



LOCATION:

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

FACTS:

Anchors: Lowes Foods & Spartanburg Regional Health System

Available: Build-to-Suit Pad
 Office/Retail up to 5,000 SF

GLA: 70,000 SF – Retail
 65,000 SF - Office

Traffic: Woodruff Road 20,700 AADT

Village Market East is a Class A, mixed-use project that includes a flagship Lowes Foods, Starbucks, neighborhood retail, a 30,000 SF regional medical facility, and a boutique office park.

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 opened a 30,000 SF \$10 million library branch adjacent to the site in March of 2017.
- New multi-family, Larkspur Pointe, across the street with 240 units.
- Sports Club is also in close proximity with over 6,000 members.
- Spartanburg Regional is constructing a 30,000 SF medical office facility on campus (opening Summer 2019).

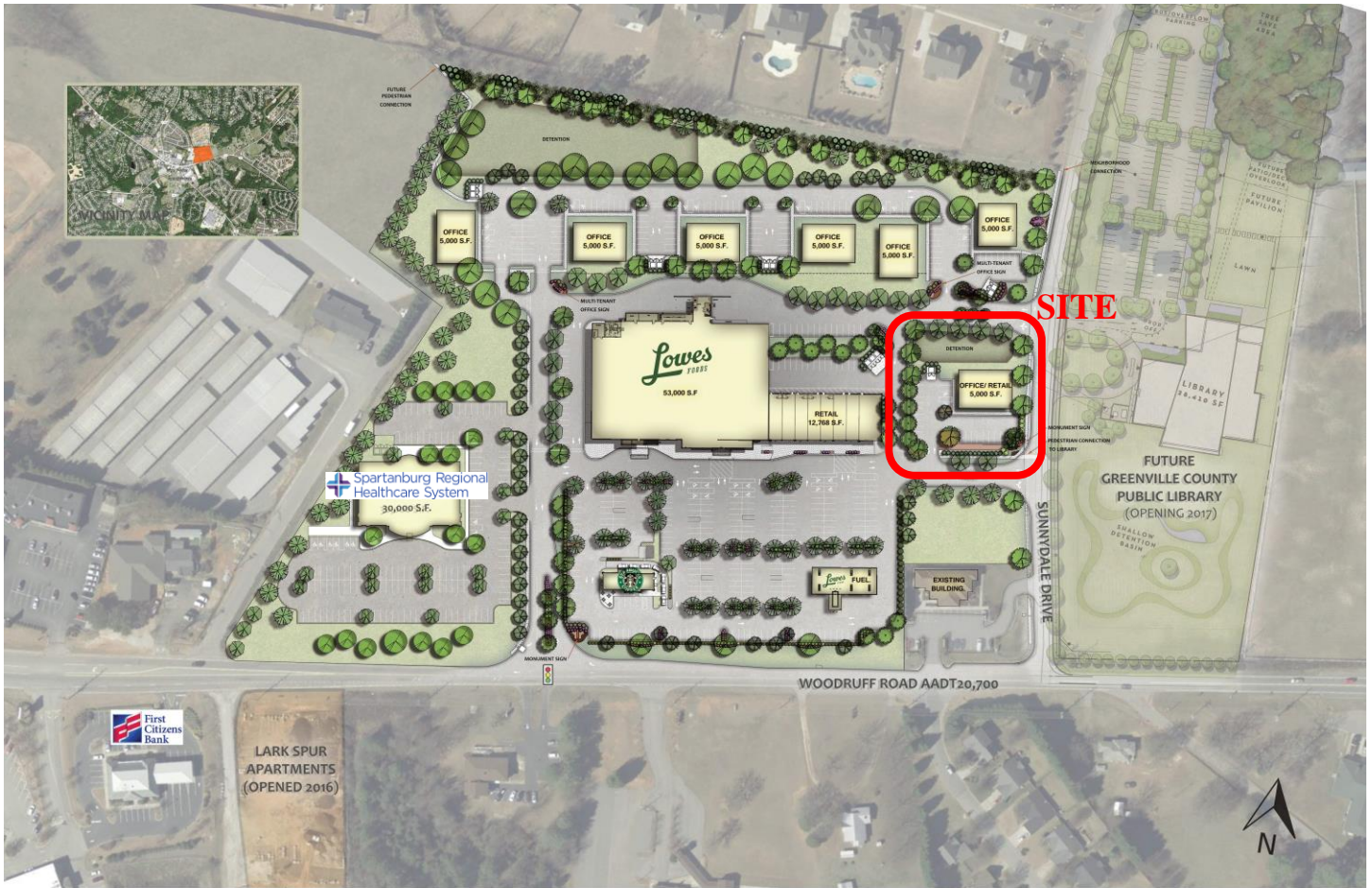
NEIGHBORHOOD:

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:

2018 Estimates	2 Mile Radius	3 Mile Radius
Population	23,656	46,650
Median Age	37	38
Avg. Household Income	\$139,408	\$127,062

SITE PLAN:



	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	Southern Girl Chic	1,370 SF
107	Maple Street Biscuit Co.	2,660 SF

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