

RETAIL SPACE FOR LEASE > WOODRUFF ROAD AT GARLINGTON ROAD



# Garlington Station

1143 WOODRUFF ROAD, GREENVILLE, SC 29607



**NEXT  
DOOR:**



**Total Wine & MORE**



**AND MORE**

## Prime Retail Space for Lease > Woodruff Rd.

- > Newly Renovated
- > In the heart of Woodruff Road retail corridor
- > Situated between the off ramps of I-85 (0.1 mile) and I-385 (0.5 miles)
- > Adjacent to Shops at Greenridge, 0.7 miles from Magnolia Park
- > Available: ±2,484 SF (potential subdivide)

> **LEASE RATE: \$26/SF NNN**

\*Contact Broker for more information

## Demographics<sup>(2017)</sup>


	1-MILE	3-MILE	5-MILE
POPULATION	3,113	50,020	145,191
AVERAGE HH INCOME	\$82,407	\$89,755	\$87,900


**\*DISCLOSURE: Property is an Agent owned listing.**


### Renovations Include:

- New Façade
- New Roof
- Resurfaced Parking Lot
- New Landscaping
- New Monument Sign

## Traffic Counts<sup>(2016)</sup>

 35,500 VPD Woodruff Road

 100,400 VPD I-385

 107,600 VPD I-85

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RETAIL SPACE FOR LEASE > WOODRUFF ROAD



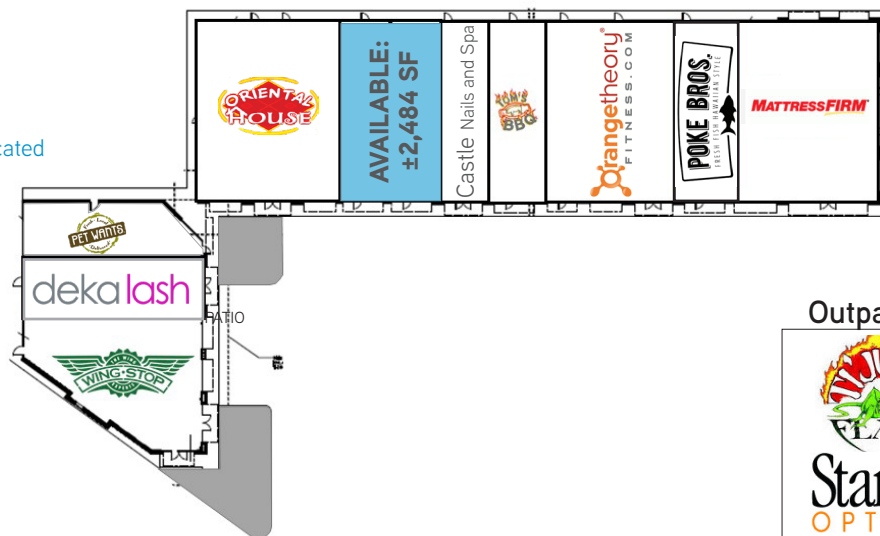
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## SITE PLAN

Available Suites  
\*square footage as indicated



PATIO

Garlington Road

Woodruff Road

Outparcel

