

VERDAE VILLAGE  
GREENVILLE, SOUTH CAROLINA



101 Verdae Blvd  
Greenville, SC 29607



For more information, please contact:



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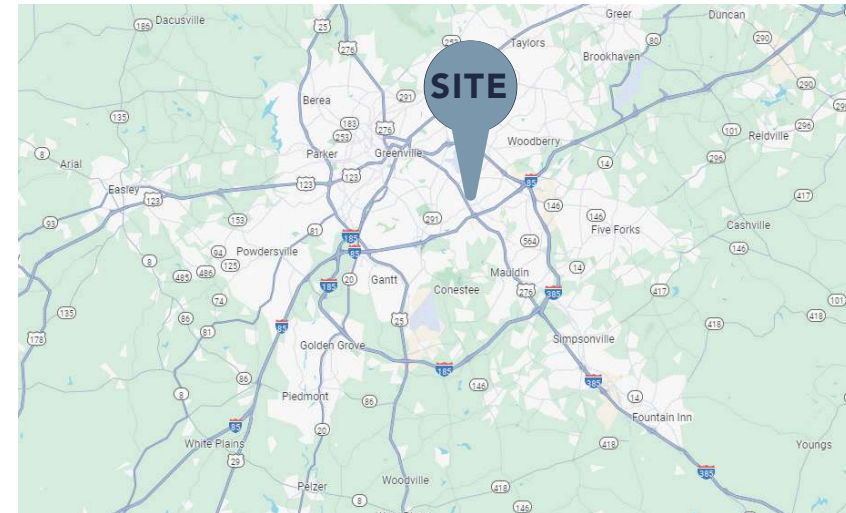
# 1,200-3,600 sf SHOP SPACE AVAILABLE

## JOIN THESE RETAILERS



## TRAFFIC COUNTS

Verdae Blvd	15,400
Laurens Rd	39,400
I-85	124,000



## PROPERTY FEATURES

- Located at prominent intersection in the Greenville submarket
- Easy access to downtown Greenville, Woodruff Road, I-85, and I-385
- Surrounded by high-income (average annual household income of ~\$152K) and fast-growing population (7.8% annual forecasted growth) within mile radius
- Situated at the key access point to the 90-acre proposed master development plan on Laurens Road

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	5,635	49,849	164,573
DAYTIME POPULATION	11,240	59,144	124,301
AVG HH INCOME	\$152,349	\$117,197	\$117,687

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Shop	Tenant	Sq Ft
100	Merle Norman	1,500
110	GameStop	1,200
120	<b>AVAILABLE</b>	<b>1,200</b>
130	<b>AVAILABLE</b>	<b>1,200</b>
140	<b>AVAILABLE</b>	<b>1,200</b>
160	LensCrafters	4,488
180	Greenfield's Bagel	2,700
190	<b>AVAILABLE</b>	<b>2,723</b>
200	Lowe's Outlet	36,000
300	The Oops! Company	2,550
320	Mr. K's Used Books	9,600
340	Lendmark Financial	2,268
400	Planet Fitness	18,173
500	GNC	2,420
520	AFS Beauty	10,917
550	Hire Dynamics	3,840
560	<b>AVAILABLE</b>	<b>2,800</b>
600	Southern Oak Dental	4,030
620	19 Wine & Spirits	4,943
700	K&G Men's Company	27,000
800	Scrub Shop	7,123
900	Massage Envy	2,800
1000	Office Depot	17,517
1000a	Rainbow USA	7,736
1200	Food Lion	55,856
1300	Nothing Bundt Cakes	1,750
1310	Great Clips	900
1320	Exotic Nails	1,200
1330	Hibachi Cafe	1,800
1350	Subway	1,200
1370	Happy China	2,650
OPA	Burger King	
OPB	Olive Garden	
OPC	Arby's	
<b>TOTAL</b>		<b>241,538 sf</b>

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