

1117 Woodruff Road | Greenville, SC 29607



217-A E. Washington Street Greenville, SC 29607 864 752 0300

Cortney Carter 1864 752 0302 ccarter@collettre.com

Property Overview

PROPERTY FEATURES

- ± 1,000 SF- 1,200 SF outparcel
- New tenants include Rockler, PGA Tour Superstore, Home Sense and Sierra Trading Post!
- Additional co-tenants include Old Navy and Torrid
- Located on Greenville's largest dining and entertainment corridor
- · Signalized access via Woodruff Rd

- Multiple points of ingress/egress including access through Magnolia Park
- Signage opportunities with I-385 visibility
- Nearby retailers/restaurants include Costco, Panda Express, Nordstrom Rack, Bass Pro Shop, Carrabba's, Target, Academy Sports and Outdoors, Dick's Sporting Goods, Total Wine & More, World Market, REI, Loft, Ulta Beauty

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	3,565	59,633	168,748
Total Employees	11,640	58,406	109,267
Avg. HH Income	\$152,073	\$124,995	\$127,281

TRAFFIC COUNTS

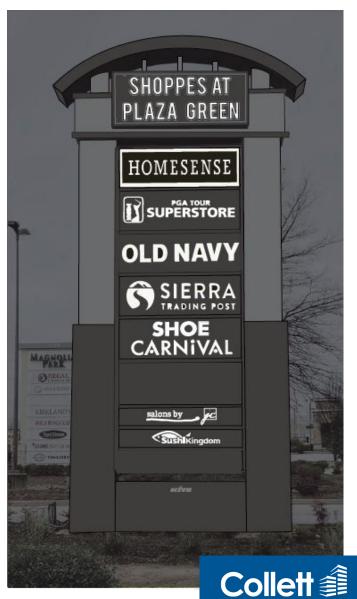
Woodruff Road	40,302 VPD
I-85	107,600 VPD
I-385	119,303 VPD



New Building Facade & Pylon Renderings







New Building Facade



Site Plan



Demographics

KEY FACTS

3,565

Population



Average Household Size



Median Age

\$152,073

Median Household Income

Population Trends and Key Indicators

1117 Woodruff Rd, Greenville, South Carolina, 29607 Ring of 1 mile

3,565 Population

1,409 Households 1.83

Avg Size

Household

34.4 Median \$152,073

Median Household Income \$363,352 Median Home Value

Wealth Index

85

Housing Affordability

88

Diversity Index

58

INCOME



\$78,158

Median Household Income



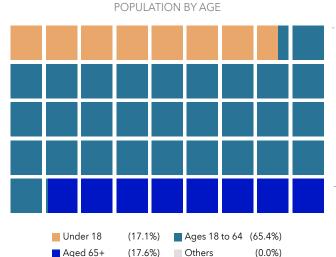
Per Capita Income



Median Net Worth

ANNUAL HOUSEHOLD SPENDING

AVERAGE AMOUNT SPENT ON RETAIL GOODS



\$2,492 \$293 Apparel & Computers & Services Hardware \$7,396 Groceries



\$7,342 Health Care



\$4.024 Eating Out

\$43,881,525

2024 Retail Goods

ANNUAL LIFESTYLE SPENDING

EMPLOYMENT

3.8%

\$2,902



Theatre/Operas/ Concerts



Movies/Museums/ Parks

Source: This infographic contains data provided by Esri

Blue Collar

White Collar

11% 12%

Unemployment Rate











Aerial

