

Publix at Thornblade – Greenville, SC



LOCATION: Publix at Thornblade is located at the intersection of Batesville Road and The Parkway in Greenville, South Carolina. It is conveniently located about one mile from the Pelham Road and Interstate 85 interchange and is within minutes of the Greenville/Spartanburg International Airport and downtown Greenville.

SIZE: More than 66,000 square feet of prime retail space including a 47,955 SF Publix, Monterrey Mexican Restaurant, Hair Cuttery, Pak Mail, Majik Touch Cleaners, and other retail shops.

VISIBILITY: The property is situated on 7.7 acres and enjoys excellent exposure from The Parkway.

ACCESSIBILITY: Accessibility is excellent. The center is located at a signalized intersection, providing easy ingress and egress onto The Parkway, a four-lane divided road. The Parkway joins Pelham Road, providing excellent access to the surrounding neighborhoods.

MARKET DATA: As South Carolina's largest retail market, Greenville is home to more than 400 industrial and manufacturing facilities, as well as the corporate headquarters for several national and international corporations, such as Michelin North America and BMW. This diverse and vibrant economy supports a growing population of upper middle income residents who are increasingly attracted to homes in the area's prestigious new suburban developments. These consumers expect close, convenient access to quality, family-oriented service and retail establishments.

SURROUNDING AREA: The surrounding area consists of retail, professional offices, and the prestigious Thornblade Country Club. As evidenced by the demographics, this area is home to many executive and professional families.



CAROLINA HOLDINGS, INC.

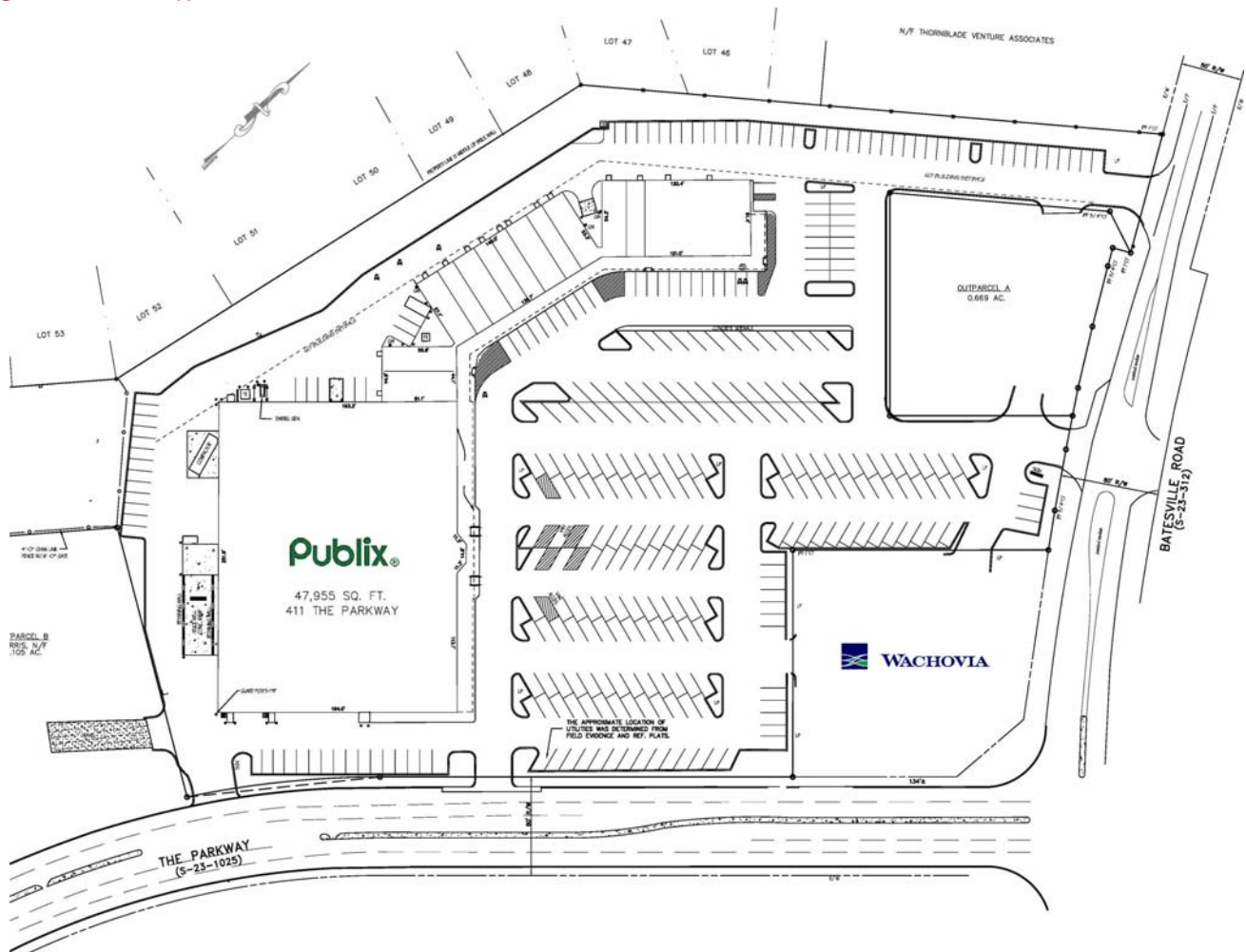
DEMOGRAPHICS:

2011 Estimates	1 Mile	3 Mile	5 Mile
Population	5,538	44,753	111,250
Avg Household Income	\$125,179	\$88,815	\$75,290
HH Growth 2000-2011	54%	37%	33%

TRAFFIC COUNTS:

The Parkway (Pelham Rd to S. Batesville Rd)	17,600 (2009 ADT)
Batesville Road (Old Spartanburg Rd to Gibbs Shoals Rd)	14,800 (2009 ADT)

SITE PLAN:



For leasing information, contact:

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