



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$750,000
<b>LOT SIZE:</b>	± 3,600 SF & ± 7,500 SF
<b>BUILDABLE SF:</b>	± 33,300 SF
<b># OF LOTS:</b>	6
<b>MARKET:</b>	Greenville/Five Forks/Simpsonville
<b>TRAFFIC COUNTS:</b>	±23,200 VPD
<b>VIDEO:</b>	<a href="#">View Here</a>

## PROPERTY OVERVIEW

SVN Blackstream is pleased to present this opportunity to purchase 6 pad-ready parcels in the Woodruff Place Office Park in the highly coveted area of Five Forks in Simpsonville, SC on Woodruff Road. Current tenants include Palmetto Prosthodontics, Harrison Orthodontics, Custom Merchant Services, Oleon Americas, Franz Family Spinal Care, Edward Jones, Galloway Custom Homes, JEHM Wealth & Retirement & Chapman Dental. With various parcel sizes and price points, this office park is a great opportunity to build your business in a thriving and expanding suburb of Greenville, SC or purchase all six parcels for future investment!

## PROPERTY HIGHLIGHTS

- ALL SIX PADS CAN BE PURCHASED FOR \$750,000
- Premier location on Woodruff Road within the community of Five Forks, a rapidly growing, high-income single-family residential suburb of Greenville, SC, the 4th fastest growing mid-sized city in the United States
- Great existing tenant mix between physicians and other office users
- Average HH income of \$132,277 within 1 mile of office park
- In addition to the office park, there is many recent commercial developments, including Bojangles and Extra Space Storage

