



## RESTAURANT SPACE FOR LEASE

# 3025 Wade Hampton Blvd.

Taylors, South Carolina

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Taylors, South Carolina 29687



## Property Features

**LOCATION:** Outparcel of Taylors Square, located immediately off Wade Hampton Blvd. and less than 6 miles from Downtown Greenville.

**AVAILABILITY:** ±4,658 SF of Restaurant-Ready Space

### KEY CENTER TENANTS:

- ◆ WAL-MART
- ◆ Game Stop
- ◆ Dollar Tree
- ◆ Firehouse Subs
- ◆ Hibachi Grill

**PARKING:** 156 Spaces

**LEASE RATE:** **NEGOTIABLE**



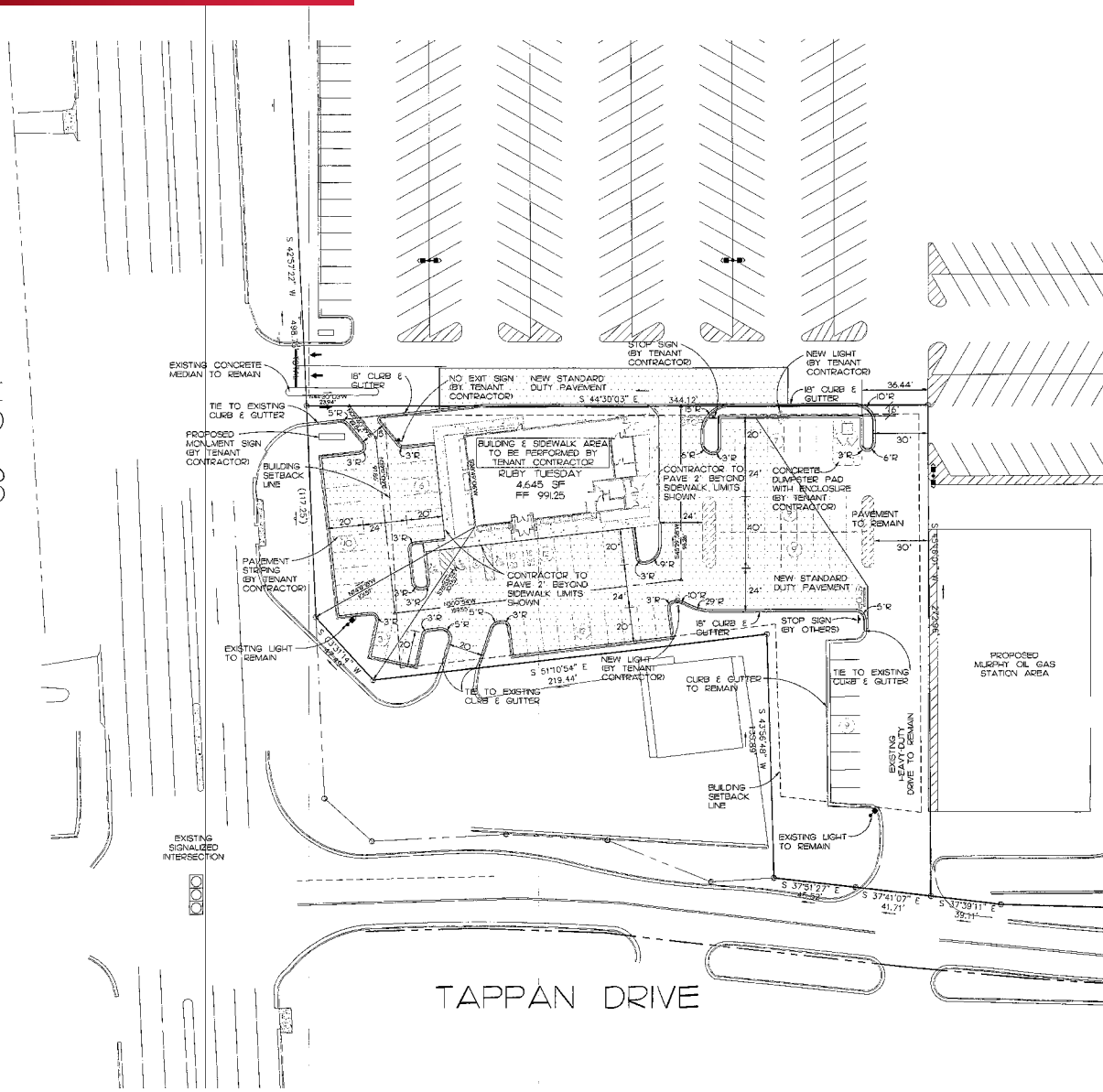
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## Site Plan

U.S. 29  
WADE HAMPTON BLVD.



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		CONCRETE PAVEMENT (BY TENANT CONTRACTOR)
		STANDARD DUTY ASPHALT
		HANDICAP PARKING SPACE
		CONCRETE CURB & GUTTER
		SIGN
		PARKING SPACES PER ROW
		SITE LIGHTING
		PAVEMENT STRIPING (BY TENANT CONTRACTOR)

Note: Existing conditions taken from proposed plans for the Wal-Mart #244 Expansion. Contractor to verify existing conditions prior to start of work. Notify owner & engineer immediately of any discrepancies.

