

Merovan Business Center & Shopping Center – Greenville, SC



LOCATION: Merovan Business Center is extremely well located at Greenville's hottest growth corridor—Woodruff Road—at the I-385 & Woodruff Road interchange.

PROPERTY SIZE: The center is situated on 60 acres and consists of 640,000 square feet of flex space and 60,000 square feet of retail space.

AVAILABILITY: Units available range from 1,200 to 17,000 square feet.

SITE SUMMARY: Described by the Greenville News as, "...a hot spot for commercial growth...", the center is known as one of Greenville's premier suburban business parks. Merovan offers

accessibility to the interstate, retail developments, and residential neighborhoods.

ACCESS AND VISIBILITY: The center enjoys excellent exposure from Woodruff Road and I-385. Access is also excellent with a traffic signal located at the main entrance to Merovan Business Center, providing easy ingress and egress.

TENANT SUMMARY: Merovan Business Center includes the following tenants:

- ❖ Bell South
- ❖ Jacobs Serrine
- ❖ Pitney Bowes
- ❖ Sherwin Williams

Retail Center:

- ❖ Arizona Steakhouse
- ❖ Northern Tool & Equipment
- ❖ Duron Paints

SURROUNDING RETAIL: Woodruff Road is host to national retailers like Wal-Mart, Sam's, Kohl's, Garden Ridge, Old Navy, Comp USA, Target, Hobby Lobby, Lowe's, Dick's Sporting Goods, Marshall's, PetSmart, HomeGoods, World Market, Office Max, and Home Depot.



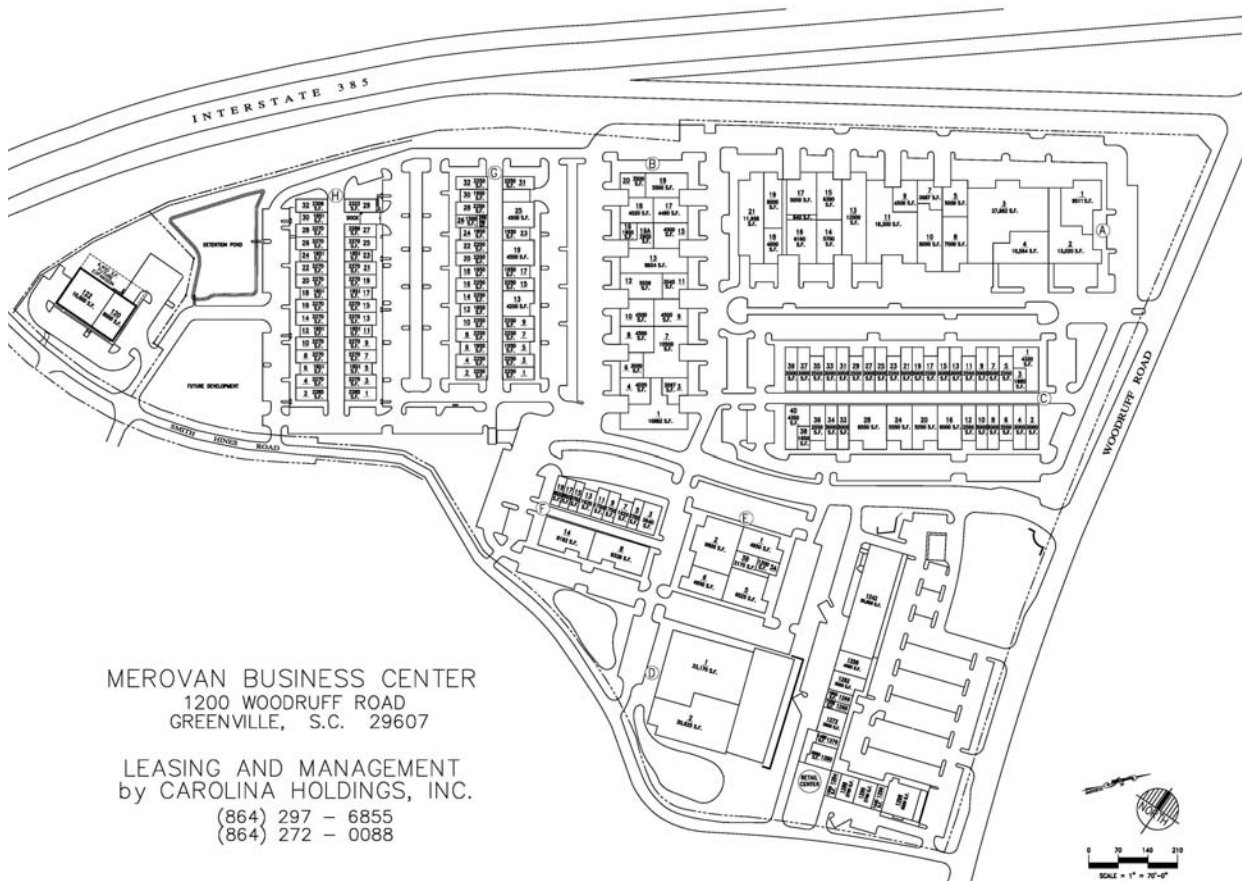
DEMOGRAPHICS:

2011 Estimates	3 Mile	5 Mile	7 Mile
Population	48,060	137,609	241,304
Avg Household Income	\$76,762	\$78,442	\$70,297
HH Growth 2000 -2011	51%	37%	28%

TRAFFIC COUNTS:

Woodruff Road (from I-85 to Hwy 14)	34,200 ADT (2009)
I-385 (from Butler Road to Woodruff Road)	70,600 ADT (2009)
I-385 (from Woodruff Road to I-85)	87,400 ADT (2009)

SITE PLAN:



For leasing information, contact:

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