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**DANIEL HOLLOWAY**

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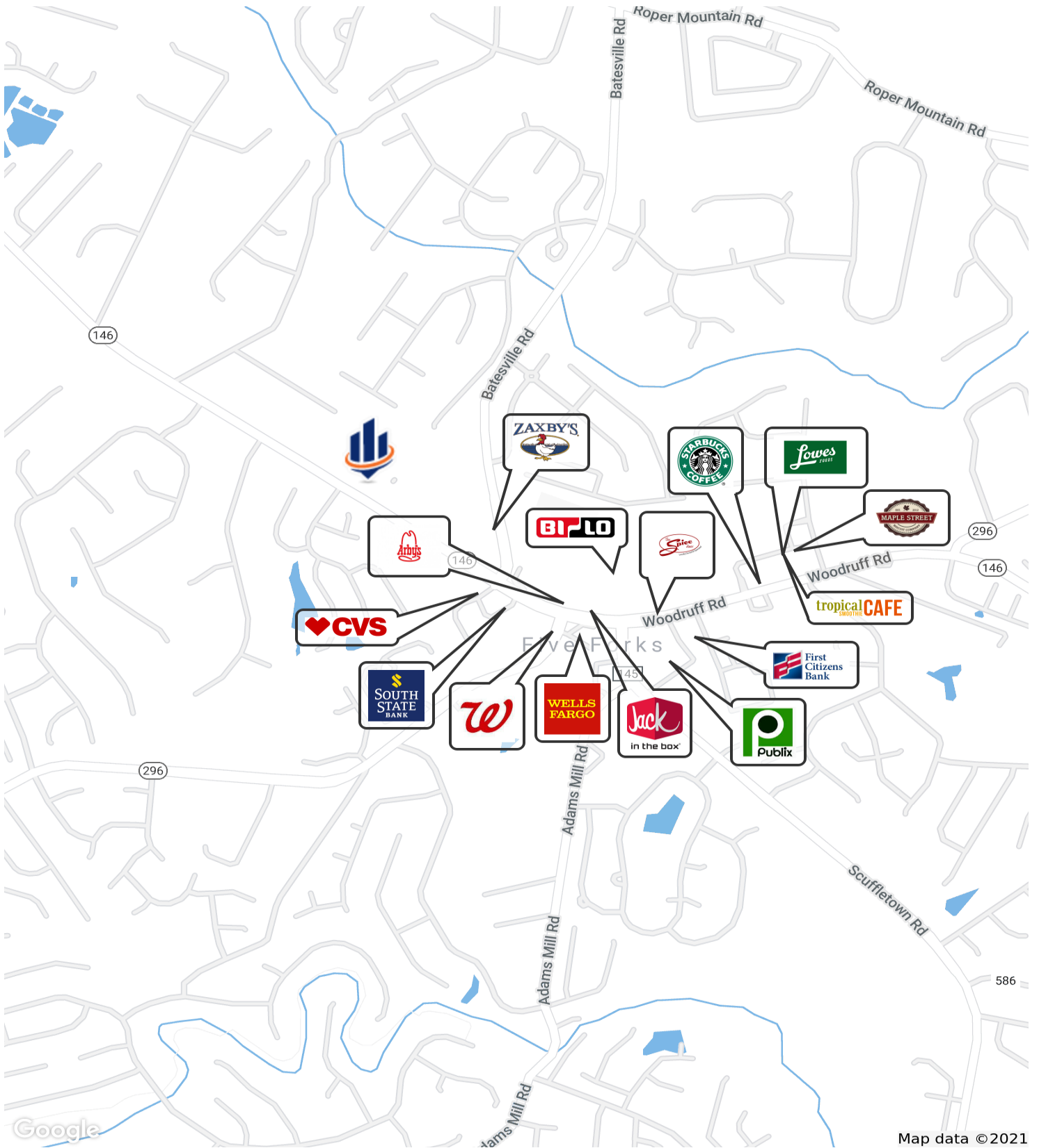
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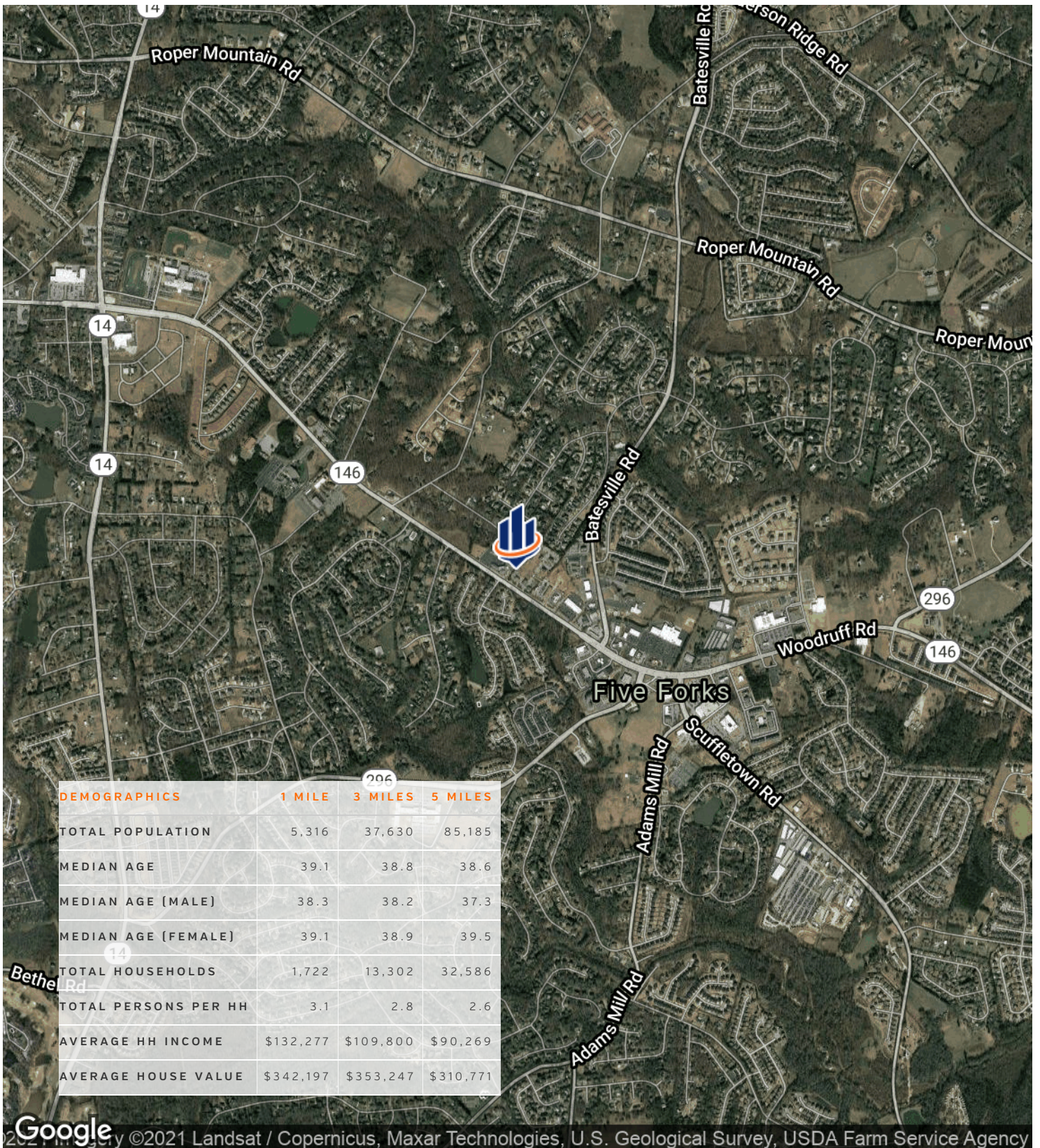
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# MEET "THE TEACHERS"

IN 2018 DUSTIN TENNEY AND DANIEL HOLLOWAY TOOK A LEAP OF FAITH AND LEFT THEIR JOBS AS CLASSROOM TEACHERS TO PURSUE A CAREER IN COMMERCIAL REAL ESTATE. FAST FORWARD JUST TWO YEARS LATER, AND DUSTIN AND DANIEL HAVE BUILT ONE OF THE MOST DOMINANT RETAIL BROKERAGE TEAMS IN THE UPSTATE. DRAWING ON THEIR EXPERIENCE IN THE CLASSROOM, "THE TEACHERS" FOCUS ON BUILDING RELATIONSHIPS, EDUCATING THEIR CLIENTS, AND ADDING VALUE THROUGH HUSTLE, RELIABILITY, AND CREATIVITY. IN 2020, COURTNEY PITTS, ALSO A FORMER TEACHER, JOINED THE TEAM AS AN ASSOCIATE ADVISOR.



DANIEL HOLLOWAY



DUSTIN TENNEY



COURTNEY PITTS

BELOW IS A SAMPLING OF THE TENANTS THAT DUSTIN AND DANIEL HAVE HAD THE PRIVILEGE OF WORKING WITH.



[elevation 966 winery]