



Publix
FOOD & PHARMACY

HAMPTON VILLAGE

2801 Wade Hampton Road
Taylors, South Carolina 29687

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2801 Wade Hampton Boulevard | Taylors, South Carolina 29687

FOR LEASE

1,500 - 4,181 SF AVAILABLE



PROPERTY HIGHLIGHTS

- 1,500-4,181 SF
- In-line and endcap spaces available
- Anchored by Publix
- Additional national tenants include Starbucks, Pizza Hut, Burkes Outlet, Chick-fil-a, Pet Supplies Plus and Highway 55
- The center is located at the intersection of Artillery Road and Wade Hampton Boulevard with over 29,900 vehicles per day

MARKET HIGHLIGHTS

- The center is located in a growing population of more than 62,800 residents within a three-mile radius with an average household income over \$66,300
- Only minutes away from Greenville and Greenville Downtown Airport

FOR MORE INFORMATION:

Mark Porter | mporter@phillipson.com | 803.338.6004

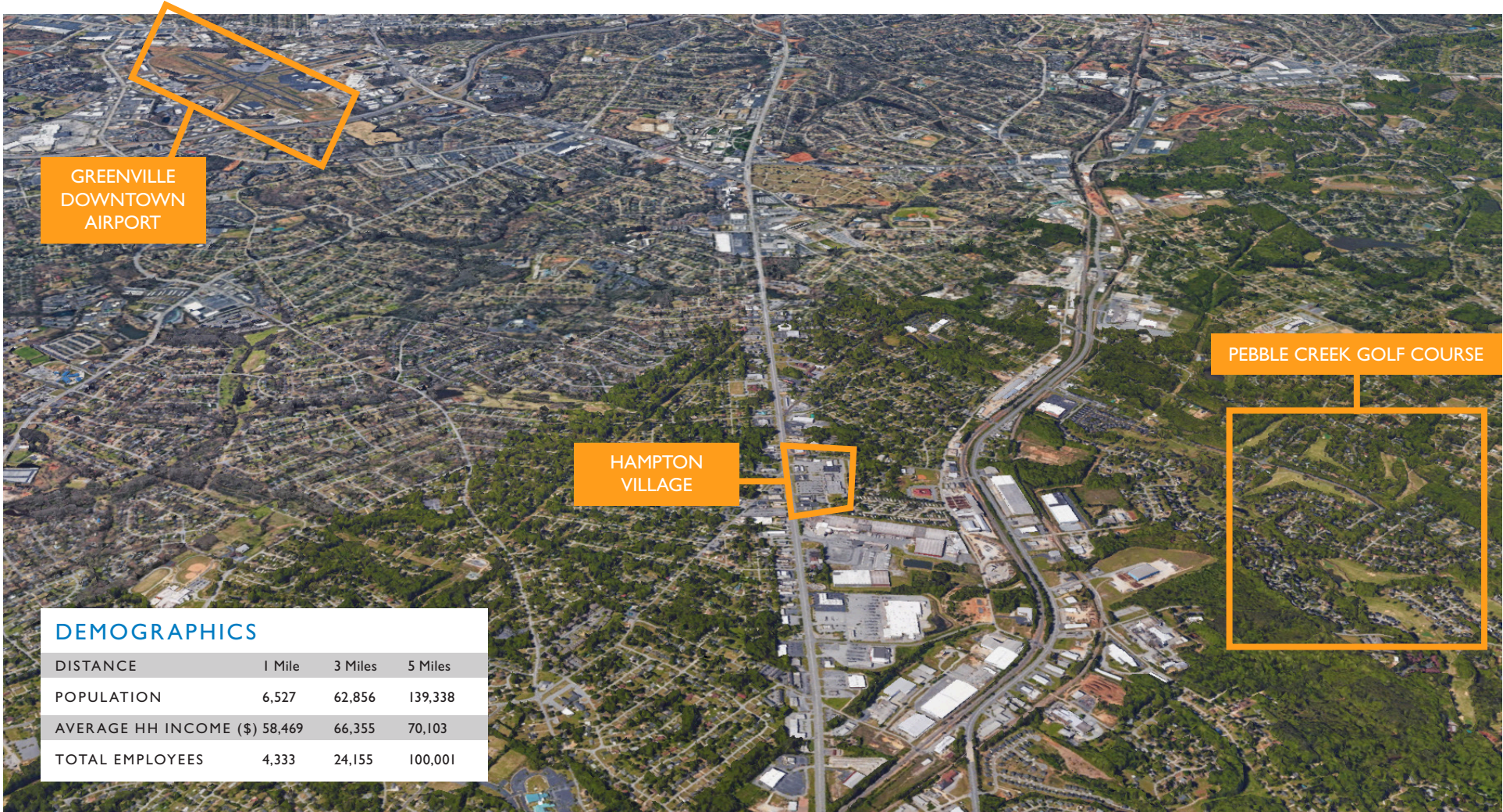


PHILLIPS EDISON & COMPANY

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AERIAL
PERSPECTIVE



GREENVILLE
DOWNTOWN
AIRPORT

HAMPTON
VILLAGE

PEBBLE CREEK GOLF COURSE

DEMOGRAPHICS

DISTANCE	1 Mile	3 Miles	5 Miles
POPULATION	6,527	62,856	139,338
AVERAGE HH INCOME (\$)	58,469	66,355	70,103
TOTAL EMPLOYEES	4,333	24,155	100,001

FOR MORE INFORMATION:

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SITE PERSPECTIVE

MARKET HIGHLIGHTS

- The center is located in a growing population of more than 62,800 residents within a three-mile radius with an average household income over \$66,300
- The center is located at the intersection of Artillery Road and Wade Hampton Boulevard with over 29,900 vehicles per day
- Bob Jones University, Greenville Technical College and Furman University are all located within ten miles of Hampton Village
- The most common industries in Taylors are Manufacturing, Retail Trade and Health Care and Social Assistance



