

Retail Space For Lease

1022 Unit B Woodruff Rd

GREENVILLE, SC 29607



JOHN PLANK
(864) 608-3248
john@divinegroup.us
102867, SC

TIM MCDUGALL
VP of Leasing & Development
440-476-4744
tim@divinegroup.us
125603

PROPERTY SUMMARY

1022 WOODRUFF ROAD STE B | GREENVILLE, SC 29607



Property Summary

Address:	1022 B Woodruff Rd
County:	Greenville
Zip Code:	29607
Lease Rate:	\$30 PSF
Service Type:	NNN
Lease Term:	Negotiable
Available SF:	2,700
Frontage:	27'
Zoning:	BG
Service Type:	NNN
Term:	Negotiable
Parking:	Common

Property Overview

Divine Group is proud to present 1022 B Woodruff Rd for lease. Positioned in Prime Square Shopping Center, this +/-2,700 SF retail space offers excellent visibility and high customer traffic, making it an ideal location for your business. The property boasts neighbors such as Carrabba's, Twin Peaks, and Midtown Deli, ensuring steady foot traffic and exceptional visibility. The center also includes renowned businesses and amenities like Palmetto State Armory, Holiday Inn, Microtel by Wyndham, Chuy's restaurant, Spectrum Store, & Elevation Church. Additionally, the site sits directly across from the Magnolia Park Shopping Center, and Costco.

The available space features an open floor plan and appealing red-brick façade with substantial frontage perfect for prominent signage. Large storefront windows invite ample natural light, enhancing retail visibility and attractiveness to passersby. The rear of the space is well-equipped with a convenient loading area, including a walk-up platform and door to accommodate deliveries efficiently.

DIVINE GROUP
22 Garlington Road
Greenville, SC 29615

JOHN PLANK
O: (864) 608-3248
C: (864) 608-3248
john@divinegroup.us
102867, SC

TIM MCDUGALL
VP of Leasing & Development
O: 440-476-4744
tim@divinegroup.us
125603

PROPERTY PHOTOS

1022 WOODRUFF ROAD STE B | GREENVILLE, SC 29607

DIVINE GROUP
22 Garlington Road
Greenville, SC 29615

JOHN PLANK
O: (864) 608-3248
C: (864) 608-3248
john@divinegroup.us
102867, SC

TIM MCDUGALL
VP of Leasing & Development
O: 440-476-4744
tim@divinegroup.us
125603

