



FOR SALE | LAND

EXCLUSIVE WOODRUFF ROAD OFFICE DEVELOPMENT OPPORTUNITY

369 Woodruff Road | Greenville, SC 29607



PRESENTED BY:

LUCAS WARD

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SC #98318

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PROPERTY HIGHLIGHTS

- ± 13,000 VPD [2015]
- Professional Park
- Excellent Visibility with Coveted Location
- Established Medical Office Co-tenancy





DISCLAIMER

EXCLUSIVE WOODRUFF ROAD OFFICE DEVELOPMENT OPPORTUNITY | 0.44 ACRES | GREENVILLE, SC

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SALE OVERVIEW

SALE PRICE: \$200,000 Per Pad

LOT SIZE: ± 0.435 Acres

APN #: 0259.00-01-003.28 &
0259.00-01-003.29 &
0259.00-01-003.31 &
0259.00-01-003.32

ZONING: S-1

MARKET: Greenville

SUB MARKET: Woodruff / I-385
Corridor

CROSS STREETS: Woodruff Rd. & Halton
Rd.

PROPERTY DESCRIPTION

SVN | BlackStream is pleased to present the opportunity to purchase these four (4) improved "pad ready" office sites with access to both Woodruff and Halton Road. Woodruff-Halton Professional Park is anchored by Greenville Dermatology. The portfolio of pads are ± .435 acres in total with ± 18,948 SF available for development. All utilities have been brought to each pad in preparation to build. Greenville Dermatology occupies a ± 7,000 SF Class A Medical Building in the center of the professional office park.

LOCATION OVERVIEW

The subject property is located ± .4 miles from Haywood Road, ± .6 miles from Laurens Road, and ± 1.5 miles from I-385. The site maintains an ease of access to both Woodruff Road and Halton Road. Roper Mountain Road, Verdae Boulevard, as well as I-85 are also easily accessible. The properties' surrounding commercial developments include single-family residential, multi-family, professional office, and professional medical office. The Fluor Daniel campus rests less than ± 1 mile to the northeast. Site rests in a prevalent S-1 Zoning Services District.

*The information contained herein was obtained by sources deemed to be reliable. However, BlackStream, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.



