

LANGSTON BLACK

REAL ESTATE, INC.

RETAIL SPACE FOR LEASE

SOUTH GATE SHOPPING CENTER

505 LAURENS RD WOODRUFF, SC 29388

18,000+- SF SPACE

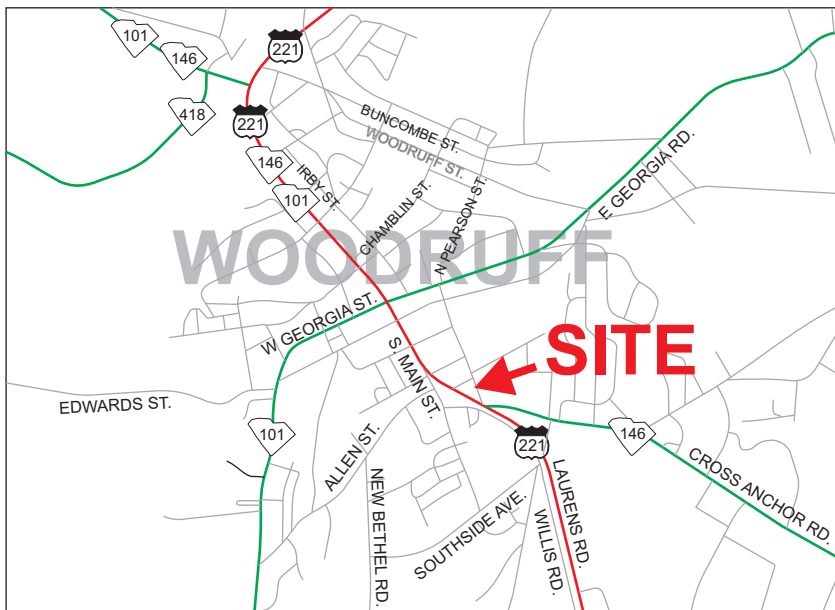
PREVIOUSLY LEASED BY FRED'S

GREAT
WOODRUFF
LOCATION



- JUST OFF THE SIGNALIZED INTERSECTION OF CROSS ANCHOR RD AND LAURENS RD
- NEAR WOODRUFF HIGH SCHOOL

- DRIVE-THRU WINDOW
- LARGE PARKING LOT
- IN WOODRUFF CITY LIMITS
- TAX MAP 4-32-08-017.00
- OTHER TENANT IS PRO PHYSICAL THERAPY FITNESS CENTER



LEASE RATE: \$4.50/SF NNN

FOR MORE INFORMATION CONTACT
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LANGSTON BLACK
REAL ESTATE, INC.

P.O. BOX 2167
GREER, S.C. 29652
BUS: 864-848-9070

414

www.langston-black.com

Every effort has been made to ensure the accuracy of the enclosed data, but we assume no responsibility for errors. All conditions and pricing subject to change without notice.
(LANGSTON-BLACK SITE #414)





2021 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,770	7,809	11,472
TOTAL HOUSEHOLDS	1,434	2,993	4,378
AVG. HH INCOME	\$46,195	\$54,251	\$58,339
TRAFFIC COUNT: 13,200 VPD			