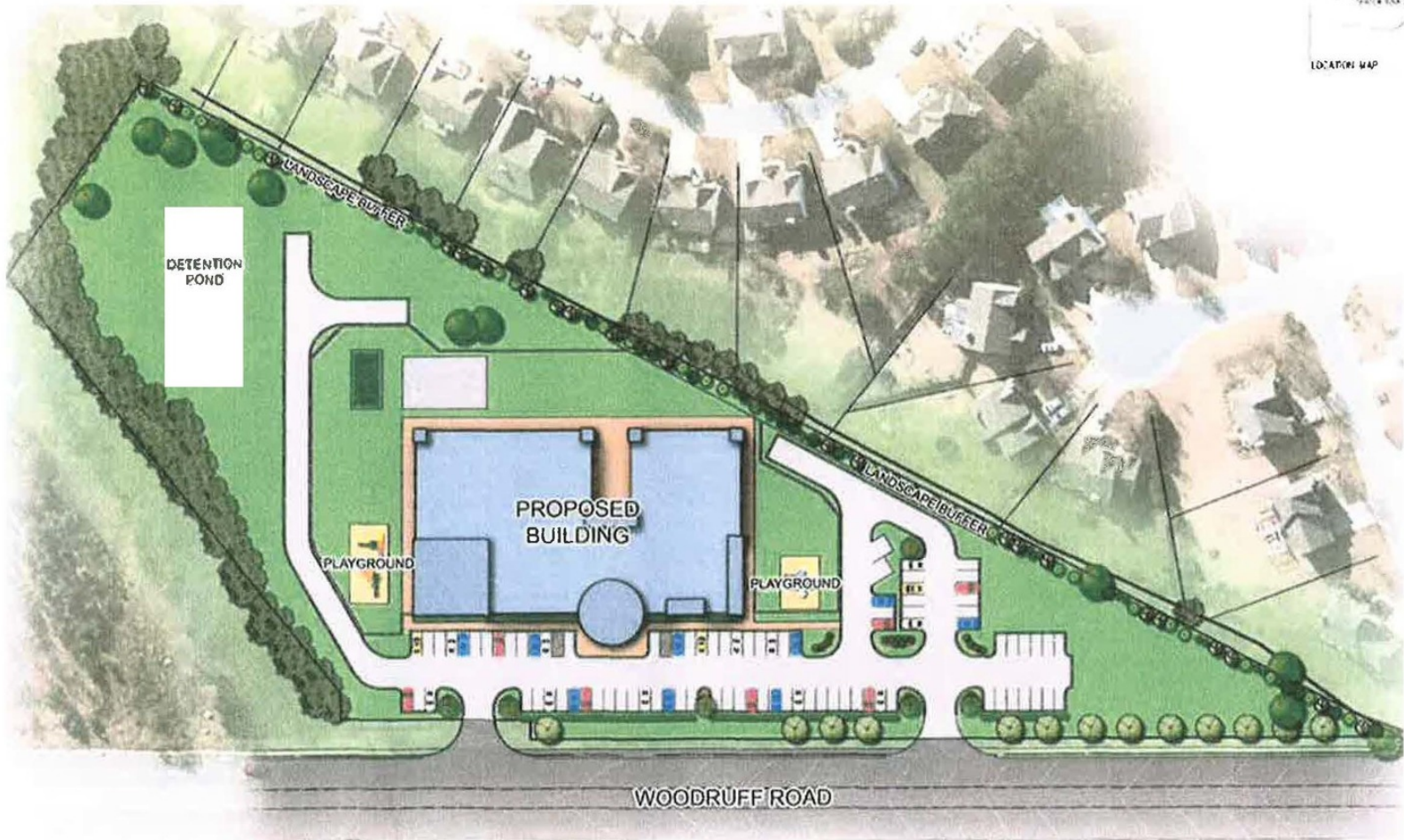
RETAILER MAP



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RENDERING



✉ **Ted Lyerly, CCIM**
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