



LOCATION:

At the intersection of Woodruff Road and Sunnysdale Drive. Located in the Five Forks community, one of South Carolina’s fastest-growing and most affluent submarkets.

FACTS:

- | | |
|----------|--------------------------|
| Anchors: | Lowes Foods |
| | Regional Hospital System |
- | | |
|-------|----------|
| Size: | 18 Acres |
|-------|----------|
- | | |
|------|--------------------|
| GLA: | 70,000 SF – Retail |
| | 65,000 SF - Office |
- | | |
|----------|-----------|
| Parking: | 4.5/1,000 |
|----------|-----------|
- | | | |
|----------|---------------|-------------|
| Traffic: | Woodruff Road | 20,700 AADT |
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COMMUNITY:

- The Five Forks community is one of **Greenville’s most affluent, fastest-growing** residential areas.
- Nearby MESA Soccer Complex has 16 fields with over 3,200 players and 16,000 visitors annually for a **\$23 million economic impact**.
- Greenville County is constructing a **new library building** (approximately 30,000 SF) adjacent to our site on Sunnysdale (expected 2017 delivery).
- New multi-family, Larkspur Pointe, across the street with 240 units.
- Sports Club is also in close proximity with over 6,000 members.

NEIGHBORHOOD:

Lowes Foods	CVS/pharmacy	Starbucks	Tropical Smoothie Cafe
Sports Club	Verizon	Barre3	Harvard’s Wine & Liquor
Publix	Walgreens	BOVA Pizza	Uncle Berto’s Burritos

DEMOGRAPHICS:

2017 Estimates	2 Mile Radius	3 Mile Radius
Population	23,336	47,702
Population Growth ‘10-‘17	22%	21%
Avg. Household Income	\$127,115	\$116,424



SITE PLAN:



VillageMarketEast
at Five Forks



	Name	GLA
	Lowes Foods	53,211 SF
	Starbucks	2,200 SF
100	5 Forks Nails	1,467 SF
101	Harvard's Liquor & Wine	1,450 SF
102	Tropical Smoothie Café	2,176 SF
103	Barre 3	2,176 SF
105	Pigtails & Crewcuts Salon	1,440 SF
106	AVAILABLE	1,370 SF
107	Maple Street Biscuit Co.	2,660 SF

For information, contact:

David Winburn
864-272-0088 / 800-763-8088
david.winburn@choldings.com