

# SC SIMPSONVILLE 2201 WOODRUFF



2201 WOODRUFF ROAD, SIMPSONVILLE, SC 29681



## OFFERING SUMMARY

County	Greenville
Lease Rate	Contact Broker for Details
Lot Size	+/- 0.66 Acres
Zoning	Commercial
Traffic Count	39,400
Traffic Street	SC 146/ Woodruff Rd

## PROPERTY OVERVIEW

Land lease or build to suit in Simpsonville, SC. Simpsonville is located in Greenville County, southeast of downtown Greenville and part of the Greenville-Mauldin-Easley Metropolitan Statistical Area.

## PROPERTY HIGHLIGHTS

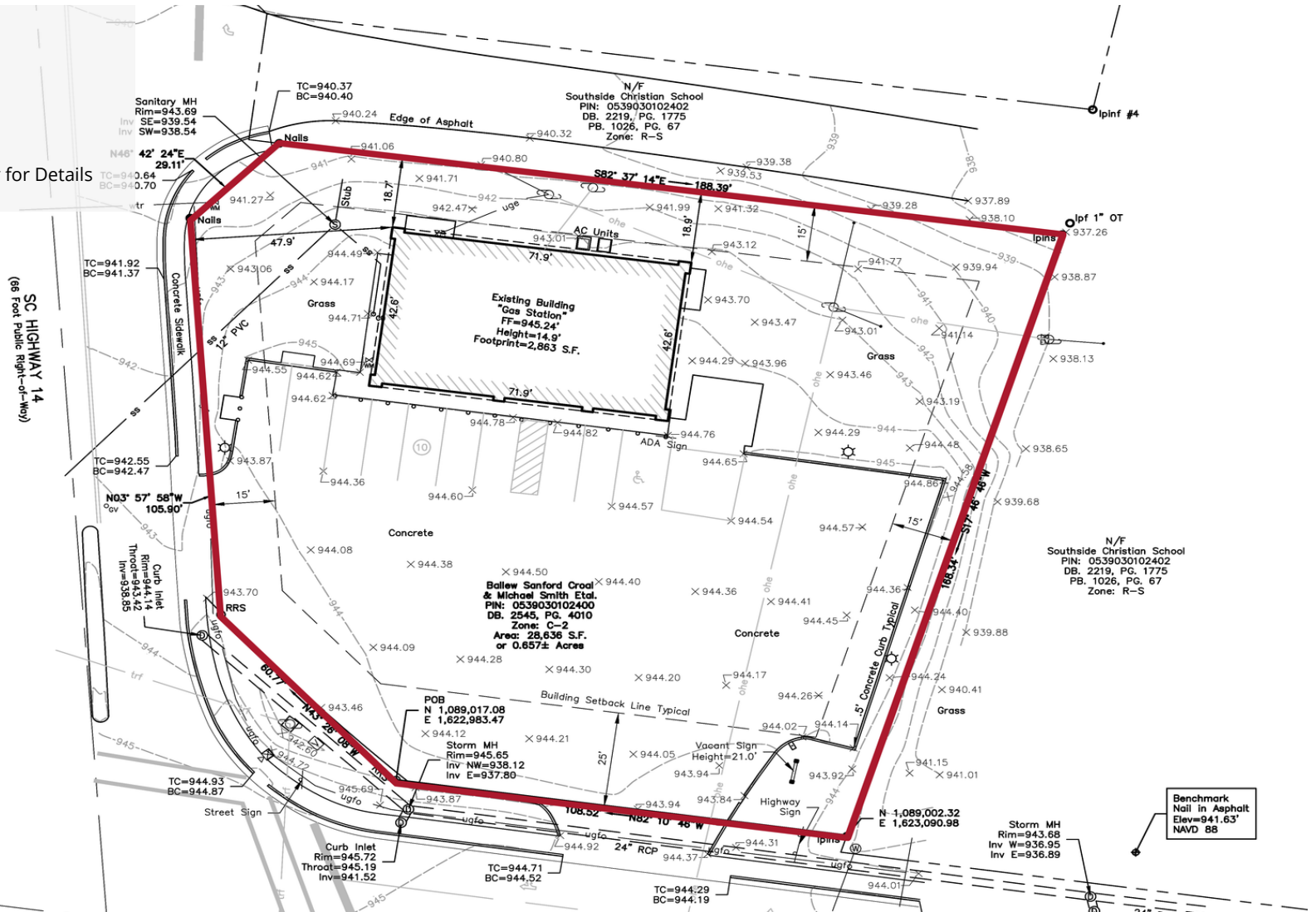
- Land lease or build to suit
- Directly in front of Southside Christian School with approximately 1,100 students
- Located at a signalized intersection and directly across from the first Sprouts Farmers Market-anchored shopping center in South Carolina
- Average household income of \$102,378 within a 5-mile radius
- Population of 125,351 within a 5-mile radius
- Located within Greenville MSA
- Greenville, SC ranks #1 city for economic potential

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<b>LEASE TYPE</b>	Ground
<b>TOTAL SPACE</b>	0.657 Acres
<b>LEASE TERM</b>	Negotiable
<b>LEASE RATE</b>	Contact Broker for Details



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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Land Lease	Available	0.657 Acres	Ground Lease	Contact Broker for Details	