



1757 Woodruff Road

Greenville, SC 29607



217-A E. Washington Street  
Greenville, SC 29607  
864 752 0300

**Cortney Carter**  
1 864 752 0302  
ccarter@collettre.com

**Brayden Wynn, CCIM**  
1 864 752 0304  
bwynn@collettre.com

# 1757 Woodruff Road

## Property Overview

### PROPERTY FEATURES

- ±1,380 SF Available for Lease
- Great Visibility
- Ample Parking
- Less than +/- 2 miles from I-85, I-385 and Hwy 14
- Co-Tenants Include: Wayback Burgers, Sofrito and Army Recruiting Center
- Other Nearby Retailers/Restaurants Include: Hobby Lobby, Bonefish Grill, Fresh Market, Garner's, Super Wal-Mart, Starbucks, Kohl's, Staples, Sam's, Chick-fil-A, Publix, Chili's and Aldi

### DEMOGRAPHICS

|               | 1 mile    | 3 miles   | 5 miles   |
|---------------|-----------|-----------|-----------|
| Population    | 5,883     | 53,717    | 146,950   |
| Employees     | 6,875     | 39,257    | 89,237    |
| Avg HH Income | \$118,799 | \$142,222 | \$138,070 |

### TRAFFIC COUNTS

|               |            |
|---------------|------------|
| Woodruff Road | 37,489 VPD |
| Butler Road   | 12,695 VPD |



