

FOR LEASE



452 BYPASS 72 NW - FORMER O'CHARLEY'S

GREENWOOD, SOUTH CAROLINA 29649

7,256 RSF

MOVE-IN READY

TENANT IMPROVEMENTS AVAILABLE







BROADSTREET
PARTNERS

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OVERVIEW



BUILDING FEATURES

-  Size: +/- 7,256 SF
-  +/- 117 Parking Spaces
-  +/- 2.11 AC
-  Equipment Available

PROXIMITY

-  Located in the center of Greenwood's major retail corridor
-  +/- 24,000 VPD on By Pass 72 and Montague Ave
-  Across from Lidl, next to Outback Steakhouse, and Publix
-  Thriving retail environment with diverse employment, higher education and healthcare



AREA RETAILERS MAP



GREENWOOD MALL

belk
Bath & Body Works
rue 21

TJ-maxx
HIBBETT SPORTS
SHOE DEPT. ENCORE

Starbucks

verizon

FIREHOUSE SUBS
FOUNDED BY FIREMEN

Panera BREAD

FARMERS home FURNITURE

HARBOR FREIGHT

U-HAUL



WESTWOOD PLAZA

Walmart

AspenDental

SALLY BEAUTY

HIBBETT SPORTS

planet fitness

CORA
Physical Therapy
Treating Everyone Right

OfficeMax

TSC TRACTOR SUPPLY CO

Chick-fil-A

DOLLAR TREE

CATO
Look Smart. Buy Smart.