PROPERTY PHOTOS

1022 WOODRUFF ROAD STE B | GREENVILLE, SC 29607



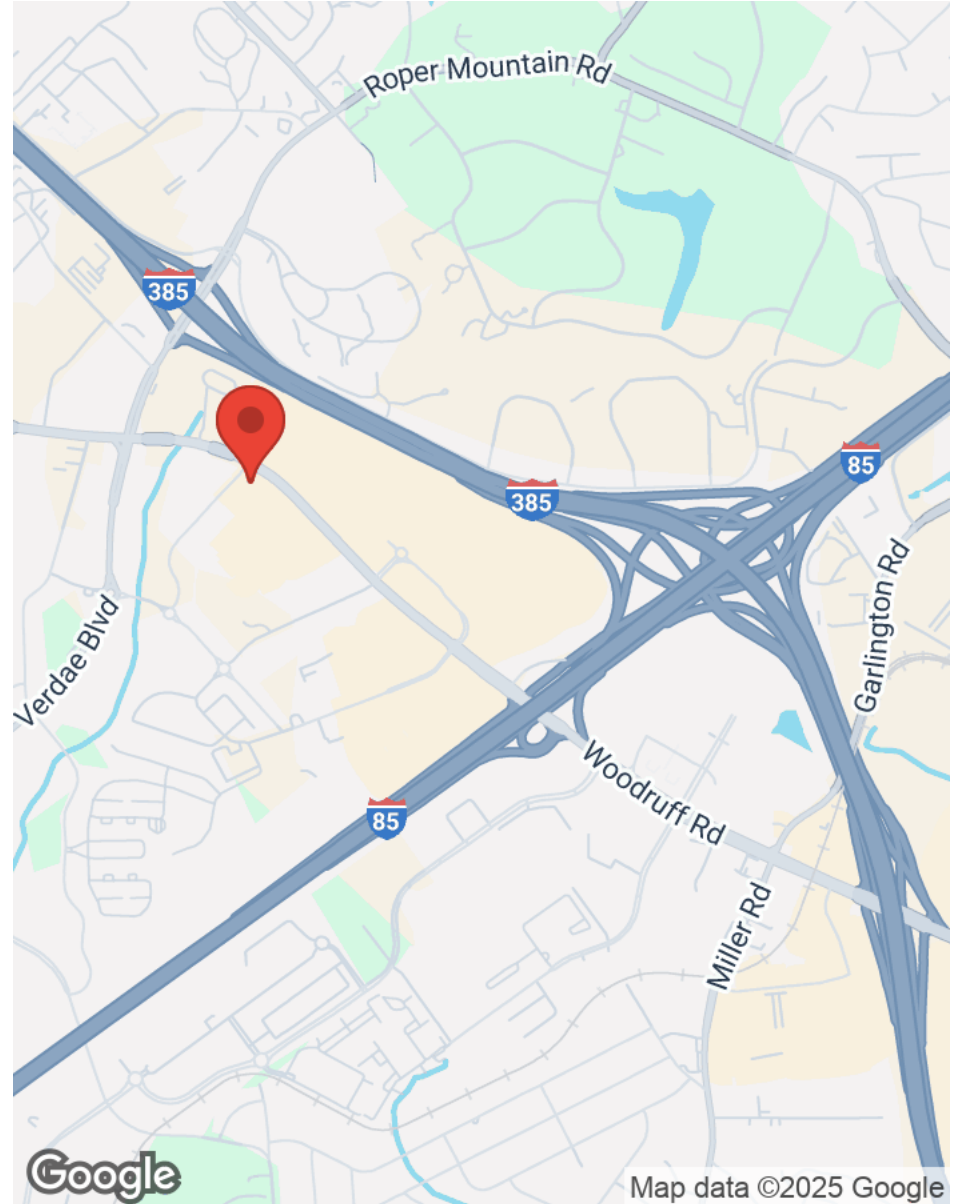
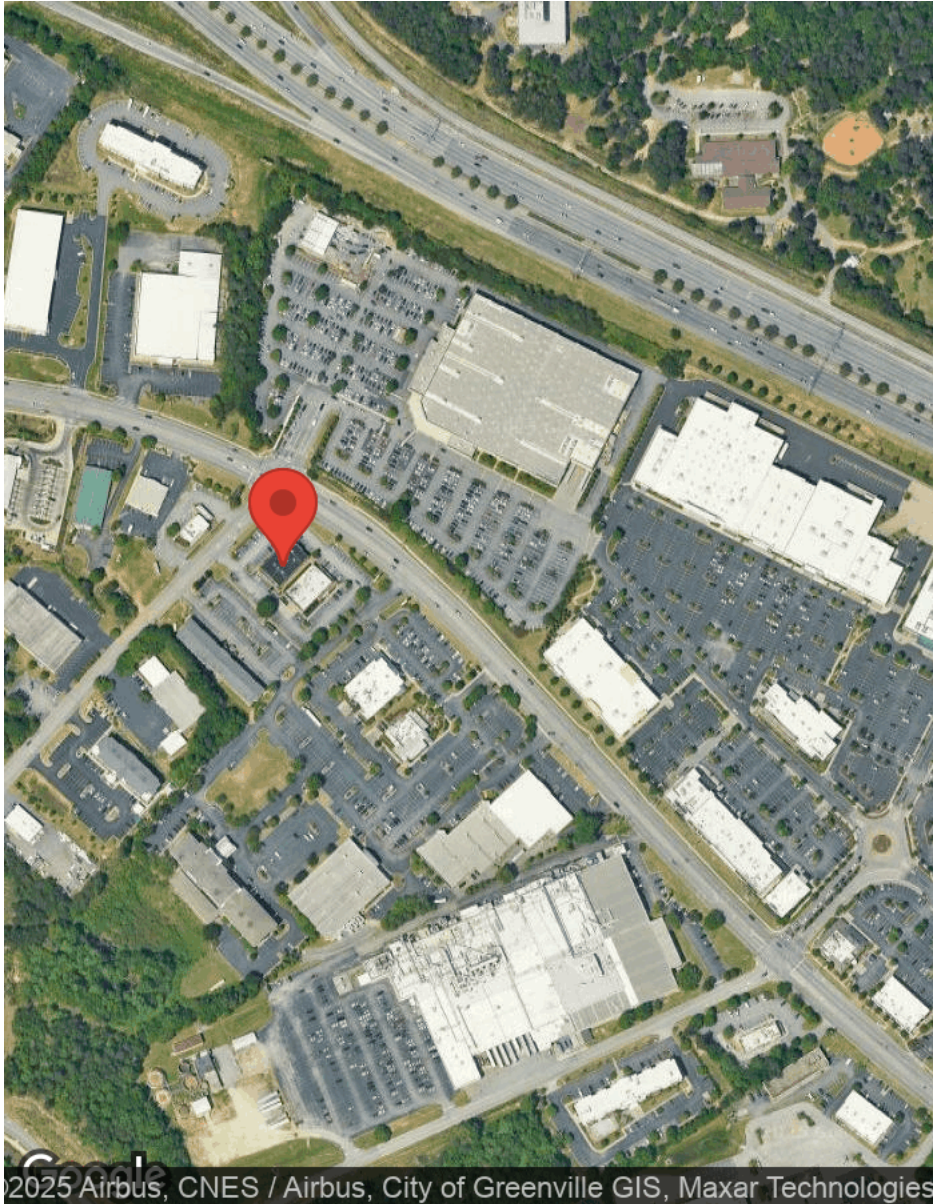
DIVINE GROUP
22 Garlington Road
Greenville, SC 29615

JOHN PLANK
O: (864) 608-3248
C: (864) 608-3248
john@divinegroup.us
102867, SC

TIM MCDUGALL
VP of Leasing & Development
O: 440-476-4744
tim@divinegroup.us
125603

