

FOR SALE OR LEASE

THE HEART OF DOWNTOWN WOODRUFF

132 S MAIN ST.
WOODRUFF, SC 29388

HISTORIC MAIN STREET RETAIL
OR MIXED USE INVESTMENT
OPPORTUNITY



PAMELA JACKSON
713.927.7026

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE



AVAILABLE SPACE

Address:	132 S. Main Street Woodruff, SC 29388
Sales Price:	\$695,500
Lease Rate:	\$15/SF NNN
Available SF:	3,640 SF

PROPERTY HIGHLIGHTS

Located in the heart of downtown Woodruff on Main Street, this two-story historic retail space has been fully renovated into a retail space with an open concept living/event space upstairs.

Property Includes:

- Prime S. Main road frontage with 14,300 daily traffic count and walking traffic
- Fully renovated with new electric, plumbing, and HVAC across two floors
- Includes prep kitchen with the ability to expand
- Dedicated parking and city parking in rear

Great investment opportunity in the high-growth market of Woodruff, SC with opportunity to use as a live-work concept. According to the Upstate Business Journal, “up to 4,000 new homes are expected to be built in the next five years” in Woodruff, SC (including planned and under construction developments).



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PROPERTY PHOTOS



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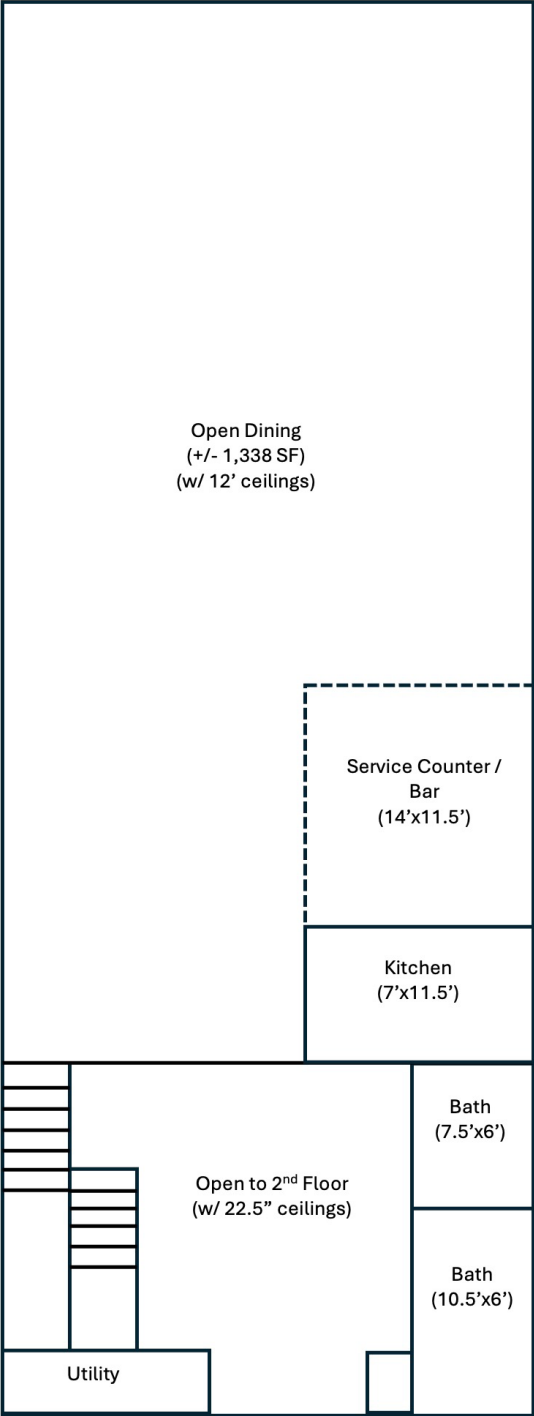


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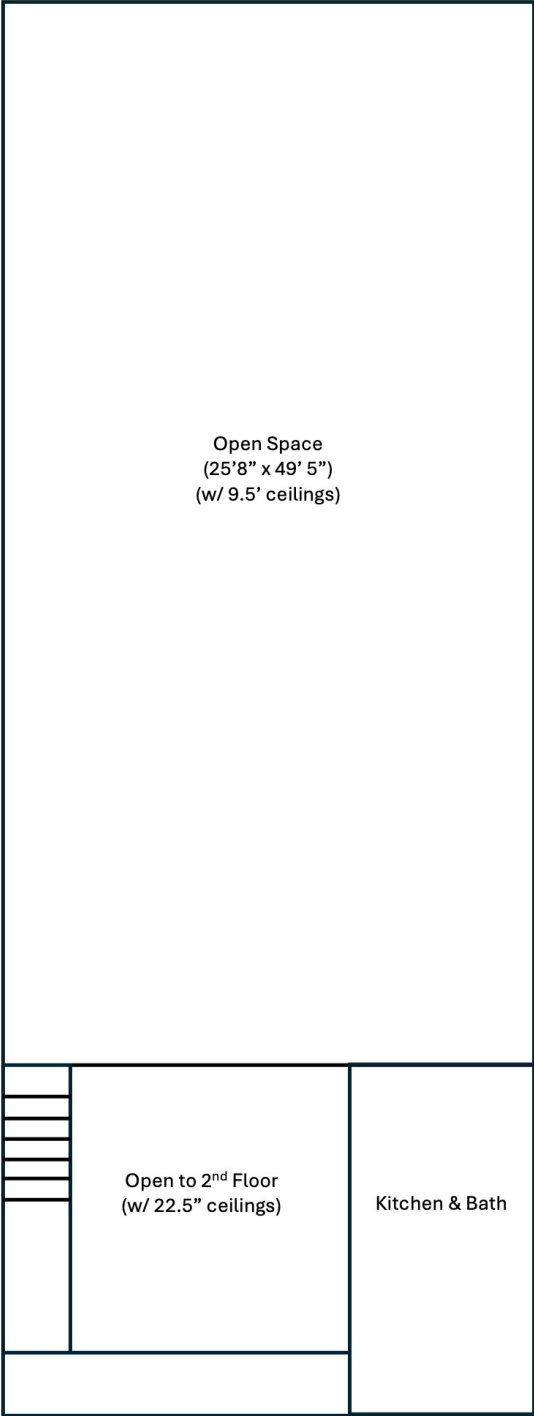
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FLOOR PLANS