Firestone COMPLETE AUTO CARE

popshelf

IHOP

CORA
Physical Therapy
Treating Everyone Right

afc

OfficeMax

452 BYPASS 72 NW



NORTHGATE

HOBBY LOBBY



PUBLIX PAVILION

Publix

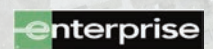
SMOOTHIE KING

SUPERCUTS

marco's Pizza

THE JOINT
...the chiropractic place

TRIANGLE VISIONS OPTOMETRY
A member of Vision Source

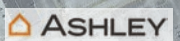


McALISTER'S DELI

Pizza Hut

Batteries + Bulbs

Wendy's



EMERALD PLACE

ROSS DRESS FOR LESS

RACK ROOM SHOES

PETSMART for the love of pets

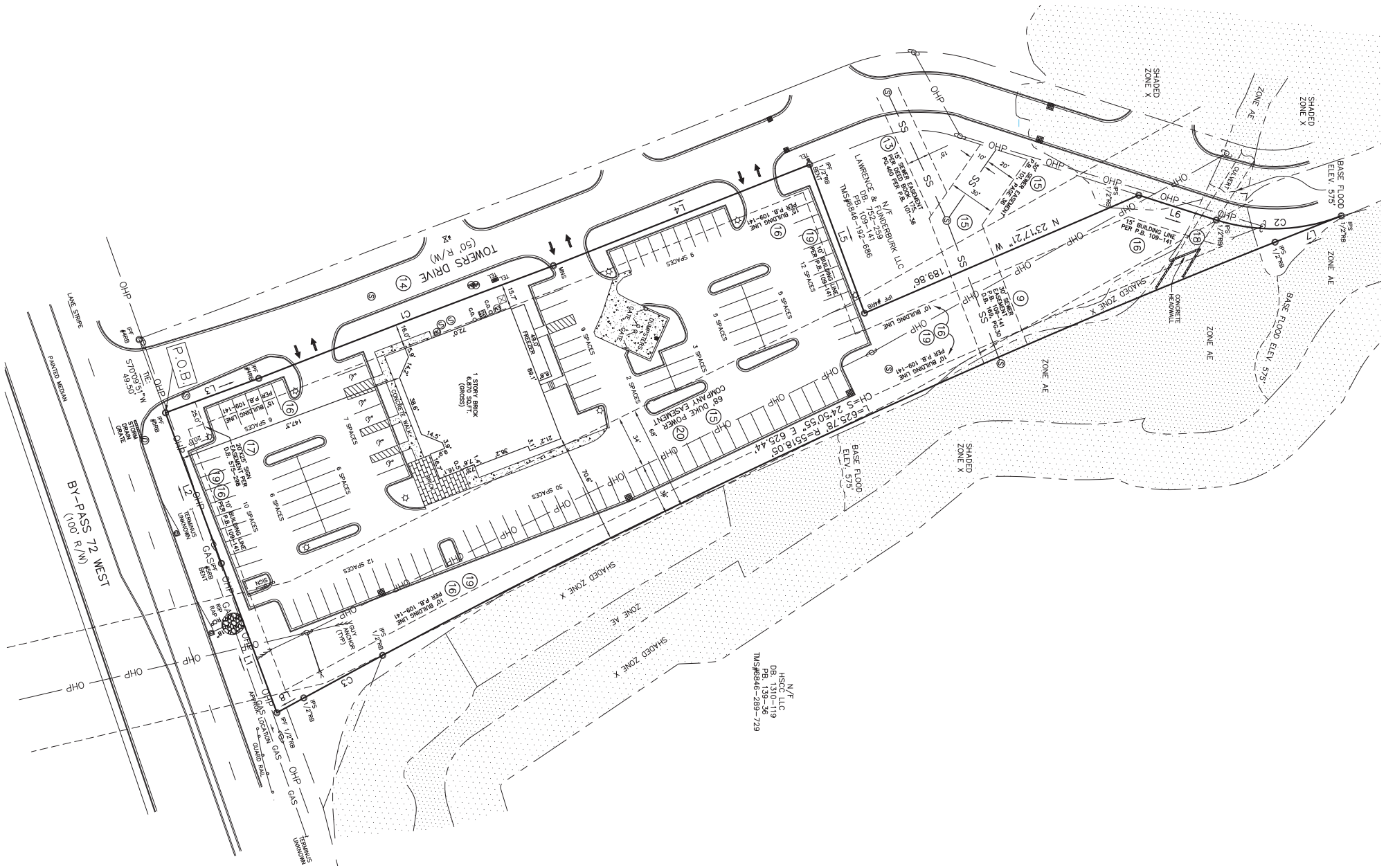
KOHL'S

COMMONS

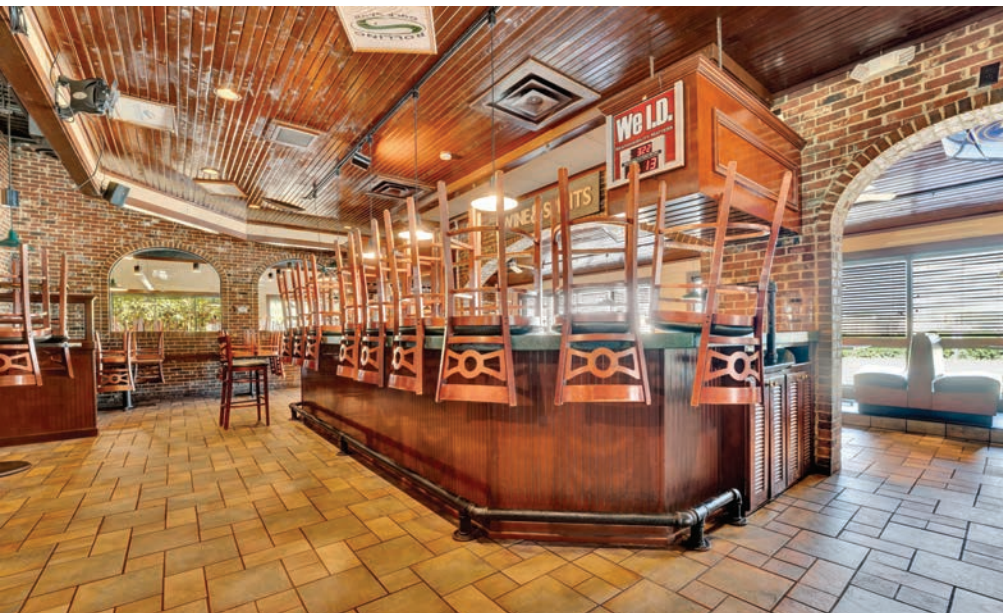
LOWE'S

ULTA BEAUTY

OLD NAVY



N./F.
HSCC LLC
DB 1310-119
PB 139-56
TMS#0346-289-729



ABOUT GREENWOOD, SC



Greenwood County has become a major center for economic development in Upstate of South Carolina, while cultivating an excellent quality of life. It is home to global companies and thousands of innovative small businesses, but it is our award-winning schools, healthcare, sports, beautiful Lake Greenwood, golf, colleges, and fine neighborhoods that really make Greenwood a great place to call home.

Major area employers include: Self Regional Healthcare, Eaton Corporation, Velux, Colgate Palmolive, Cardinal Health, and Clemson Center for Human Genetics.

