

The Shops at Merovan

1242-1298 WOODRUFF RD., GREENVILLE, SC 29607 FULLY LEASED MEDICAL + RETAIL CENTER



CALL FOR OFFERS: MAY 12, 2025



TRANSACTION TEAM



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THE PROPERTY

Built in 1990 and renovated in 2022, The Shops at Merovan is a fully leased shopping center boasting steady cash flow and long-term tenants, insulated from market fluctuations.

The property is located along Woodruff Road, the most traveled non-interstate in Greenville County, which sees an estimated 38,600 VPD, less than a mile from I-85, and adjacent to I-385 which has 104,7000 VPD. The Woodruff Road Congestion Relief Project will enhance circulation and reduce congestion in this bustling retail corridor, improving access to the center and customer experience.

The center's roof was replaced in 2020 and includes a 15-year warranty.

Acreage: \pm 6 Acres* County: Greenville

Zoning: C-2, Commercial

Parking: 207 spaces

Improvements

 Anchor
 ±26,000 SF

 Medical
 ± 7,440 SF

 Retail, Small Shops
 ±26,960 SF

 TOTAL
 ±60,400 SF

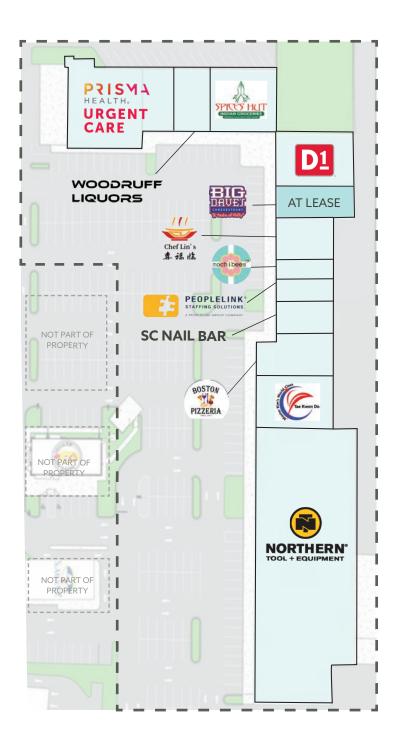


^{*}Subject to new subdivision plat



TENANTS + SITE PLAN

UNIT	TENANT	SIZE (SF)	
1242	Northern Tool & Equipment Company	26,000	
1258	Master Kim's World Class Tae Kwon Do	4,000	
1262	Boston Pizzeria	3,000	
1266	SC Nail Bar	1,800	
1268	Peoplelink	1,200	
1270	Mochibee's Donut Cafe	1,200	
1272	Chef Lin's Asian Bistro	2,400	
1276	Big Dave's Cheesesteaks (at lease)	2,411	
1280	D1 Training		
1288	Spices Hut	4,200	
1290	1290 Woodruff Liquors		
1296	1296 Prisma Health Urgent Care		
1298	1298 Prisma Health Urgent Care		
	60,400		



KEY TENANT PROFILES



135 locations, nationwide

Northern Tool + Equipment is a US-based retailer and manufacturer of superior quality tools that recently reached over \$1.6 billion in revenue.

This location is the **#10 Most Visited** Northern Tool + Equipment in the country and the **#1 Most Visited** Northern Tool + Equipment in the state of SC.

PRISMAHEALTH. URGENT CARE

433 practice sites

Moody's Rating: A3

Prisma Health is the largest healthcare organization in the state of SC with an operating revenue of \$6B.

This location serves as an urgent care facility for this highly populated and affluent Greenville submarket.





INVESTMENT HIGHLIGHTS

STABILIZATION

The Shops at Merovan is a fully leased neighborhood shopping center boasting steady cash flow and long-term tenants, insulated from market fluctuations. With an in-place weighted average lease term (WALT) of 5 years 4 months, investors can enjoy lower management and operational involvement, taking a lower-risk, passive ownership approach.

LOCATION, LOCATION

The Shops at Merovan is extremely well-located within the suburban market of Greenville, SC along Woodruff Road, the area's premier retail corridor. Further, the property is bordered by the I-385/I-85 interchange—2 of the most traveled interstates in the Southeast. This location and underlying real estate has proven to drive customer traffic, enhance tenant demand, and offer long-term value growth.

QUALITY, DIVERSE TENANT MIX

A quality tenant mix continues to play a vital role in maximizing the success of The Shops at Merovan. The anchor tenant and traditional retail mixed with restaurants and a medical user contribute to driving diverse traffic, enhancing the shopping center experience—all while helping to mitigate risk and create a more attractive, long-term investment.

MARK TO MARKET

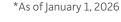
14.1% of the GLA is up for renewal within the next 24 months with no pre-negotiated terms. This allows investors an opportunity to adjust the rent based on prevailing market rents for similar properties in the submarket. Bringing that percentage of the GLA to market rent creates a potential additional \pm \$1 MM in overall value.

%
100% Leased









MARKET OVERVIEW

ABOUT SOUTH CAROLINA'S UPSTATE REGION*

South Carolina's 10-county Upstate region is located at the heart of one of **America's fastest-growing megaregions**, flanked by Charlotte, NC, 92 miles to the north and Atlanta, GA, 145 miles to the south.

Anchored by the cities of Greenville, Spartanburg and Anderson, nearly **1.6 million**people choose to call the Upstate home. It's a region where more than **575** international companies thrive, where ideas are engineered and brought to life, where educators and industries collaborate to cultivate tomorrow's talent, and a place with a **net migration of 82** people each day.

Upstate South Carolina is served by a network of major highways, the Greenville-Spartanburg International Airport and several smaller airports.

AREA DEMOGRAPHICS: 1242-1298 WOODRUFF RD., GREENVILLE, SC**

The same	2024 ACTUAL	POPULATION	MEDIAN HH INCOME	AVERAGE HH INCOME
	1 Mile	4,289	\$91,066	\$112,854
N	3 Mile	54,767	\$88,099	\$117,959
	5 Mile	153,261	\$85,772	\$117,784

2029 ESTIMATE	POPULATION	MEDIAN HH INCOME	AVERAGE HH INCOME
1 Mile	4,631	\$103,194	\$130,113
3 Mile	58,236	\$100,357	\$135,453
5 Mile	160,350	\$98,625	\$135,497

*Source: Upstate Alliance **Source: ESRI





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Please contact us with any questions.

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