First Floor
(26' x 68.5')

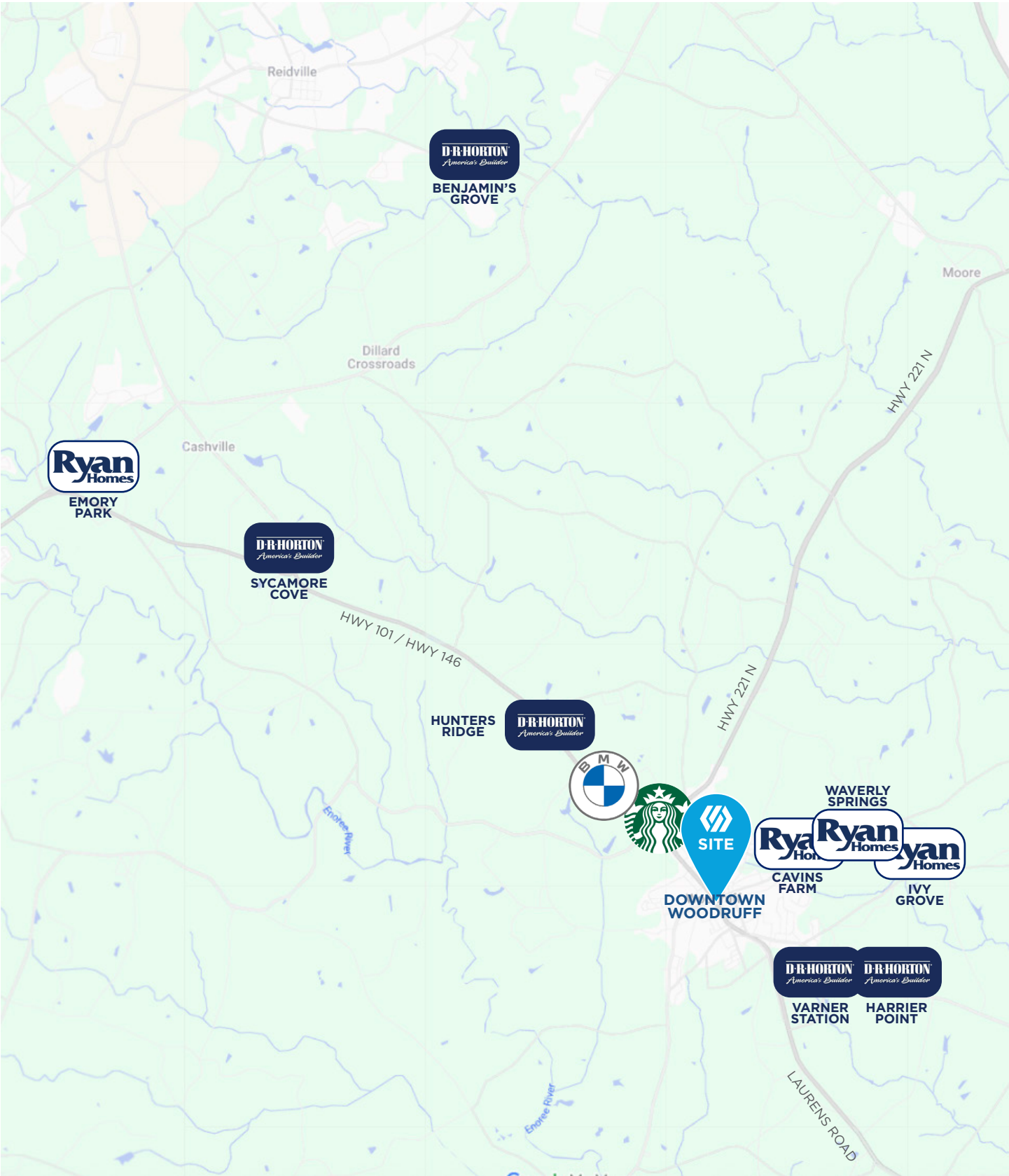


Second Floor

*Layout and measurements approximations to be verified by buyer



LOCATION



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LOCATION, LOCATION, LOCATION

1.6 Million People

10 Upstate SC Counties

More Than 575

International Companies

#3 GDP Worldwide

At \$6.0T, the Southeast United State GDP Ranks #3 in the World.¹

160 New Locations

More than 160 companies have announced new locations in the Upstate over the last 5 years.



A CRITICAL MANUFACTURING HUB



SOUTH CAROLINA IS OPEN FOR BUSINESS

#1

State for Manufacturing in 2022
Site Selection Group

#2

State for Doing Business
Area Development

#1

Fastest Growing State
in the U.S.

Data & Information Provided by Upstate Alliance

¹ Southeast defined as 12 states including: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, & West Virginia



REAL RELATIONSHIPS, NOT JUST REAL ESTATE

VERDAE OFFICE

340 Rocky Slope Road
Suite 302
Greenville, SC 29607

DOWNTOWN OFFICE

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Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it.
All property information is subject to change or withdrawal without notice.