



OFFERING SUMMARY

LEASE RATE:	\$12.00 SF/yr [NNN]
GROUND LEASE RATE:	\$10,000/mo.
AVAILABLE SF:	± 10,908 SF
LOT SIZE:	± 1.34 Acres
YEAR BUILT:	2000
RENOVATED:	2018
ZONING:	BG - Business General
TRAFFIC COUNT:	± 29,400
APN:	520-13-05-009

PROPERTY OVERVIEW

SVN Blackstream is pleased to present an opportunity to lease this existing ±10,908 SF former Walgreens, OR ground lease the entire site, right off the major thoroughfare of Clemson Boulevard in Seneca, SC. Originally built as a Rite Aid and renovated by Walgreens in 2018 upon acquisition of the Rite Aid brand, this facility could be adapted for a similar use or completely remodeled for a different retail or office use.

PROPERTY HIGHLIGHTS

- Prime retail corridor at the intersection of Clemson Boulevard (±29,400 VPD) and E North 1st Street (±7,200 VPD)
- Versatile building that could allow for single tenant user or division into multiple retail/office spaces
- Ample parking on site (±55 spaces)
- Three curb cuts allowing maximum ingress/egress

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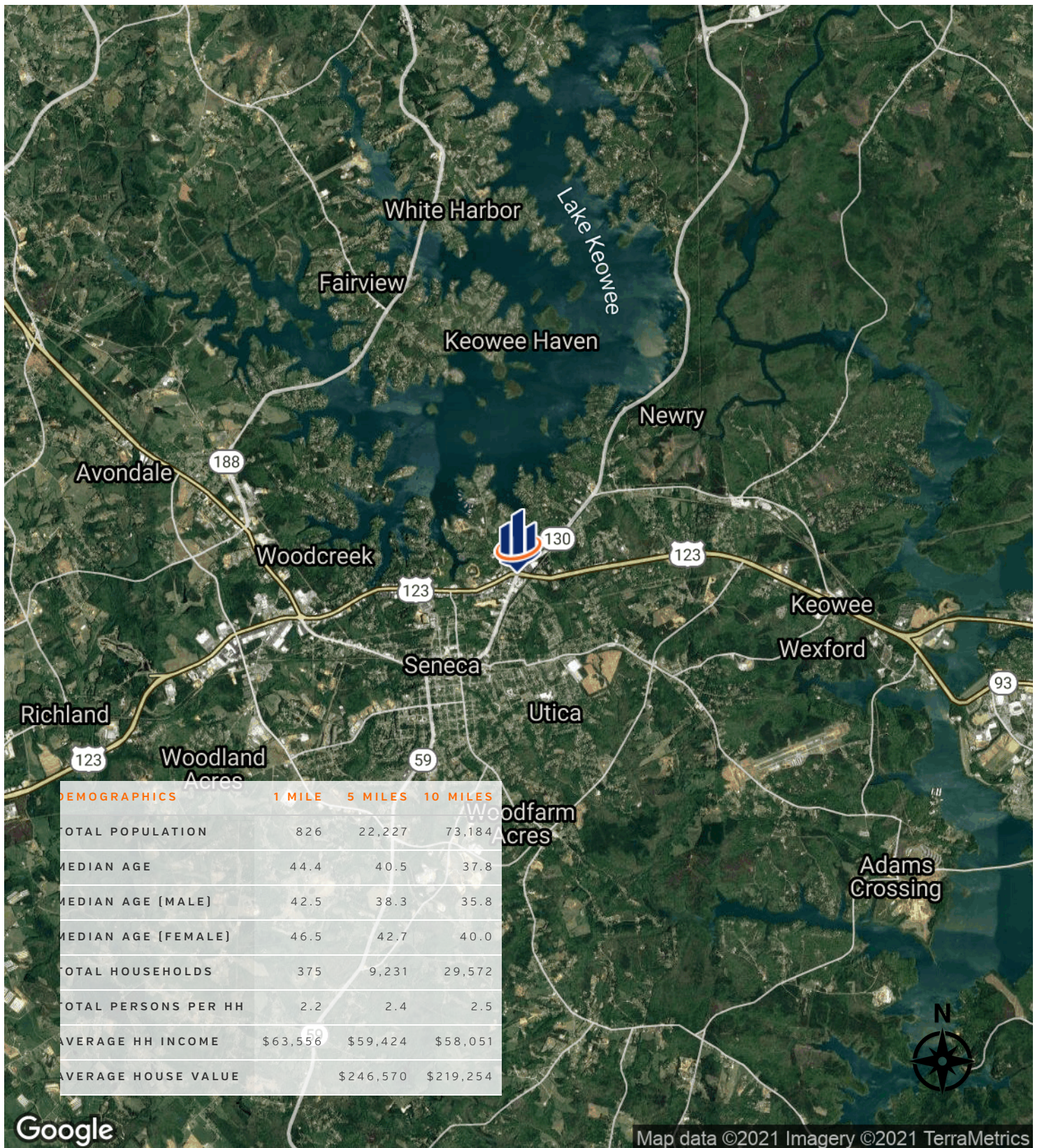
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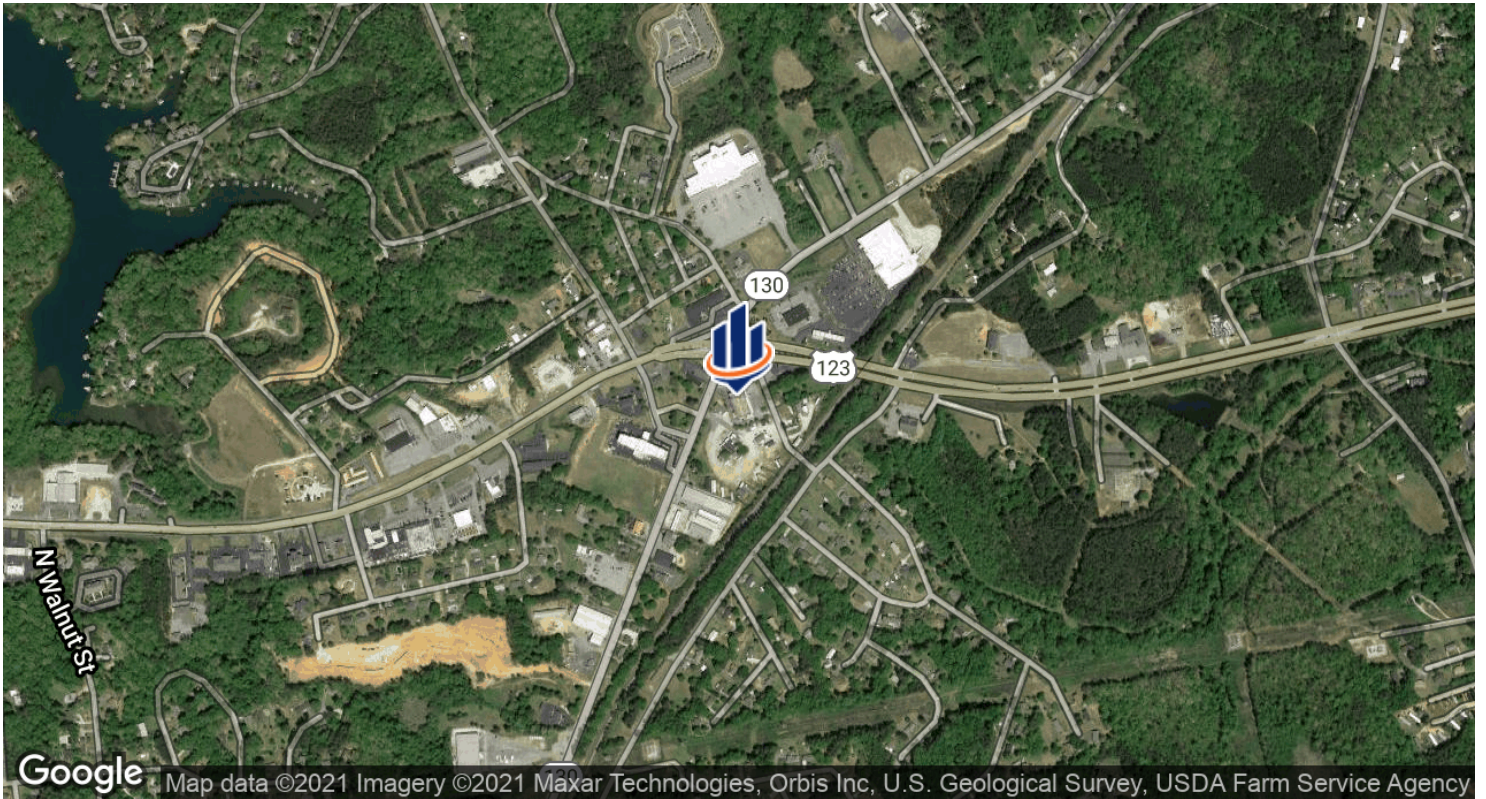
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LOCATION DESCRIPTION

Nestled in the foothills of the majestic Blue Ridge Mountains, Seneca is home to residential and commercial properties listed on the National Register of Historic Places.