LOCATION MAPS

1022 WOODRUFF ROAD STE B | GREENVILLE, SC 29607



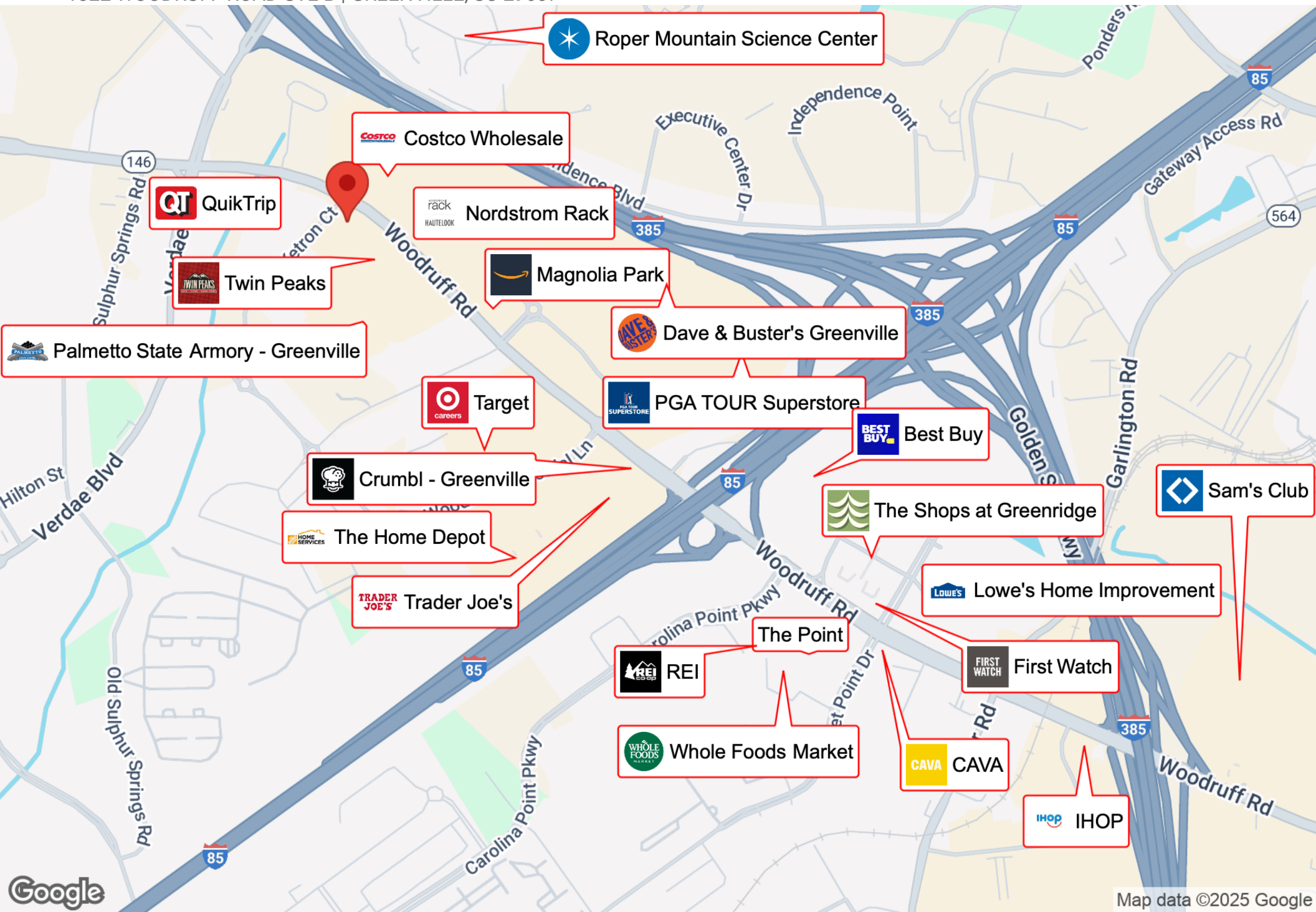
DIVINE GROUP
22 Garlington Road
Greenville, SC 29615

JOHN PLANK
O: (864) 608-3248
C: (864) 608-3248
john@divinegroup.us
102867, SC

TIM MCDUGALL
VP of Leasing & Development
O: 440-476-4744
tim@divinegroup.us
125603

