



# Woodruff S.C.

Greenville, SC

Greenville-Anderson (SC)



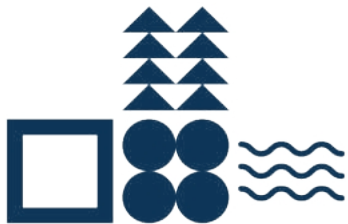
**Tracy Zart**  
Leasing Representative  
(704) 362-5234  
tzart@kimcorealty.com







AERIAL



GROSS LEASABLE AREA (GLA)

118,452 SF

PARKING SPACES

565

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Google Earth

DENSITY AERIAL

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■ Non-Controlled    🅒 Curbside Pick-up

	TENANT	SQ FT
1	Academy Sports & Outdoors	89,510
2	Sunflower Nails	2,690
3	Trader Joe's	12,836
4	Aspen Dental	3,200
5	Crumbl Cookies	1,716
6	Mattress Warehouse	5,000
7	Hand & Stone Massage & Facial	2,500
8	Stretch Zone	1,000

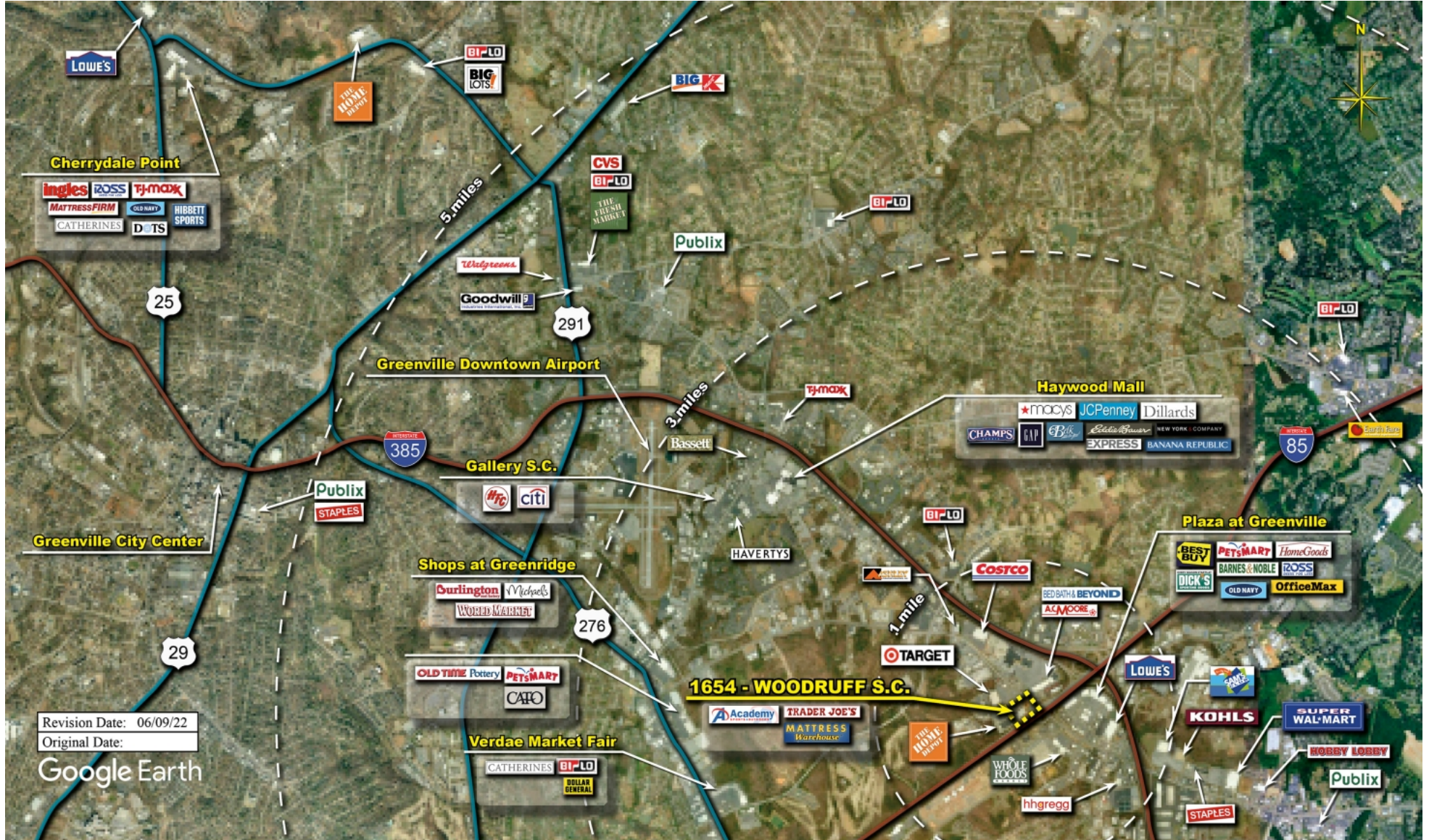


Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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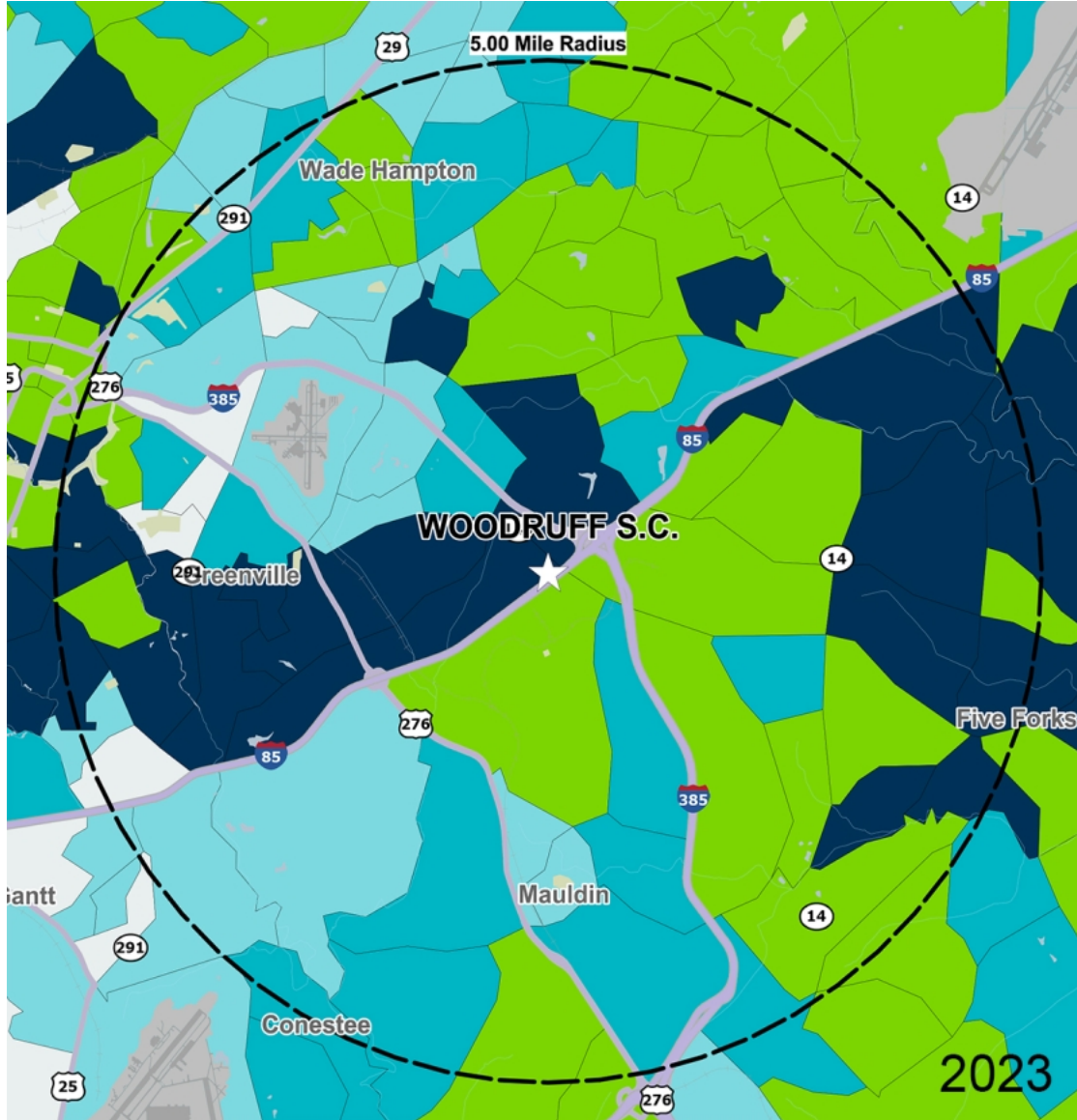


COMPETITION MAP

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by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	4,861	52,783	168,943
Daytime Pop	12,872	85,613	235,084
Households	2,032	23,638	69,779
Average HH Income	\$113,398	\$101,829	\$103,502
Median HH Income	\$79,358	\$76,912	\$75,163
Per Capita Income	\$47,773	\$45,956	\$43,385

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
  \$50K - \$75K
- \$100K - \$150K
  \$0K - \$50K
- \$75K - \$100K



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Woodruff Industrial Lane & Woodruff Rd., Greenville, SC



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