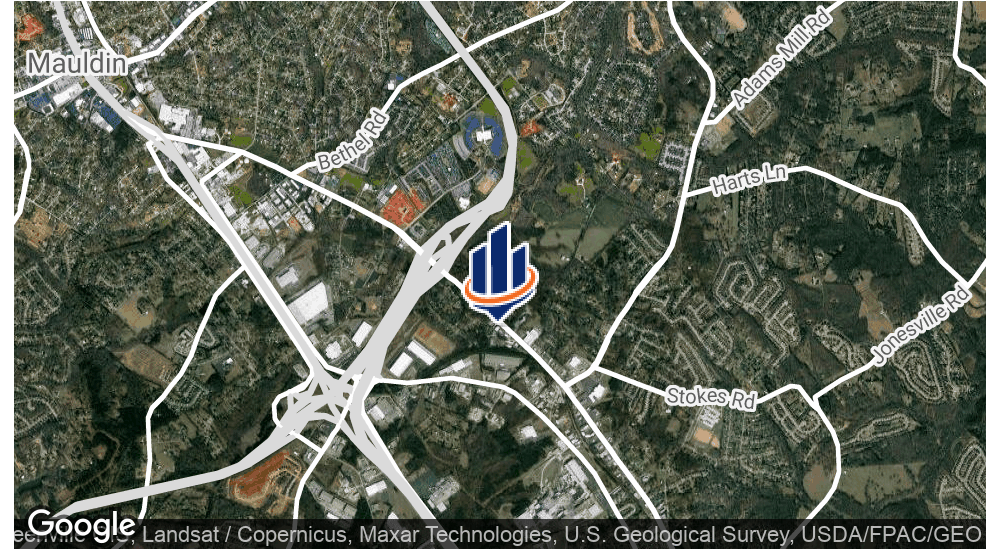


PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$35.00 SF/yr (NNN)
BUILDING SIZE:	±6,120 SF
AVAILABLE SF:	±1,500 SF
YEAR BUILT:	1995
TO BE RENOVATED:	late-2023
ZONING:	C2
APN:	0294000600600

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PROPERTY OVERVIEW

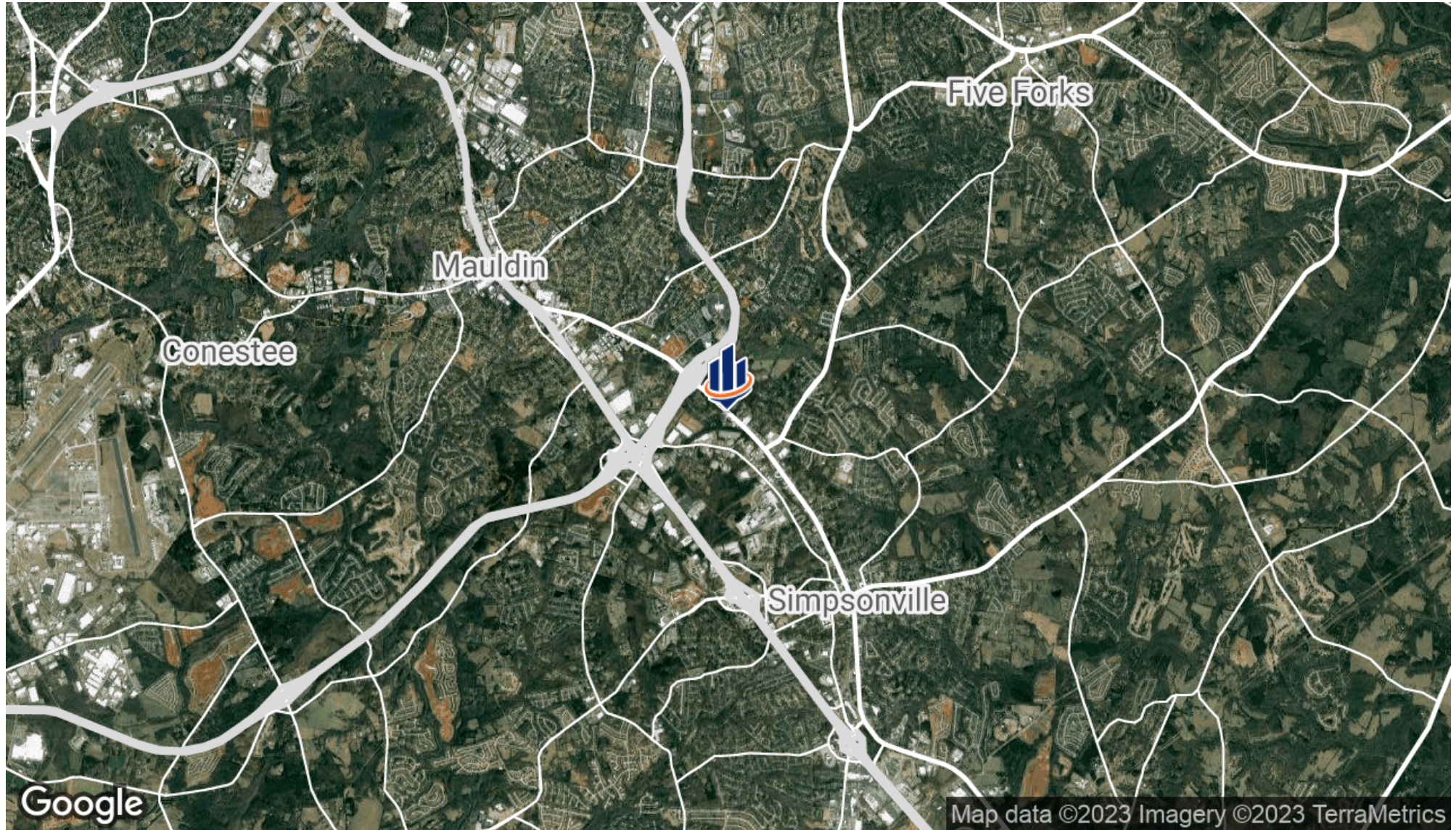
Reedy River Retail at SVN Blackstream is pleased to present an opportunity to lease this ±1,500 SF endcap with drive thru capabilities on NE Main Street (±22,100 VPD) in Simpsonville, SC. Located just off I-385 (±78,400 VPD) this route is a heavy AM commuter route and consist of steady traffic throughout the day as well due to the continual increase of residential communities in and around the area.