BUSINESS MAP

1022 WOODRUFF ROAD STE B | GREENVILLE, SC 29607



Roper Mountain Science Center

Costco Wholesale

QuikTrip

Nordstrom Rack

Twin Peaks

Magnolia Park

Dave & Buster's Greenville

Palmetto State Armory - Greenville

Target

PGA TOUR Superstore

Best Buy

Crumbl - Greenville

The Shops at Greenridge

Sam's Club

The Home Depot

Trader Joe's

Lowe's Home Improvement

REI

The Point

First Watch

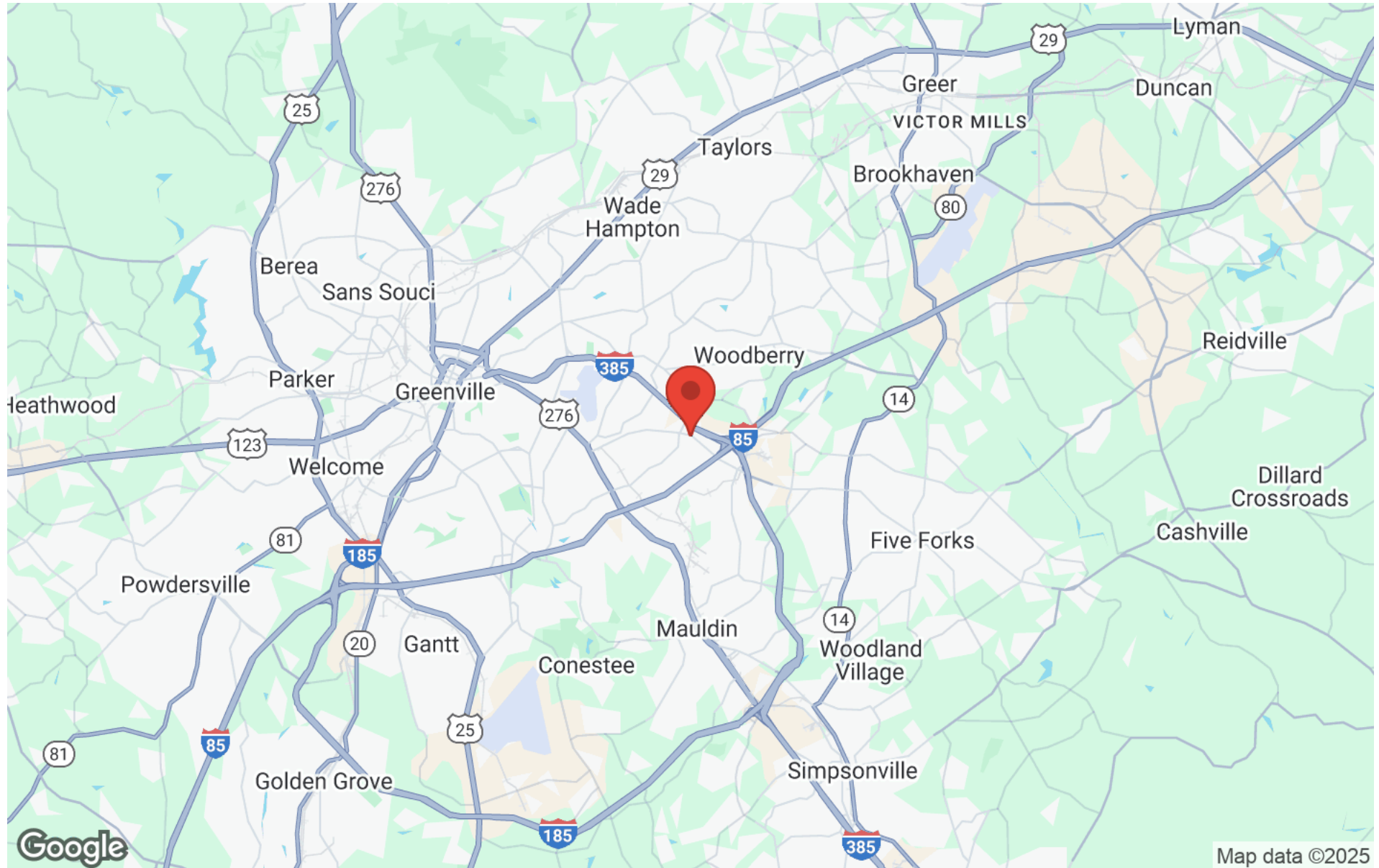
Whole Foods Market

CAVA

IHOP

REGIONAL MAP

1022 WOODRUFF ROAD STE B | GREENVILLE, SC 29607



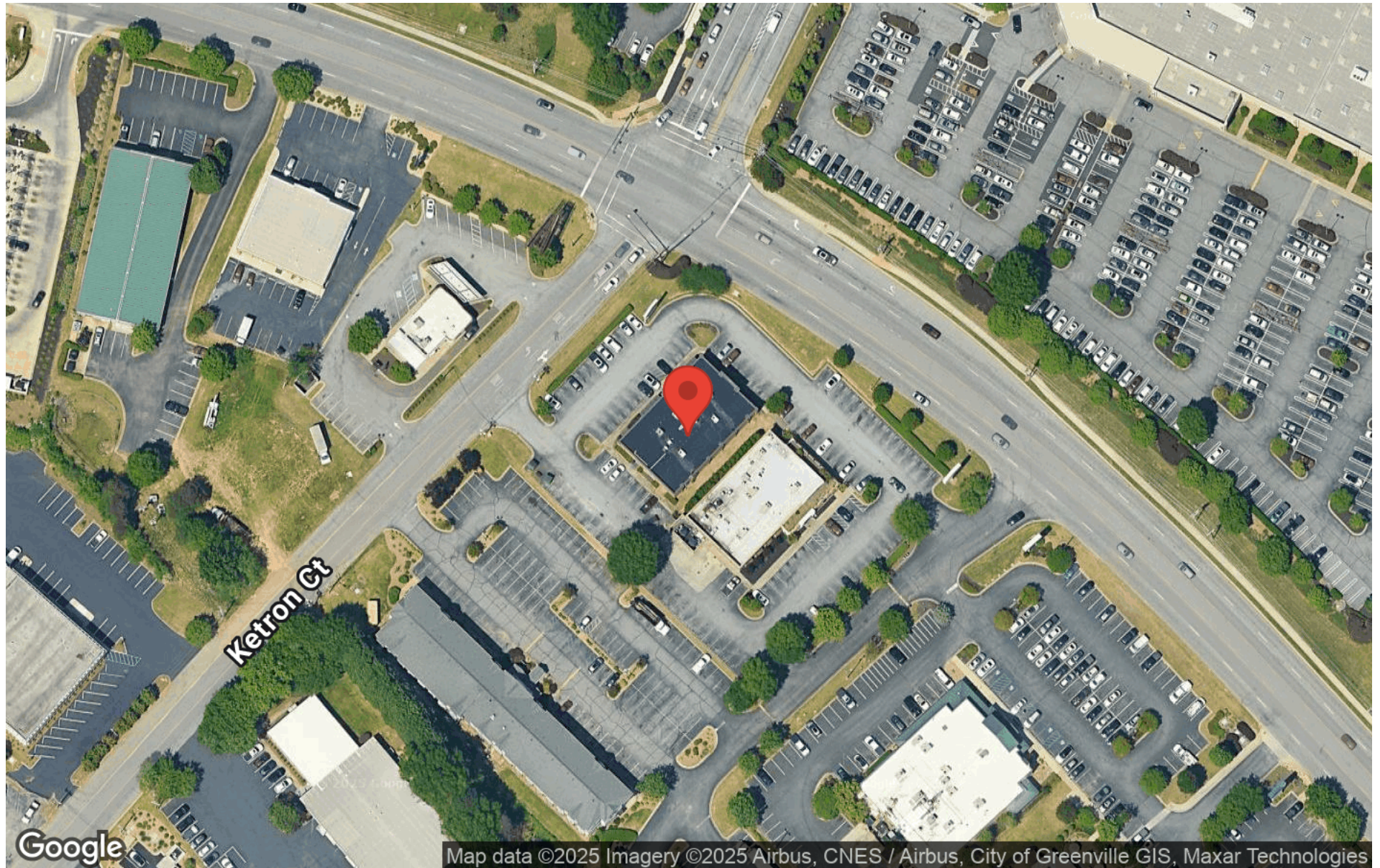
DIVINE GROUP
22 Garlington Road
Greenville, SC 29615

