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Prime Corner Retail Opportunity in High-Traffic Greenville Corridor

RETAIL SPACE | FOR LEASE

1616 Woodruff Rd
Greenville, SC



±34,300 VPD
via Woodruff Rd



±145,389
total population
within 5 miles



**±2,400 SF to
±4,800 SF**
available space

Accelerating success.

For Lease | 1616 Woodruff Rd

Property Overview

AVAILABLE
±2,400 - 4,800 SF

At-a-Glance

±19,742 SF
Building size

±2 acres
Lot size

±2,400-SF
Suites available (x2)

±4,800 SF
Total suite space available

C1
Zoning

96
Parking spaces

1998
Year built

Suites
Can be combined

Multi
Tenancy

±124 feet
Road frontage

±8.8 miles
From Greenville
Spartanburg
International Airport

Greenville
County

Now Leasing: Two Retail Suites in Prominent Woodruff Rd Location

Positioned directly on Woodruff Road, one of Greenville's most heavily trafficked and established retail corridors, this opportunity offers unparalleled visibility and accessibility. With a VPD (vehicles per day) of ±34,300, businesses here benefit from constant exposure to local shoppers, commuters and regional visitors alike.

Located within a well-maintained shopping center at **1616 Woodruff Rd**, these available suites are surrounded by top-performing national retailers, dining establishments and service providers. This dynamic commercial environment consistently draws high foot traffic. Whether you're opening a new location or expanding your presence in the Upstate, this space offers the flexibility, visibility and built-in customer base to support long-term success.

