

# Shoppes at Woodruff

1451 Woodruff Road

Greenville, SC 29607

Walmart Supercenter



## Property Overview



- **Anchor Tenant:** Walmart Supercenter, Staples
- **Year Built:** 1999
- **Gross Leasable Area:** 82,447 SF
- **Parking Ratio:** 5.70/1,000 SF
- **Average Daily Traffic (2010):**
  - 87,000 cars/day - I-385 (N of Woodruff - SC 146 to I-85)
  - 69,600 cars/day - I-385 (S of Woodruff - SC 107 to SC 146)
  - 32,200 cars/day - Woodruff Rd./SC 146 (Between I-85 & SR 14)
- **Demographics (2011):**

<i>Population:</i>		<i>Average Household Income:</i>	
• 3-Mile Radius	43,256	• 3-Mile Radius	\$84,596
• 5-Mile Radius	124,310	• 5-Mile Radius	\$82,461
• 7-Mile Radius	228,764	• 7-Mile Radius	\$73,350

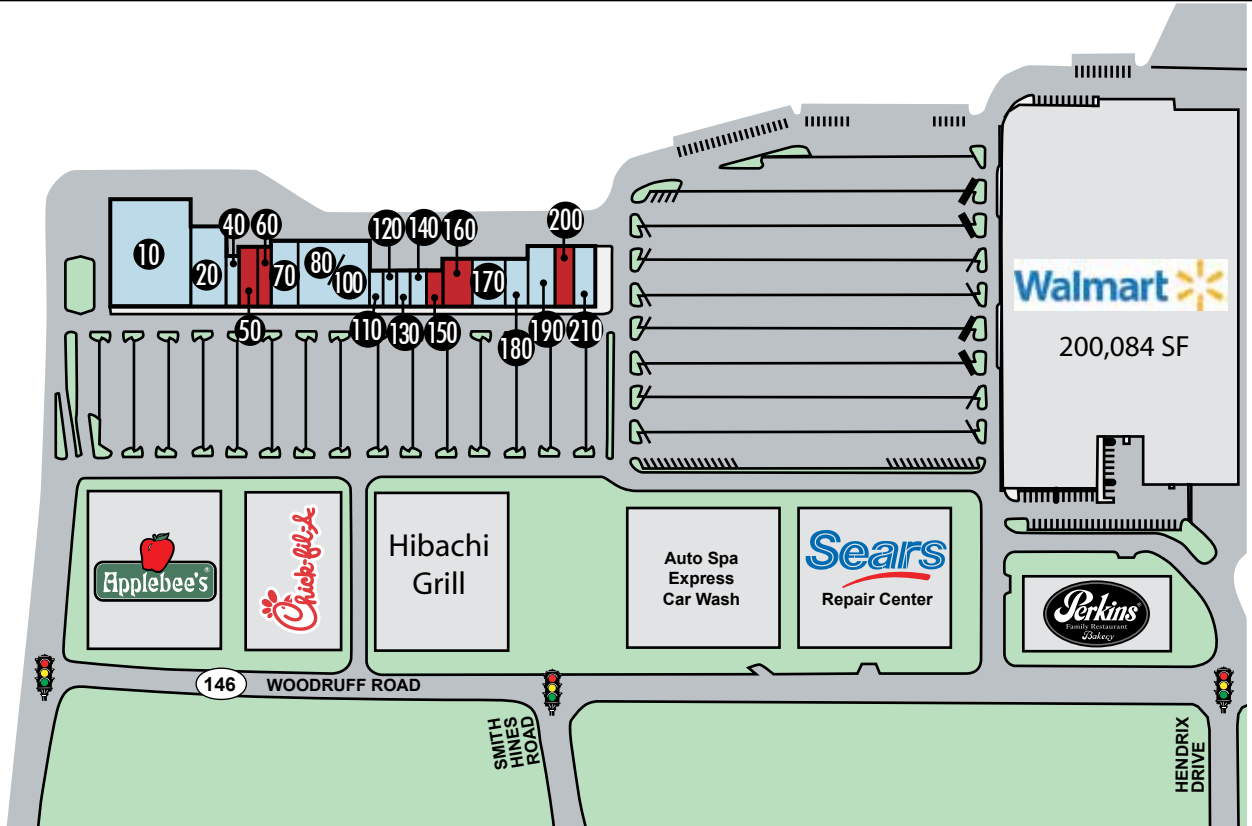
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RIVERCREST  
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**HUGHES**  
 COMMERCIAL PROPERTIES INCORPORATED

# Site Plan



## Location Maps

★ 1/2 mile east of I-385



Suite	Tenant	SF
10	Staples . . . . .	24,049
20	Family Christian Bookstore . . . . .	5,700
40	H&R Block . . . . .	2,000
50	VACANT (Educational Outfitters) . . . . .	3,207
60	VACANT (LA Weight Loss) . . . . .	2,010
70	Stevi B's Pizza . . . . .	4,500
80/100	Dollar Tree . . . . .	11,853
110	Cashwell Financial . . . . .	1,200
120	CA Nails. . . . .	1,200
130	Boost Mobile . . . . .	1,500
140	Sally Beauty Supply . . . . .	1,500
150	VACANT (Pinnacle Staffing) . . . . .	1,482
160	VACANT (Petland) . . . . .	4,030
170	Cato. . . . .	4,400
180	Sylvan Learning Center. . . . .	2,800
190	The Little Gym . . . . .	4,500
200	VACANT (Kyoto Express). . . . .	2,508
210	dots FASHION . . . . .	4,008
<b>TOTAL . . . . .</b>		<b>82,447</b>