JOHN PLANK
O: (864) 608-3248
C: (864) 608-3248
john@divinegroup.us
102867, SC

TIM MCDUGALL
VP of Leasing & Development
O: 440-476-4744
tim@divinegroup.us
125603

AERIAL MAP

1022 WOODRUFF ROAD STE B | GREENVILLE, SC 29607



DIVINE GROUP
22 Garlington Road
Greenville, SC 29615



JOHN PLANK
O: (864) 608-3248
C: (864) 608-3248
john@divinegroup.us
102867, SC

TIM MCDUGALL
VP of Leasing & Development
O: 440-476-4744
tim@divinegroup.us
125603

PROPERTY INSIGHTS - PAST 12 MONTHS

1022 WOODRUFF ROAD STE B | GREENVILLE, SC 29607

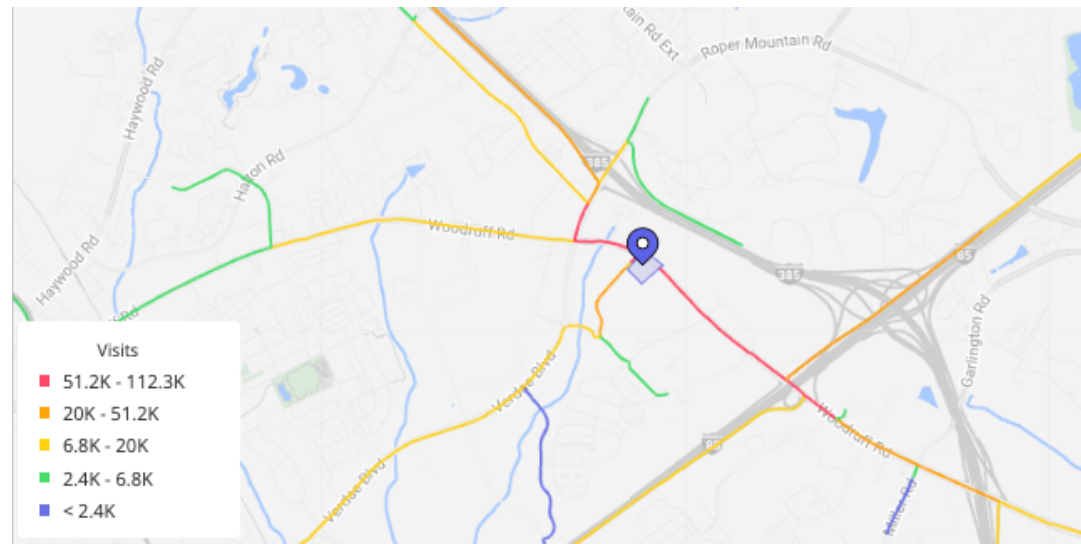
Property:
[1022 Woodruff / Woodruff Rd...](#)

Visits	223.6K	Avg. Dwell Time	96 min
Visits / sq ft	1.19	Panel Visits	19.9K
Size - sq ft	187.1K	Visits YoY	-4.9%
Visitors	124.3K	Visits Yo2Y	-4.5%
Visit Frequency	3.3	Visits Yo3Y	-11.1%