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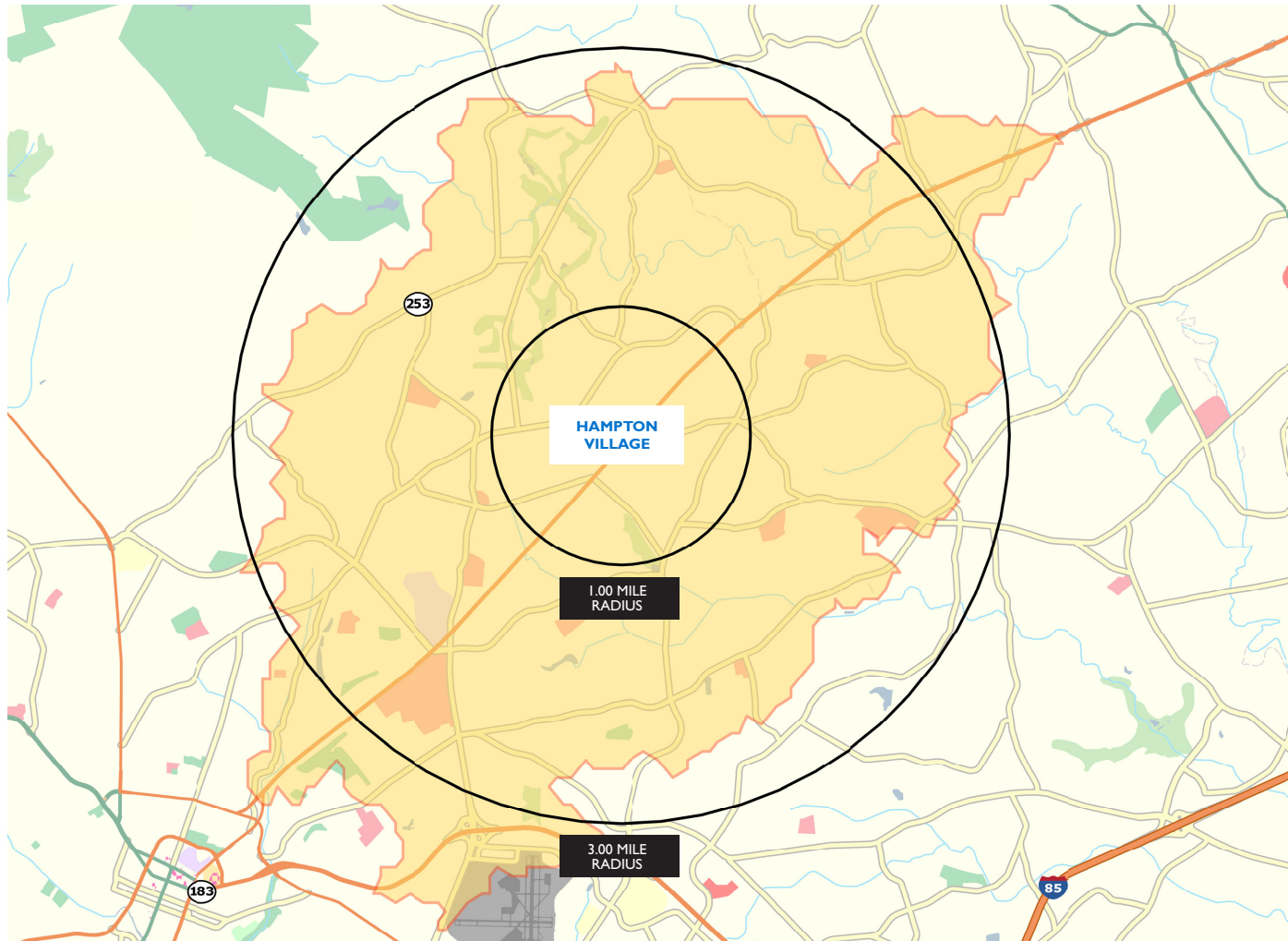


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TRADE AREA



POPULATION GROWTH RATE

TAYLORS	UNITED STATES
0.88%	0.7%

MEDIAN AGE

TAYLORS	UNITED STATES
37	37.8

INCOME (MEDIAN)

TAYLORS	UNITED STATES
\$53,666	\$53,889

NUMBER OF BUSINESSES

1 MI	3 MI	5 MI	10 MI
322	1,391	5,005	11,707

NUMBER OF EMPLOYEES

1 MI	3 MI	5 MI	10 MI
4,333	24,155	100,001	235,601

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RETAIL DRIVEN



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TAYLORS:
THE MORE
YOU KNOW



16,155

STUDENTS ENROLLED IN HIGHER
EDUCATION FULL-TIME IN GREENVILLE



1,000+

RESTAURANTS IN
GREENVILLE



31 TENANTS

IN 900,000 TAYLORS MILL DEVELOPMENT



91,612

GREENVILLE DOWNTOWN
AIRPORT OPERATIONS,
AVERAGE 412 PER DAY, IN 2016

46 PARKS

