

# AUCTION

**+/- 0.70 Acre Prime Retail Site**

**1005 Woodruff Rd., Greenville, SC**

**Thursday, December 7<sup>th</sup>, 2006**

**11:00 a.m. Registration 12 Noon Auction**

**\*\*\*ON SITE\*\*\* (Rain or Shine)**

**ATTENTION  
INVESTORS**



- Fully developed site ready for new retailer!
- +/- 140 feet of frontage on Woodruff Road
- All Utilities
- Storm Water Retention In Place
- Asphalt parking lot with striping in place
- 11,500 Cars per Day
- Attractive landscaping and excellent ingress/egress
- Convenient to I-385, I-85, and Downtown Greenville
- 41 parking spaces
- Formerly *Jerry's Curb Service*
- Owner says...SELL IT!
- Come and bid **YOUR PRICE** on December 7<sup>th</sup>!!

## **Directions:**

From I-85, take Exit 51A (Woodruff Rd). Make a right-hand turn onto Woodruff Road and travel approximately 1 mile towards downtown Greenville. The site is located on the right-hand side of the road (next to the BP Gas station) right before the intersection of Woodruff Rd with Roper Mountain Rd.

From I-385, take Exit 37 (Roper Mountain Rd). Make a left-hand turn onto Roper Mountain Rd. and travel approximately ¼ mile towards Woodruff Rd. At the intersection of Woodruff Rd and Roper Mountain Rd, take a left and the site will immediately be on your left.

For more detailed directions, please access Mapquest on this property's link at [www.LyonsGroupLLC.com](http://www.LyonsGroupLLC.com).

## **Terms & Conditions:**

A \$35,000 deposit by cash or good check for the site will be made by the successful bidder; balance is due on or before December 31<sup>st</sup>, 2006. A 10% Buyers Premium will be added to the winning bid price to determine the final contract price paid by the purchaser. Purchaser pays for deed preparation, environmental assessment fee, and their portion of legal fees to close the sale. Property sells "as is, where is" with all faults and in its present condition with no warranty of any nature expressed or implied. Seller and Auction Company assume that the Purchaser has inspected the property prior to bidding and that it is suitable for his purposes. Sale day announcements take precedence over this and any other information. Parcel size is an estimate. Refer to survey for exact acreage of parcel. Auction Company is not responsible for errors and omissions. This parcel is subject to prior sale.

The  
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