TRAFFIC PATTERNS

1022 WOODRUFF ROAD STE B | GREENVILLE, SC 29607



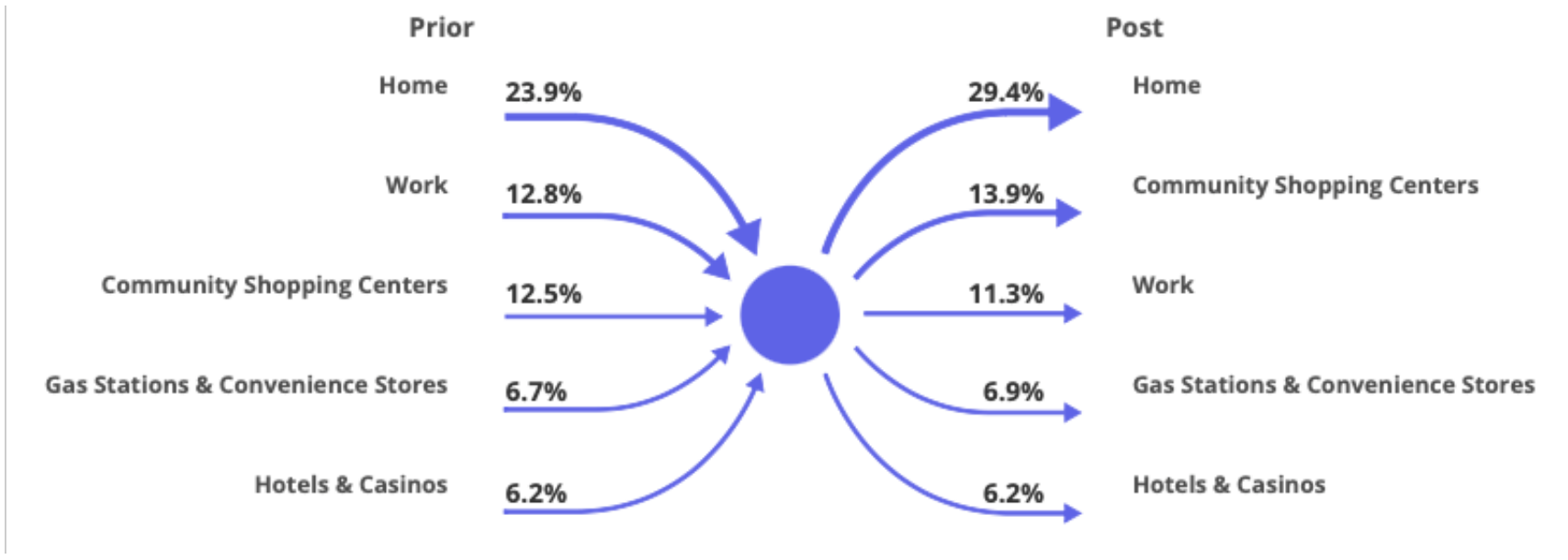
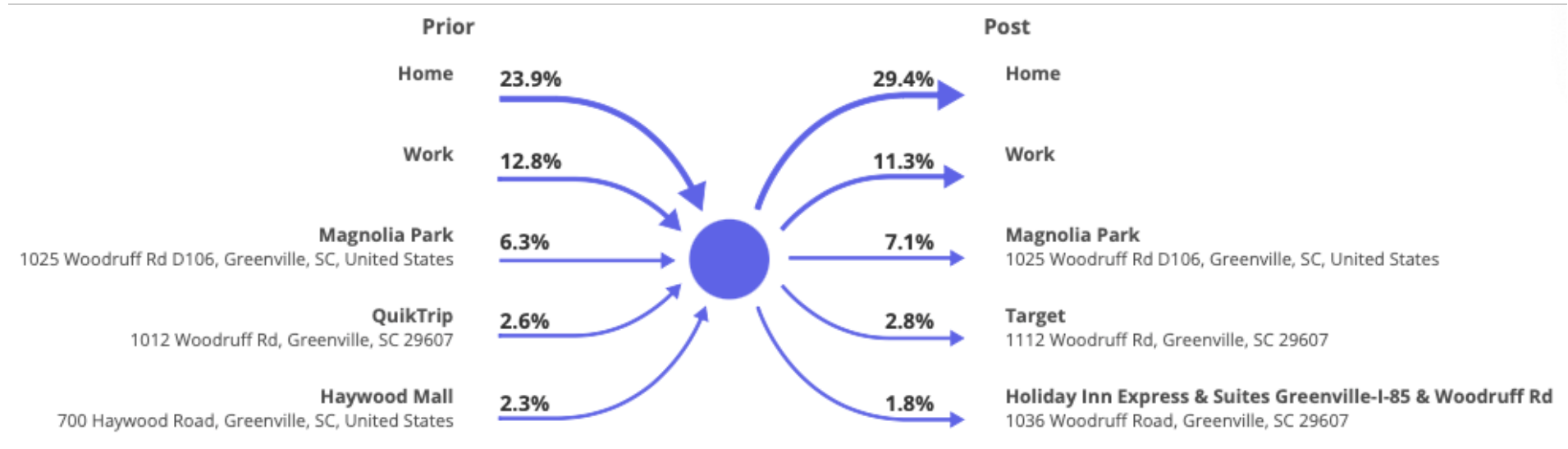
DIVINE GROUP
 22 Garlington Road
 Greenville, SC 29615

JOHN PLANK
 O: (864) 608-3248
 C: (864) 608-3248
 john@divinegroup.us
 102867, SC

TIM MCDUGALL
 VP of Leasing & Development
 O: 440-476-4744
 tim@divinegroup.us
 125603