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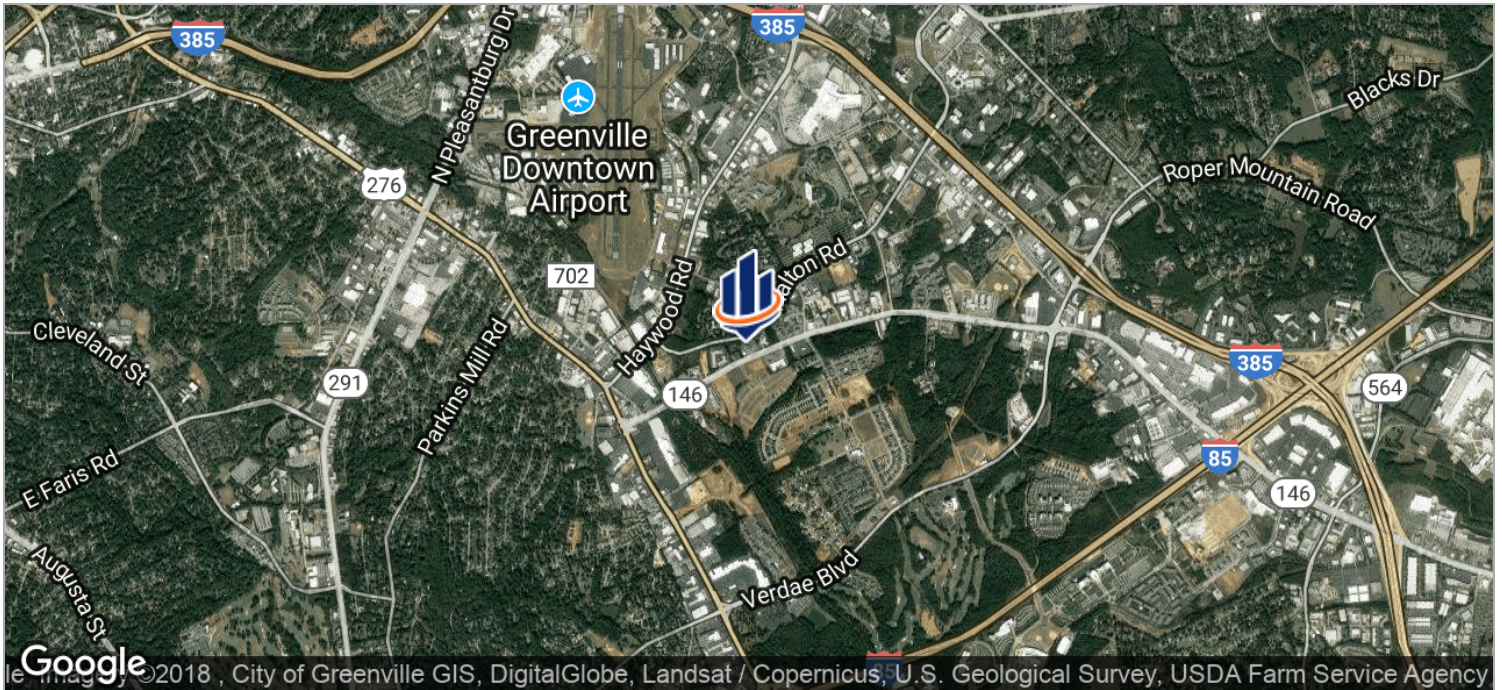
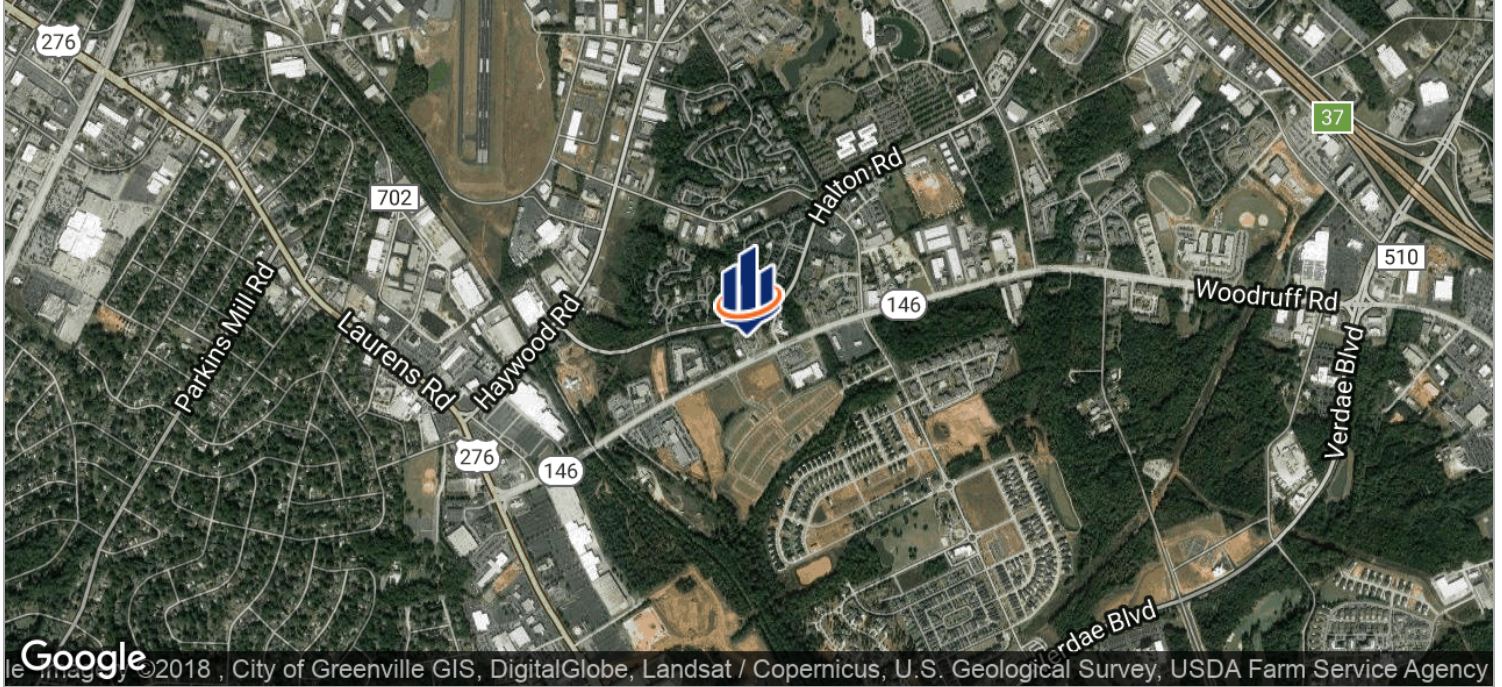
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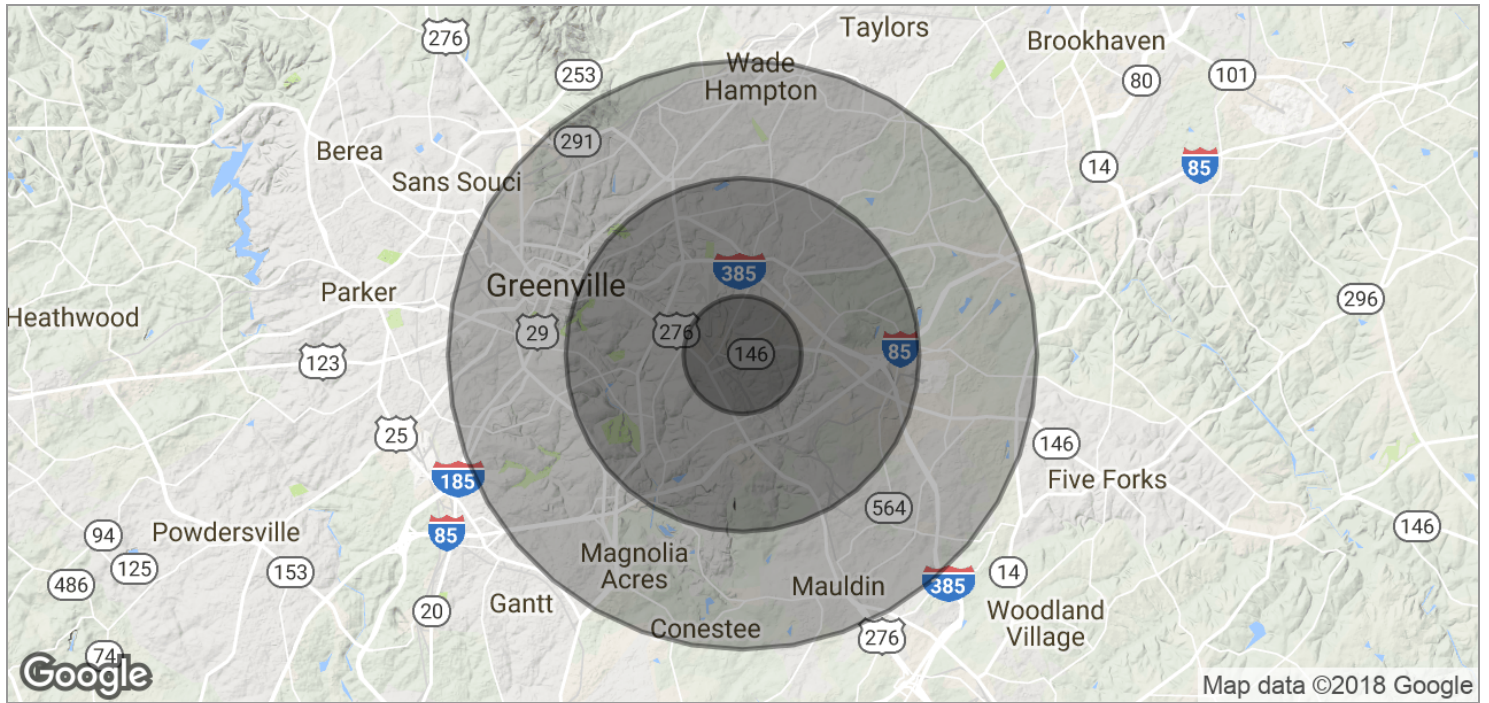
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,501	48,022	143,222
MEDIAN AGE	32.1	36.3	37.5
MEDIAN AGE (MALE)	31.0	34.3	35.9
MEDIAN AGE (FEMALE)	32.7	38.8	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,693	21,456	61,899
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$80,661	\$67,520	\$67,937
AVERAGE HOUSE VALUE	\$365,938	\$243,271	\$221,698



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