

SC SIMPSONVILLE FIVE FORKS BI-LO



2607 WOODRUFF ROAD, SIMPSONVILLE, SC 29681



OFFERING SUMMARY

County	Greenville
Availability	Up to 8,000 SF
Lease Rate	Contact Broker for Details
Building Size SF	78,177
Zoning	Commercial
Traffic Count	21,400
Traffic Street	Woodruff Road
Average HH Income (5 Miles)	\$91,844

PROPERTY HIGHLIGHTS

- Combined daily average traffic counts on Woodruff Road and Five Forks Road exceed 27,700 cars per day
- There are 50,600 residents within a 3-mile radius of the Property, which is an 85% increase since 2000, and is expected to grow an additional 10% over the next five years
- The property has five points of ingress/egress including a dedicated signalized access point directly in front of the center along Woodruff Road
- The property has two large pylon signs that are easily visible on Woodruff Road and Batesville Road
- The property is strategically located amongst Greenville/Spartanburg's most affluent communities with median household incomes ranging from \$93,000 to \$163,000
- The Greenville / Spartanburg MSA has a diverse industry base ranging from government, manufacturing, automotive, education, and professional services. The MSA is also home to the North American Headquarters for both BMW and Michelin
- The Greenville / Spartanburg MSA is strategically located along I-85 equidistant between Charlotte and Atlanta, the Southeast's two premier economic hubs

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