VISITOR JOURNEY

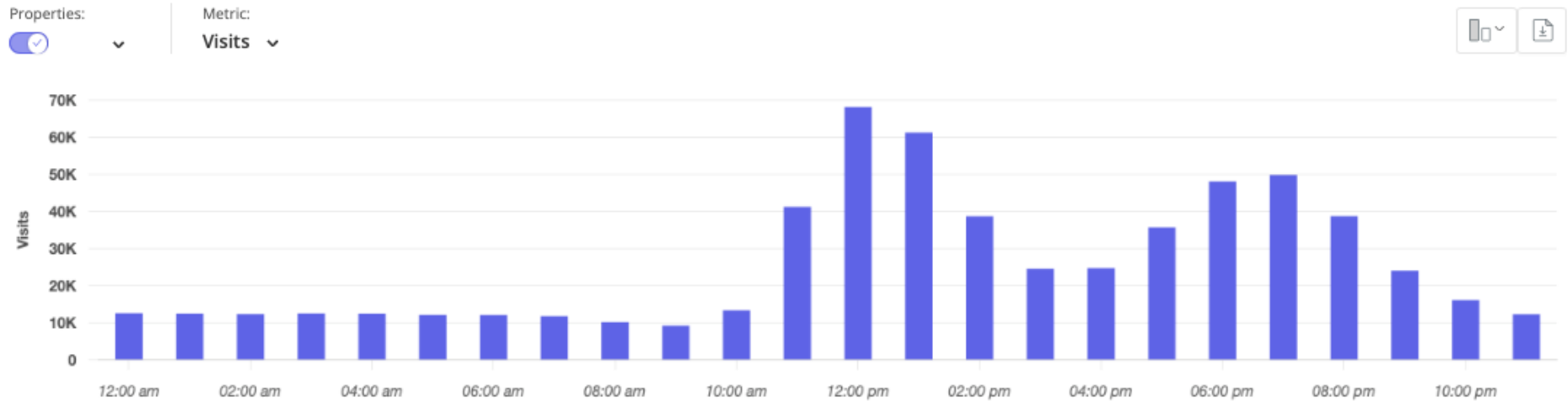
1022 WOODRUFF ROAD STE B | GREENVILLE, SC 29607



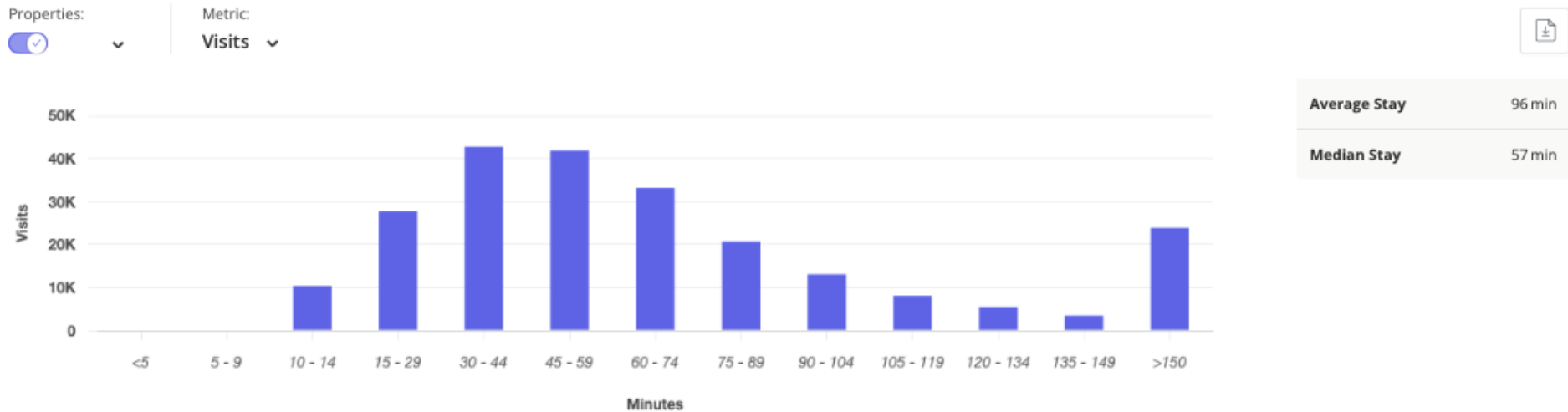
FOOT TRAFFIC ANALYSIS

1022 WOODRUFF ROAD STE B | GREENVILLE, SC 29607

Hourly Visits ?

