VERDAE VILLAGE GREENVILLE, SOUTH CAROLINA



101 Verdae Blvd Greenville, SC 29607



For more information, please contact



MOLLY MORGAN 704.319.4936 mmmorgan@astonprop.com 2825 South Blvd, Ste 300 Charlotte, NC 28209 www.astonprop.com



1,200-3,840 sf shop space available

JOIN THESE RETAILERS



PROPERTY FEATURES

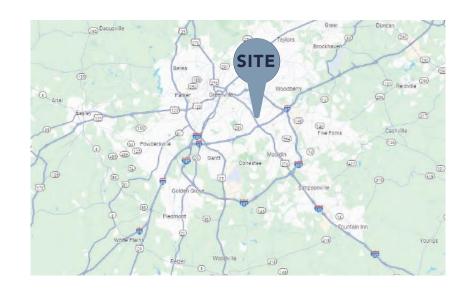
- Located at prominent intersection in the Greenville submarket
- Easy access to downtown Greenville,
 Woodruff Road, I-85, and I-385
- Surrounded by high-income (average annual household income of ~\$152K) and fast-growing population (7.8% annual forecasted growth) within mile radius
- Situated at the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

TRAFFIC COUNTS ___

Verdae Blvd Laurens Rd I-85



15,400 39,400 124,000

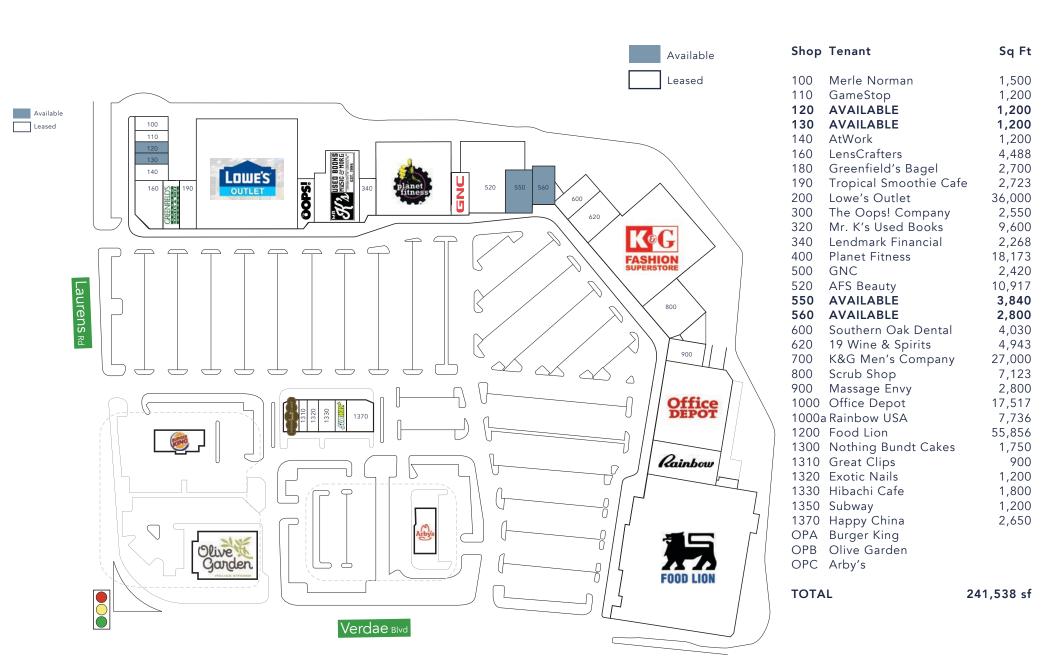


DEMOGRAPHICS

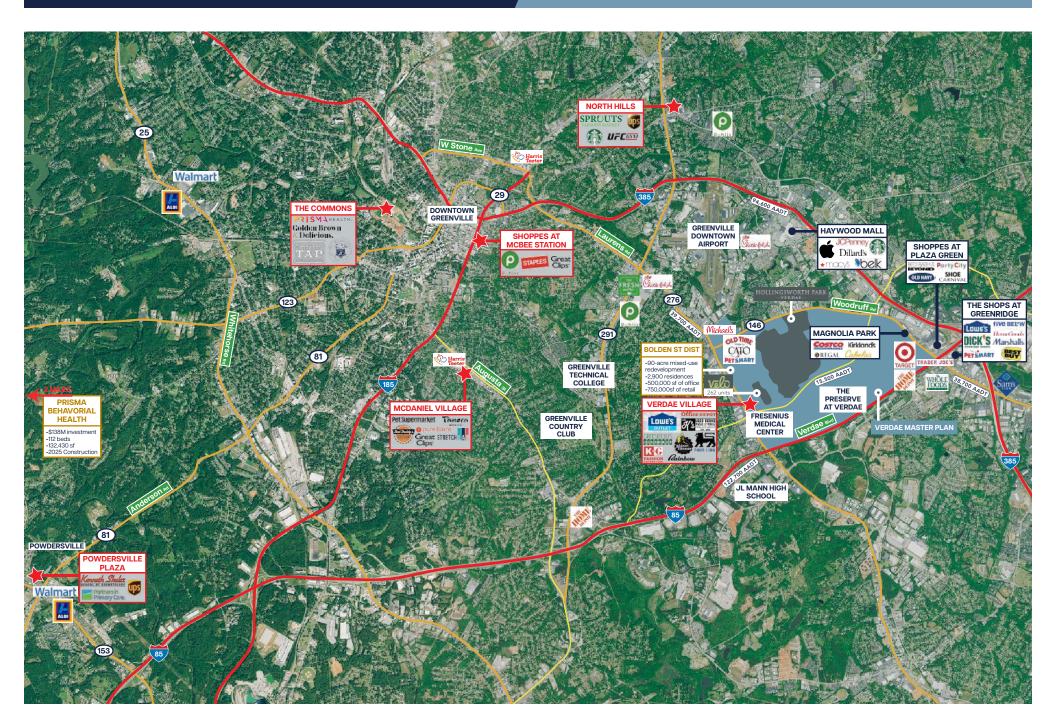
| RADIUS | 1 MILE | 3 MILES | 5 MILES |
|--------------------|-----------|-----------|-----------|
| POPULATION | 5,635 | 49,849 | 164,573 |
| DAYTIME POPULATION | 11,240 | 59,144 | 124,301 |
| AVG HH INCOME | \$152,349 | \$117,197 | \$117,687 |

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VERDAE MASTER PLAN + VERDAE VILLAGE

The Verdae Master Plan is a transformative 1,100-acre redevelopment initiative aimed at reimagining the Laurens Road area into a vibrant, mixed-use community. In 2022, Hollingsworth Funds and Verdae Development Inc. unveiled a focused plan for 90 acres along Laurens Road, emphasizing walkability, connectivity, and sustainable growth. The plan seamlessly integrates residential, commercial, and recreational spaces, establishing the district as a dynamic hub near downtown Greenville.

Located at the heart of this master plan area, Verdae Village Shopping Center benefits from its prime position within the evolving community. As redevelopment progresses, Verdae Village is set to remain a central and thriving destination in this growing district.

Laurens Road is a major corridor into downtown Greenville from I-85 and the fast-growing

Mauldin & Simpsonville submarkets

Verdae Village is located in the pin-corner of the Verdae Master Plan, acting as the gateway to the development



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