



JUNIOR BOX AVAILABLE UPSTATE MARKET

505 LAURENS ROAD
WOODRUFF, SC 29388

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Property Summary

OFFERING SUMMARY

Available SF:	17,700 SF
Lease Rate:	\$5.25 SF/yr (NNN)
Zoning:	C-3
Market:	Greenville MSA
Submarket:	Woodruff

PROPERTY OVERVIEW

SVN Blackstream is pleased to present ±17,700 SF available for leasing in the growing Woodruff, SC market. Conveniently situated 20 miles from both Greenville and Spartanburg, Woodruff is a rapidly growing and affordable community in the Upstate of South Carolina. Thanks to its proximity to thousands of new industrial jobs in the surrounding area, Woodruff is experiencing a housing boom as multiple national homebuilders are breaking ground on up to 900 new homes in city limits. This junior box space is situated between a Bi-Lo anchored center and Woodruff High School, with 170 parking spaces and visibility to 13,000 vehicles per day.

PROPERTY HIGHLIGHTS

- High growth area
- ±17,700 sf available
- 13,000+ vehicles per day
- 20 miles from both Greenville and Spartanburg
- Up to 900 new homes in the next 3 years

Additional Photos



Additional Photos

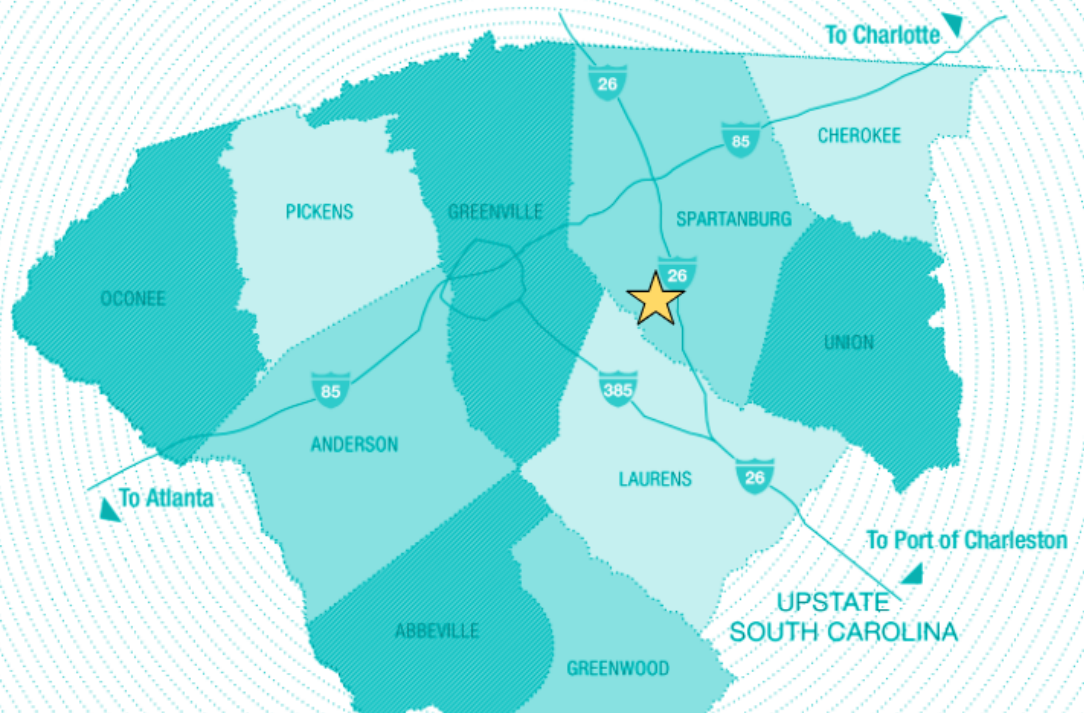


MARKET PROFILE

WOODRUFF SC

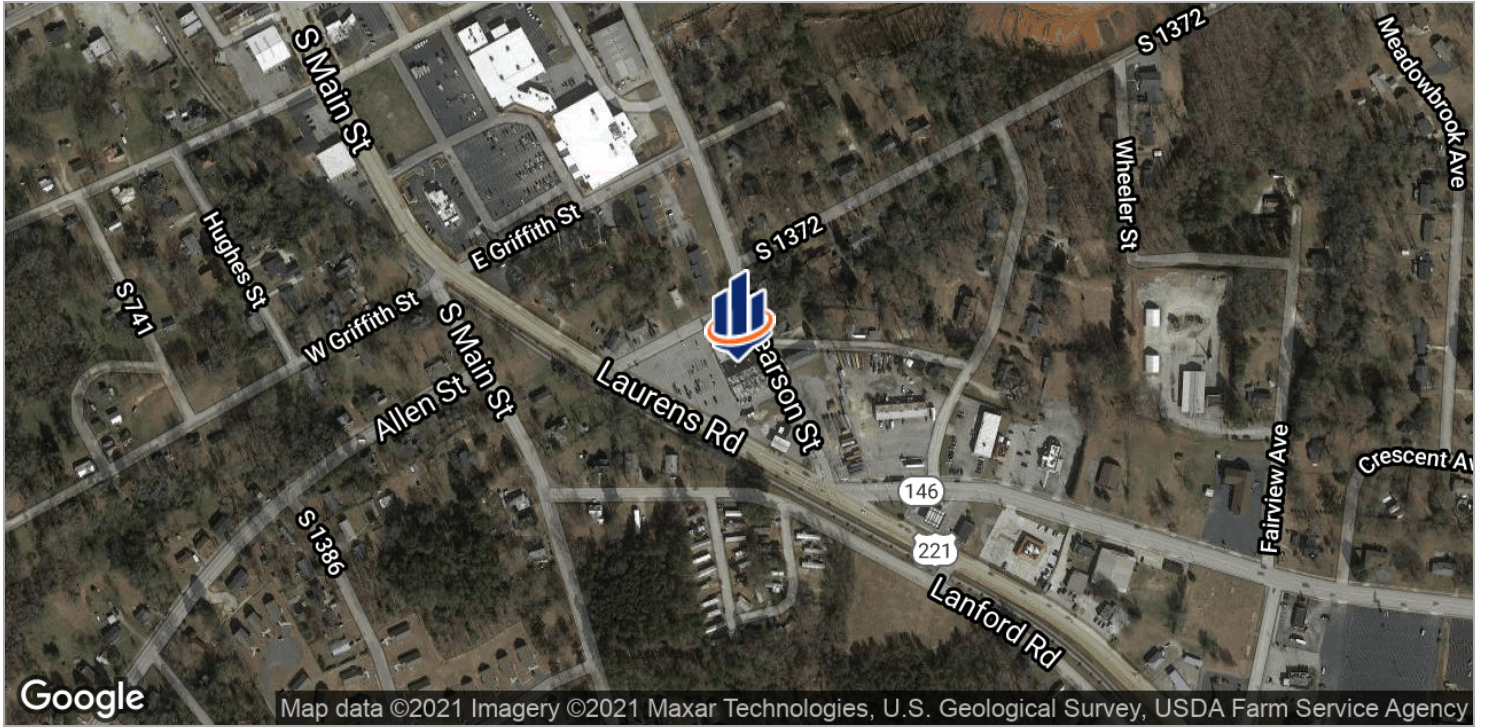
AREA OVERVIEW

The City of Woodruff blends the small-town charm of a historic mill village with the growing presence of multi-use trails, walkable sidewalks, family-owned shops, restaurants, antique stores, and a luxurious day spa. The City's 4,000 residents are located just south of Spartanburg, South Carolina, within 15 minutes of I-26 and I-85, BMW and Greenville Spartanburg Airport, and 20 minutes to downtown Greenville, South Carolina.



Woodruff is experiencing a flurry of activity and new home development, with $\pm 1,000$ new homes in various stages of construction. New commercial development in the city include Tractor Supply Company, Bojangles, Huddle House, ProGrin Dentistry, and a number of local businesses opening along the historic Main Street.

Location Maps



505 LAURENS ROAD, WOODRUFF, SC 29388

Meet The Team



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