**Notes:**

- All dimensions, unless otherwise noted, are to face of curb, face of building, or centerline of parking bay. Refer to architectural plans for exact locations of all driveway porches and precise building dimensions.
- Unless otherwise noted, pavement shall be standard duty asphalt.
- Unless otherwise noted, all concrete curb and gutter shall be type "A" curb as shown on the detail sheet.
- All sitework shall meet or exceed standard Ruby Tuesday sitework specifications.
- Refer to plans by tenant for site lighting electrical design and layout.
- The General Contractor is to coordinate with the appropriate utility companies prior to construction, adjustment, or relocation of existing utilities as designated on the plans.
- The Contractor is responsible for repairing damage to any existing item during construction such as, but not limited to, drainage, utilities, pavement, striping, curb, etc. Repairs shall be equal to or better than existing conditions. The contractor is responsible to document all existing damage and notify construction manager prior to construction start.
- All building, sidewalk, pavement striping, & traffic signage to be by tenant contractor.

AREA	SF	PARKING REQUIREMENT	PARKING REQUIRED	PARKING PROVIDED
4,645		1 SP / 3 SEATS + 1 SP / 2 EMP	72	77

LOT AREA: 1350 AC.

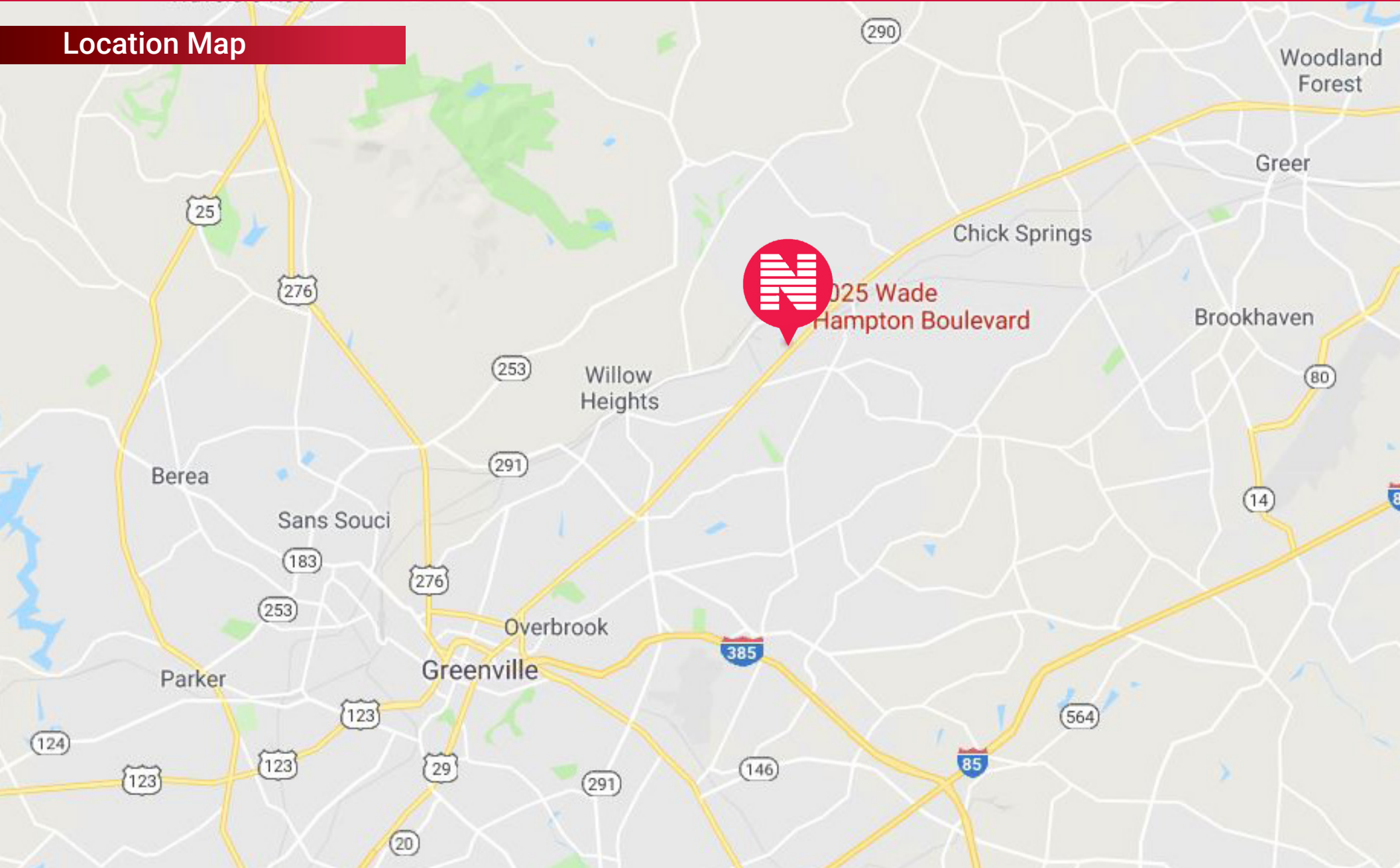


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## Location Map



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## Retail Aerial