IN GREENVILLE COUNTY



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AVAILABLE SPACE

SPACE	TENANT	SQ. FT.		SQ. FT.
O-1	Starbucks	2,000 SF	115 The UPS Store	1,600 SF
O-2	Highway 55	2,800 SF	116 Hibachi Japan	1,600 SF
OUT2	Independence National Bank		117 Harvard's Liquor & Wine	1,600 SF
OUT3	Chick-fil-A		118 Compass Dental	1,600 SF
001	Open Hearth	4,404 SF	119 Pizza Hut	1,600 SF
007	La Costena	1,240 SF	120 Publix	51,420 SF
011	U've Got Nails	2,440 SF	201 AVAILABLE	1,500 SF
013	AVAILABLE	2,604 SF	202 AVAILABLE	1,500 SF
023	AVAILABLE	4,181 SF	203 Budget Driving School	1,500 SF
100	Pet Supplies Plus	9,822 SF	301 AVAILABLE	1,500 SF
101	Burkes Outlet (coming soon)	20,454 SF	302 Magistrate Court	4,500 SF
109	Kenny's Home Cooking	5,882 SF	401 Starbucks Coffee	2,000 SF
114	Head Coach Haircuts	1,200 SF	402 Highway 55	2,800 SF
			TOTAL SQ. FT.	128,447

