

**Commercial/Retail Property**  
**509 Haywood Road**  
**Greenville, South Carolina**



**Rooms To Go Relocating**



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Greenville, SC 29601  
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For more information contact:  
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**Ackerman & Co.**  
Brokerage | Development | Management | Investment

10 Glenlake Pkwy, Suite 1000  
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For more information contact:  
Larry Wood  
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Greenville  
Downtown  
Airport

Byrdland Drive

**PROPERTY**

Gallery  
Shopping Center

31,000 VPD

Old Airport Road

Haywood Road

To Greenville

Fluor North American  
Campus

Woods Crossing Road

Haywood  
Mall  
1.4 Million SF

110,800 VPD

To I-85

Greenville  
Hospital





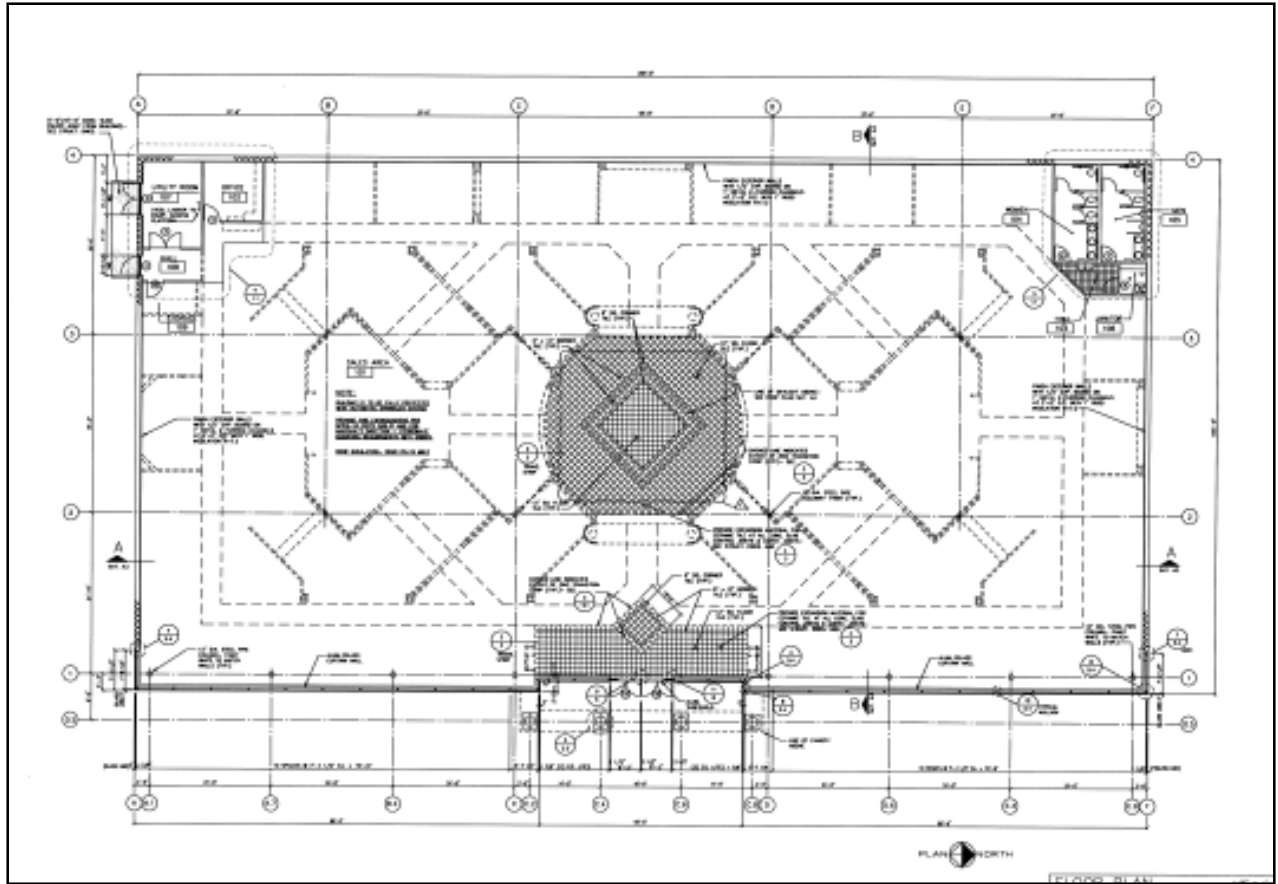
## OFFERING HIGHLIGHTS

- **Rooms To Go (Seller) is relocating to Woodruff Road – Magnolia Park**
- 20,920 SF on 2 Acres
- Located approx. one mile northwest of I-385 and Haywood Mall
- Built in 1996
- 2.0 acres with approx. 224 feet of frontage on Haywood Road and an approx. average depth of 280 feet
- One (1) curb cut to Haywood Road
- 27,400 VPD – Haywood Road (2008 Count)
- Parking – 69 Spaces
- Signage – One pylon sign on Haywood Road and two building mounted signs
- 2008 Real Estate Taxes – \$32,207.94
- **Lease Rate - \$11.50/sf NNN**
- **SALE PRICE - \$2,600,000.00**

## DEMOGRAPHICS

	<u>3 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population 2010 Estimate	55,056	160,925	381,765
2010 Est. Avg. Family Income	\$63,246	\$63,443	\$65,045
Growth 2000 – 2010	10.24%	11.86%	17.89%

# Floor Plan



# As-Built Survey Drawing