Situated at a lighted intersection, this drive thru end cap allows any user to to pull from both sides of the road. The small shopping center consists of ±35 parking spaces. Ownership plans to make facade and landscaping improvements in late 2023 to bring the building up to modern standards.

PROPERTY HIGHLIGHTS

- Simpsonville is one of Greenville, SC highest demographic suburbs with an average HH income of \$95K w/n 3 miles
- Two full points of access (NE Main Street & Old Laurens Road) allow for easy access and traffic flow
- Low traffic co-tenancy provides ample parking for and end cap user
- Less than 1 mile from YMCA Simpsonville (with plans for 2024 large expansion) and Brookwood Church (±6,000 members)

REGIONAL MAP



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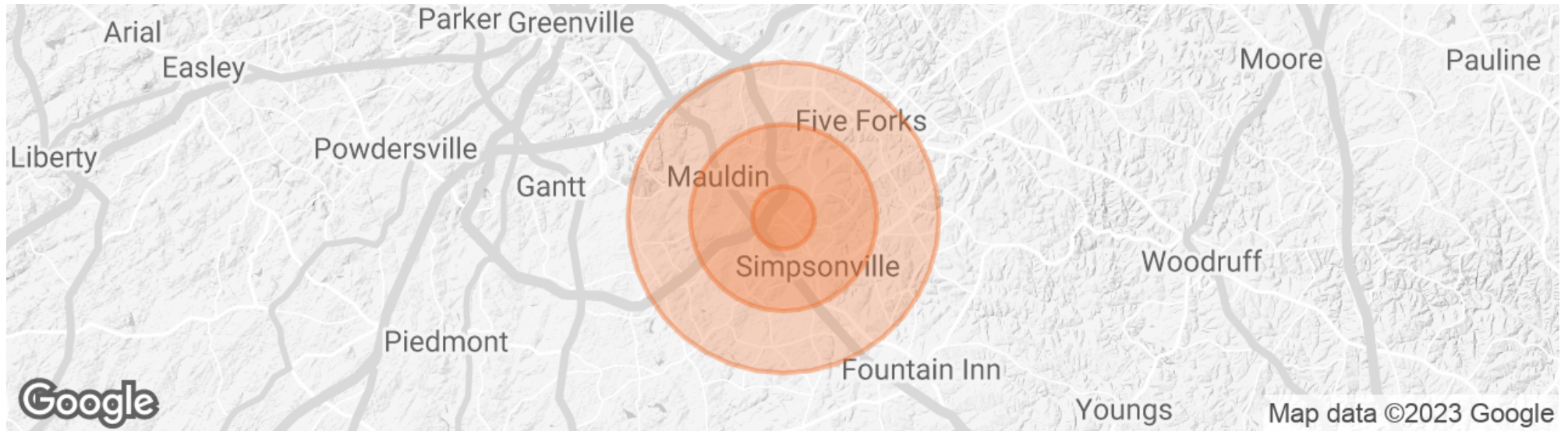
RETAIL AERIAL