Dubbed "The City of Opportunity" at its founding, Seneca still claims its title. With the cool waters of pristine Lake Keowee, Lake Jocassee and Lake Hartwell nearby, the area offers many recreational opportunities. Native foliage including mountain laurel, dogwood, rhododendron, wild azalea and the rare Oconee Bell [the county's official flower], flourish on the hillsides and in the lush river valleys.

Magnificent waterfalls and abundant wildlife make hiking the many mountain trails or casting for trout in wild mountain streams a wonderful experience. Fishing the lake waters, visiting the state and county parks or canoeing and kayaking on the scenic Chattooga River are great recreational adventures year round.

Favorably positioned between Atlanta, Georgia and Greenville, South Carolina, just minutes away from Clemson University, Seneca and Oconee County have gained national acclaim for its natural beauty, quaint towns, antique shopping and as a favorite destination for history buffs and outdoor enthusiasts.

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LOCATION DETAILS

COUNTY	Oconee
LOCAL MUNICIPALITY	Seneca
DAY-TIME EMPLOYEES	± 10,000 people
LARGEST EMPLOYERS	Oconee Medical Center [±1,400 employees] Clemson University [±5,000 employees] Oconee County [±750 employees]
NEW ROOFTOPS	± 1,000 new rooftops in the next 24 months
CITY WEBSITE	http://www.seneca.sc.us/

SVN BLACKSTREAM

RETAIL SERVICES

PROUDLY SERVING THE CAROLINAS



INVESTMENT SALES | LANDLORD REPRESENTATION | TENANT REPRESENTATION



ABOUT SVN | BLACKSTREAM

A full service commercial real estate firm serving the Carolinas

SVN Blackstream is one of the fastest growing real estate firms in the Carolinas, with offices in Greenville, Charlotte, Columbia, Asheville and Charleston.

With \$200 Million in transaction volume in 2019, SVN Blackstream is one of the highest producing affiliates out of more than 200 SVN offices nationwide.



MEET "THE TEACHERS"

IN 2018 DUSTIN TENNEY AND DANIEL HOLLOWAY TOOK A LEAP OF FAITH AND LEFT THEIR JOBS AS CLASSROOM TEACHERS TO PURSUE A CAREER IN COMMERCIAL REAL ESTATE. FAST FORWARD JUST TWO YEARS LATER, AND DUSTIN AND DANIEL HAVE BUILT ONE OF THE MOST DOMINANT RETAIL BROKERAGE TEAMS IN THE UPSTATE. DRAWING ON THEIR EXPERIENCE IN THE CLASSROOM, "THE TEACHERS" FOCUS ON BUILDING RELATIONSHIPS, EDUCATING THEIR CLIENTS, AND ADDING VALUE THROUGH HUSTLE, RELIABILITY, AND CREATIVITY. IN 2020, COURTNEY PITTS, ALSO A FORMER TEACHER, JOINED THE TEAM AS AN ASSOCIATE ADVISOR.



DANIEL HOLLOWAY



DUSTIN TENNEY



COURTNEY PITTS

BELOW IS A SAMPLING OF THE TENANTS THAT DUSTIN AND DANIEL HAVE HAD THE PRIVILEGE OF WORKING WITH.



[elevation 966 winery]

CASE STUDIES



GREENVILLE, SC

The Junction @ Downtown Airport

We represented the landlord to lease 40,000 SF in a mixed-use redevelopment near the Downtown Airport. The tenant mix includes White Duck Taco Shop, Cohesive Coffee, Brits Brothers Personal Training, 11.11 Soccer Training, Elevation 966 Winery, and Adrenaline Dance Fitness



SIMPSONVILLE, SC

Burdette Central

We are representing the landlord who is revitalizing a community icon from the early 1900s. This indoor/outdoor community gathering space will feature a stage for live music, community green space, rooftop amenities, and secured tenants including Sidewall Pizza, Smoqed BBQ and Kaffeine Coffee Roasters. Estimated completion is Fall 2020.



SIMPSONVILLE, SC

The Shops @ W Georgia

We are currently working with Hillpointe, LLC for a large ± 36 AC master development that will include ± 270 Class-A apartments and $\pm 90,000$ SF of grocery-anchored retail.