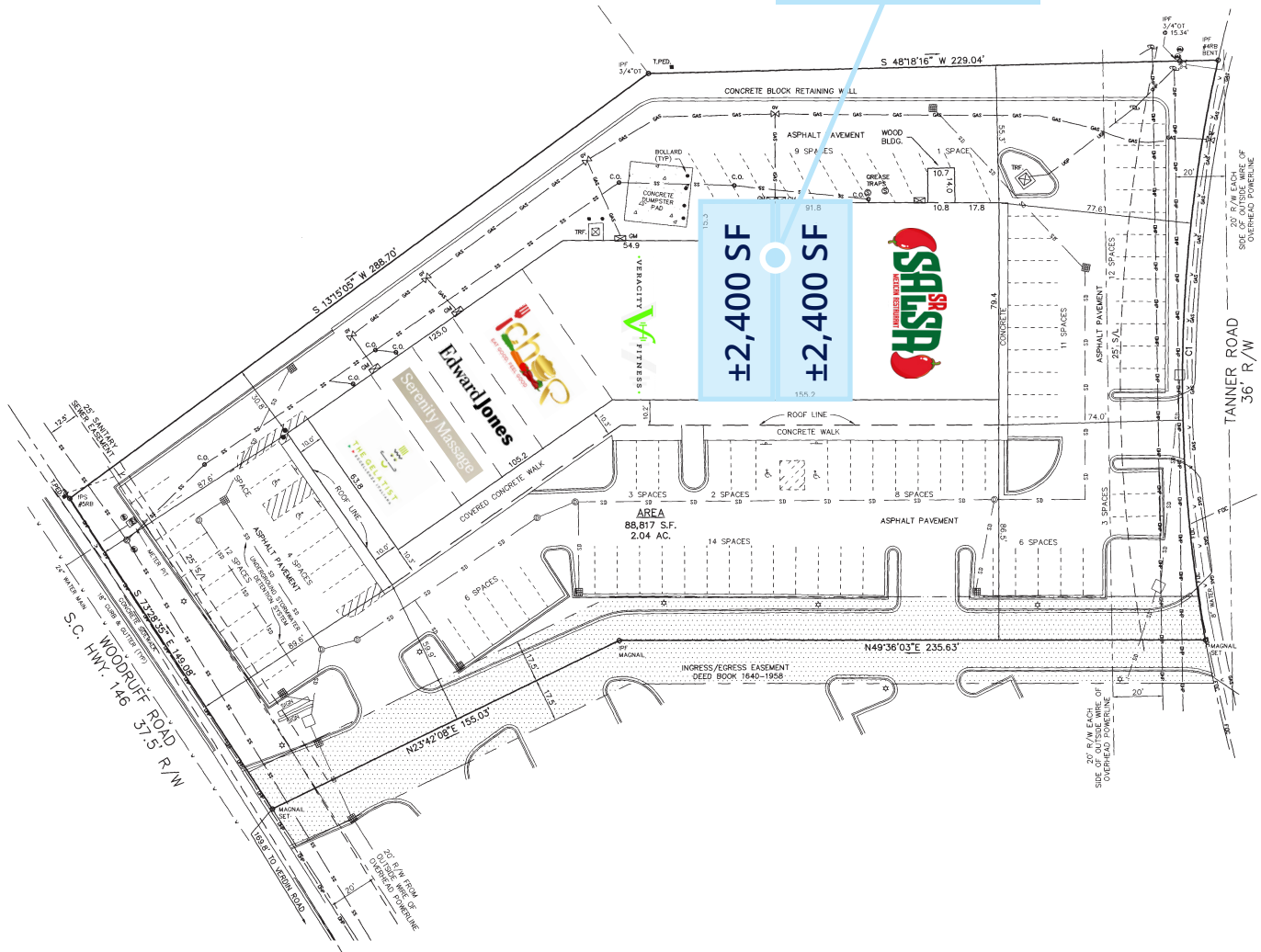
For Lease | 1616 Woodruff Rd

Property Site Plan



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AVAILABLE



Contact

Zane Landwerlen

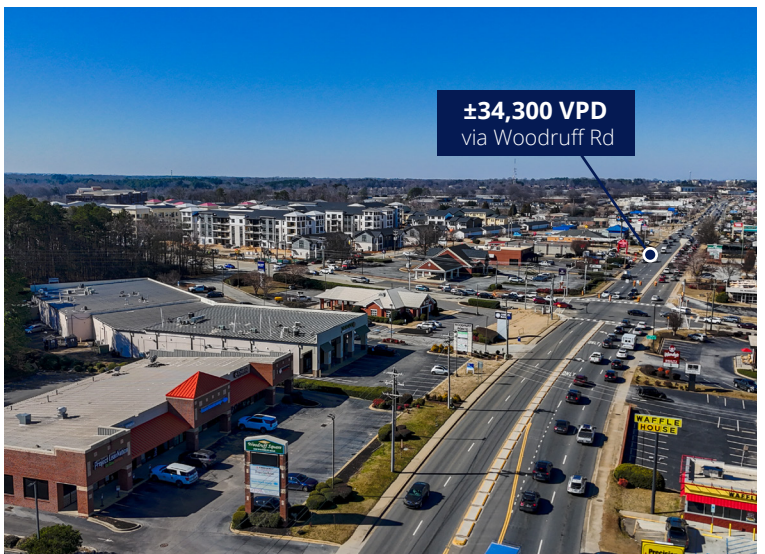
Brokerage Associate
+1 864 527 5432
zane.landwerlen@colliers.com

Scott Burgess, MBA

Vice President
+1 864 527 5434
scott.burgess@colliers.com

For Lease | 1616 Woodruff Rd

Property Images



Location Details

Area Highlights

Surrounded by millions of square feet of retail and boasting consistently high occupancy rates, this corridor offers a dynamic, high-performing environment for retail success.

- Optimal visibility on a major commercial corridor.
- Access to a loyal and diverse customer base.

Travel Distances

The Fresh Market	0.3 mi	7 mins
Publix	0.3 mi	8 mins
QT	0.4 mi	10 mins
Sams Club	1.1 mi	6 mins
The Shops at Greenridge	1.5 mi	7 mins
Target	2.1 mi	11 mins
Greenville Spartanburg International Airport	7.1 mi	15 mins
Downtown Greenville	9.3 mi	21 min



Prime Retail Placement

Strategically located along the I-85 and I-385 corridors, Woodruff Road offers unparalleled accessibility and visibility, attracting both local shoppers and regional visitors. This retail plaza is ideally positioned at a signalized intersection with a dedicated turn lane, making customer access smooth and convenient. The site is surrounded by a dense concentration of national retailers including Costco, Target, Lowe's, Home Depot, Regal Cinemas, Whole Foods, Trader Joe's, Publix, Aldi, REI and Kohl's—solidifying its position in one of Greenville's most vibrant commercial zones. Directly across from the property, the District South Apartments are currently under construction and will soon introduce a substantial number of new residential units, further increasing foot traffic and strengthening the area's consumer base. The available suites each offer ±2,400 SF, with the option to combine for a total of 4,800 SF, providing flexibility for a wide range of retail uses.

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Contact



Zane Landwerlen

Brokerage Associate
+1 864 527 5432
zane.landwerlen@colliers.com



Scott Burgess, MBA

Vice President
+1 864 527 5434
scott.burgess@colliers.com



Colliers | South Carolina
32 E Broad St, Ste 400
Greenville, SC 29601
+1 864 297 4950

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