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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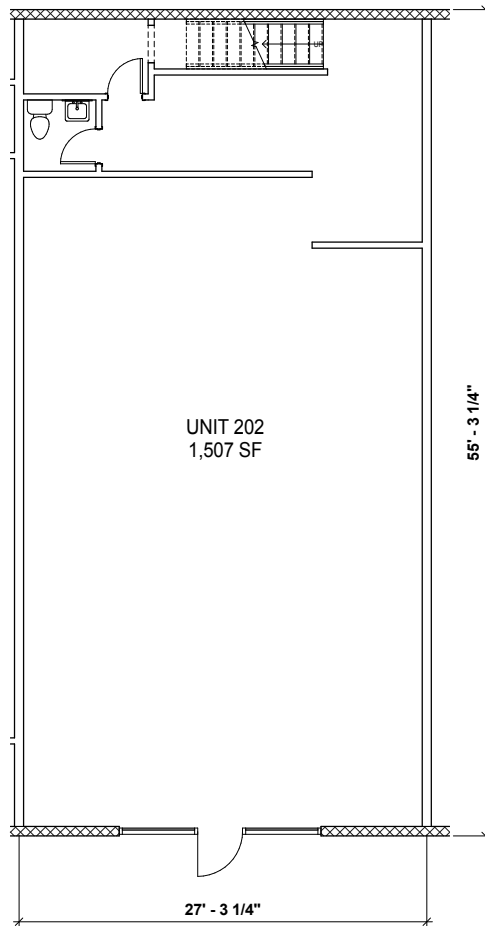
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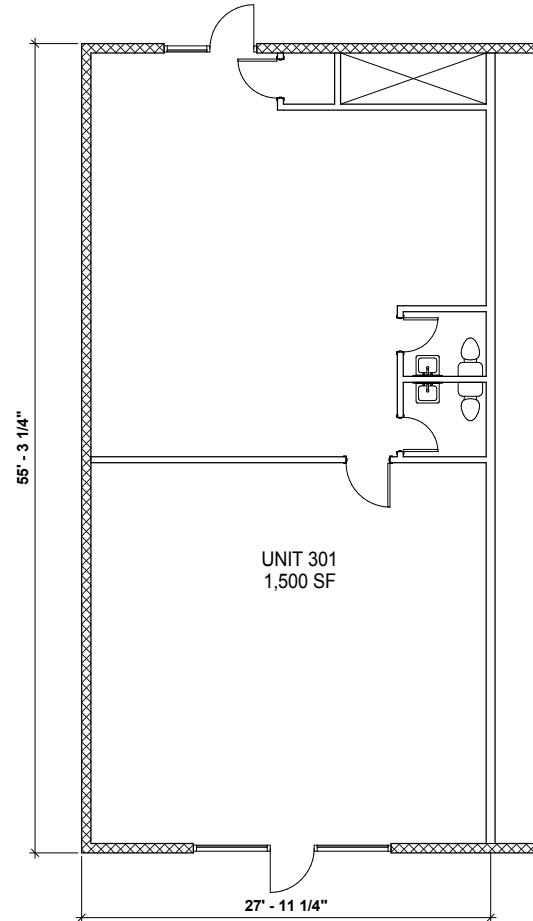
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INLINE
AVAILABILITY
SPLIT OPTIONS

UNIT 202



UNIT 301



FOR MORE INFORMATION:

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PHILLIPS EDISON & COMPANY

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