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DEMOGRAPHICS MAP & REPORT



DEMOGRAPHIC INFORMATION

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	-±3,762	±58,492	±135,816
PROJECTED GROWTH (2027)	+3.0%	+3.8%	+4.3%
AVERAGE AGE	41	40.3	39.7
MEDIAN HOME VALUE	\$269,286	\$313,870	\$346,863
AVERAGE HH INCOME	\$94,276	\$95,025	\$99,354
DAYTIME EMPLOYMENT	±1,430	±17,920	±41,451

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GREENVILLE

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CHARLOTTE

**LINDSAY INJAYCHOCK**

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REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM

In 2018, Dustin and Daniel took a leap of faith and left their jobs as classroom teachers to pursue a career in commercial real estate. Fast forward several years and they have built one of the most dominant retail brokerage teams in the Upstate. Drawing on their experience in the classroom, Dustin and Daniel focus on building relationships, educating their clients, and adding value through hustle, reliability, and creativity.

Specializing in investment sales, landlord/tenant representation and development allows this team to fully commit to retail brokerage, giving their clients full confidence in the services that are provided. Between the grit that Dustin and Daniel bring to the table and leveraging the collaborative SVN network with over 220 offices nationwide, Reedy River Retail has gained recognition in various markets across the country.

As the world of retail continues to evolve from the battle against e-commerce to COVID and now labor shortages, Reedy River Retail continues to adapt and evolve as well. In 2023, Dustin and Daniel brought Lindsay Injaychock into their fold to fill a void in the Charlotte market.

A team that did over \$80 million in deal volume in 2022 they strive to do right by their clients and it has shown by the market share they have gained and continue to obtain throughout the Southeast - from developers, to Tenants and Landlords, Reedy River Retail is here to serve you!



20 Overbrook Court, Suite 400
 Greenville, SC 29607

214 W Tremont Avenue
 Charlotte, NC 28203



REEDY RIVER RETAIL
 at SVN | BLACKSTREAM

BLACKSTREAM'S SOUTHEAST REACH

NOTABLE CLIENTS & TRANSACTIONS



GREENVILLE - CHARLOTTE - CHARLESTON
COLUMBIA - ASHEVILLE



WHAT OUR CLIENTS ARE SAYING...

"I can't imagine my journey without Dustin and Daniel. Finding the location was just the start. They also made sure we had all of the right contacts for each step in our process. These guys are very relationship-driven and not transactional-based. Their passion for the business shines by the way they work for their clients."

David Simmons, Franchisee of Voodoo Brewery

"We started working with Dustin and Daniel only a few months ago, but their reputation certainly preceded them. They were presented to us as the "young and hungry" power brokers who wanted to talk less, and prove themselves with results. They are proactive, resourceful, and tenacious. More importantly, they're honest and just a blast to work with!"

Nauman Panjwani, VP of SNS Properties

"These guys hustle and they are very patient all at the time same. They want to make sure they are getting the best deal for their client, whether it's an investment or a tenant on a leasing assignment. Dustin and Daniel are fantastic brokers who I hope to have the pleasure of dealing with for many years to come."

Joe Pazdan, Real Estate Owner/Investor and Principal at McMillian Pazdan Smith Architectural Firm

"Dustin and Daniel do fantastic work for BlueMont Group, LLC. We were new to the Upstate SC market and they quickly got us acclimated. They are knowledgeable and aggressive and will do whatever it takes for their clients. They are always available and determined to get you the best deal. Selfishly I am also impressed by the sincere love they have for our brand. Dustin and Daniel truly run on Dunkin'!" - **Meghan Wolfinger, Chief Development Officer of BlueMont Group (Dunkin' Franchisee)**

"In a fast moving market where timing is essential, Dustin & Daniel have proven to be great partners to our brands. They are extremely responsive and waste no time when it comes to their clients needs. They are knowledgeable and professional and they take the extra time to thoroughly investigate future opportunities. They are unmatched in their communication, commitment and market knowledge. Best in the business." **Lazaro Montoto, Tony King & Brian Shelton, Partners of Topsy Taco**