

VERDAE VILLAGE
GREENVILLE, SOUTH CAROLINA



101 Verdae Blvd
Greenville, SC 29607



For more information, please contact:



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1,200-3,840 sf SHOP SPACE AVAILABLE

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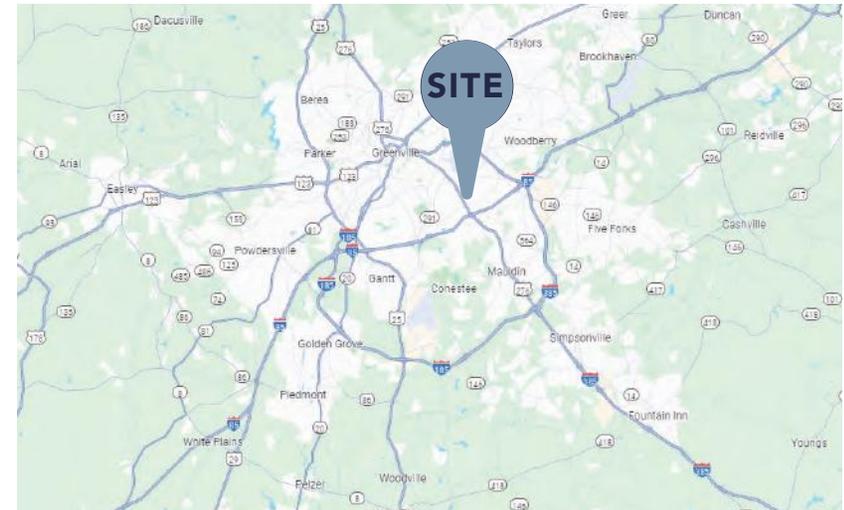
TRAFFIC COUNTS

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

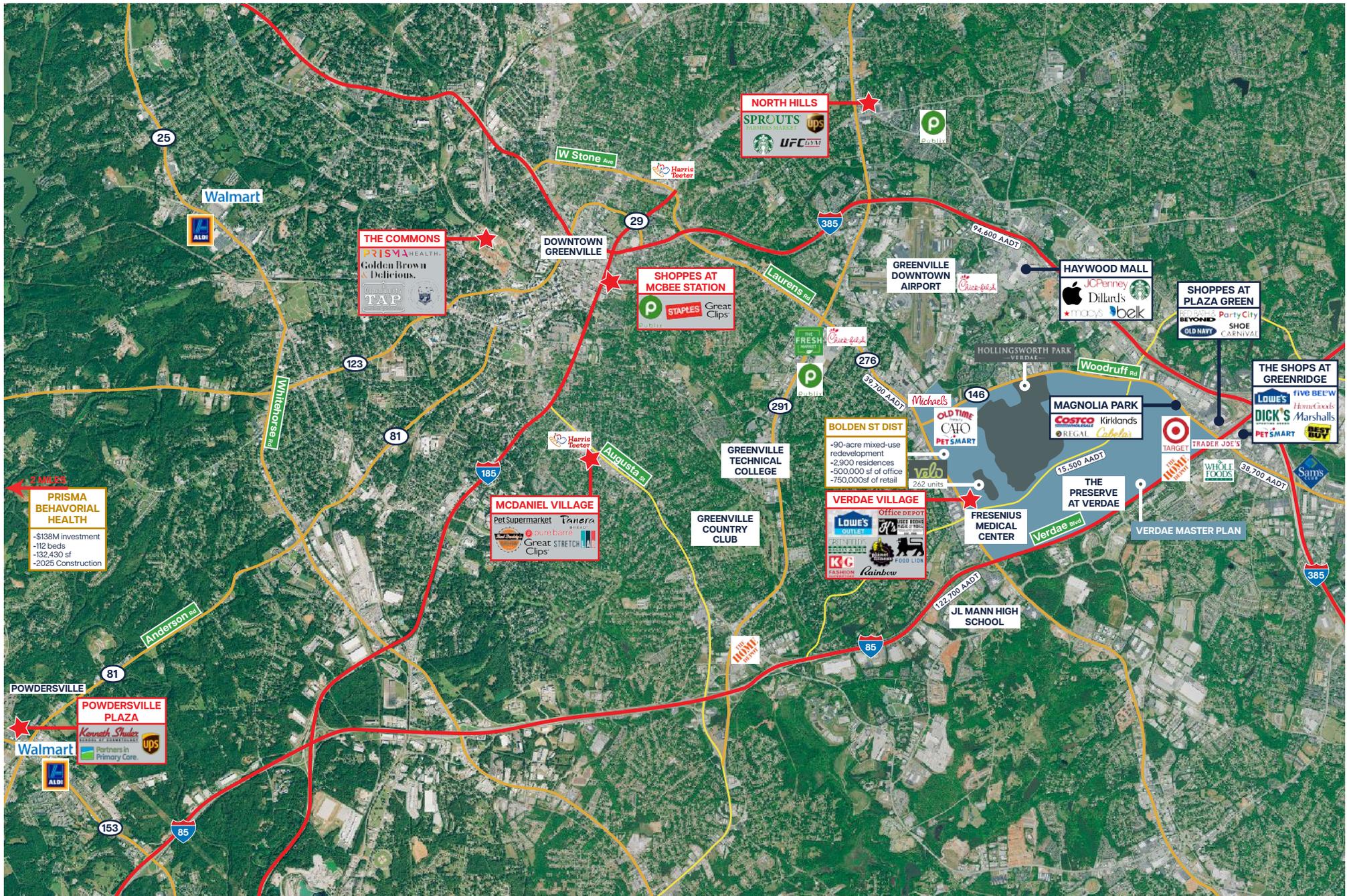
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Available
Leased

Shop	Tenant	Sq Ft
100	Merle Norman	1,500
110	GameStop	1,200
120	AVAILABLE	1,200
130	AVAILABLE	1,200
140	AtWork	1,200
160	LensCrafters	4,488
180	Greenfield's Bagel	2,700
190	AVAILABLE	2,723
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	AVAILABLE	3,840
560	AVAILABLE	2,800
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	
TOTAL		241,538 sf

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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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