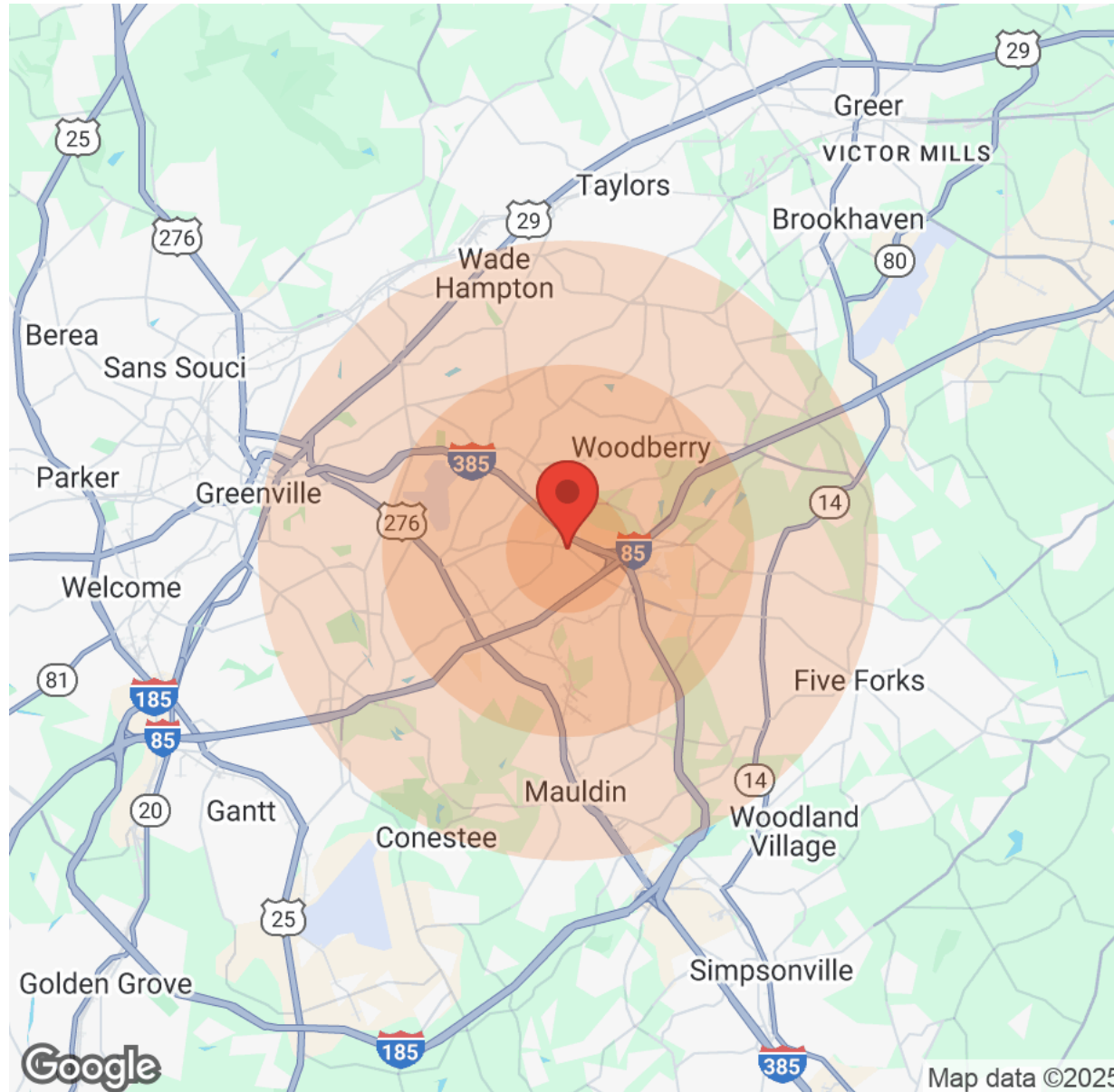


Visit Duration ?



DEMOGRAPHICS

1022 WOODRUFF ROAD STE B | GREENVILLE, SC 29607



Population	1 Mile	3 Miles	5 Miles
Male	1,877	20,956	75,372
Female	2,000	21,342	80,167
Total Population	3,877	42,298	155,539

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	488	7,558	29,313
Ages 15-24	291	4,673	19,295
Ages 25-54	1,623	16,428	60,675
Ages 55-64	557	5,876	19,878
Ages 65+	918	7,763	26,378

Race	1 Mile	3 Miles	5 Miles
White	3,090	33,390	116,965
Black	537	5,780	27,007
Am In/AK Nat	N/A	36	87
Hawaiian	N/A	N/A	12
Hispanic	193	3,588	11,475
Multi-Racial	248	3,978	13,392

Income	1 Mile	3 Miles	5 Miles
Median	\$63,493	\$63,493	\$54,860
< \$15,000	254	1,632	7,205
\$15,000-\$24,999	148	1,973	7,563
\$25,000-\$34,999	138	2,377	7,304
\$35,000-\$49,999	406	3,413	9,521
\$50,000-\$74,999	424	3,302	10,494
\$75,000-\$99,999	367	2,778	8,051
\$100,000-\$149,999	380	2,585	8,290
\$150,000-\$199,999	57	821	3,270
> \$200,000	27	743	3,602

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,468	22,148	72,954
Occupied	2,237	20,290	66,842
Owner Occupied	584	10,097	39,753
Renter Occupied	1,653	10,193	27,089
Vacant	231	1,858	6,112

DIVINE GROUP
22 Garlington Road
Greenville, SC 29615

JOHN PLANK
O: (864) 608-3248
C: (864) 608-3248
john@divinegroup.us
102867, SC

TIM MCDUGALL
VP of Leasing & Development
O: 440-476-4744
tim@divinegroup.us
125603

DISCLAIMER

1022 WOODRUFF ROAD STE B

All materials and information received or derived from Divine Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Divine Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Divine Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Divine Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Divine Group does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Divine Group in compliance with all applicable fair housing and equal opportunity laws.

DIVINE GROUP
22 Garlington Road
Greenville, SC 29615

PRESENTED BY:

JOHN PLANK
O: (864) 608-3248
C: (864) 608-3248
john@divinegroup.us
102867, SC

TIM MCDOUGALL
VP of Leasing & Development
O: 440-476-4744
tim@divinegroup.us
125603

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.