



OFFERING SUMMARY

LEASE RATE:	\$20.00 PSF
NNN EXPENSES:	\$2.00 PSF
BUILDING SIZE:	± 53,708 SF
AVAILABLE SF:	± 1,300 SF
RENOVATED:	2019
ZONING:	S-1
MARKET:	Greenville

PROPERTY OVERVIEW

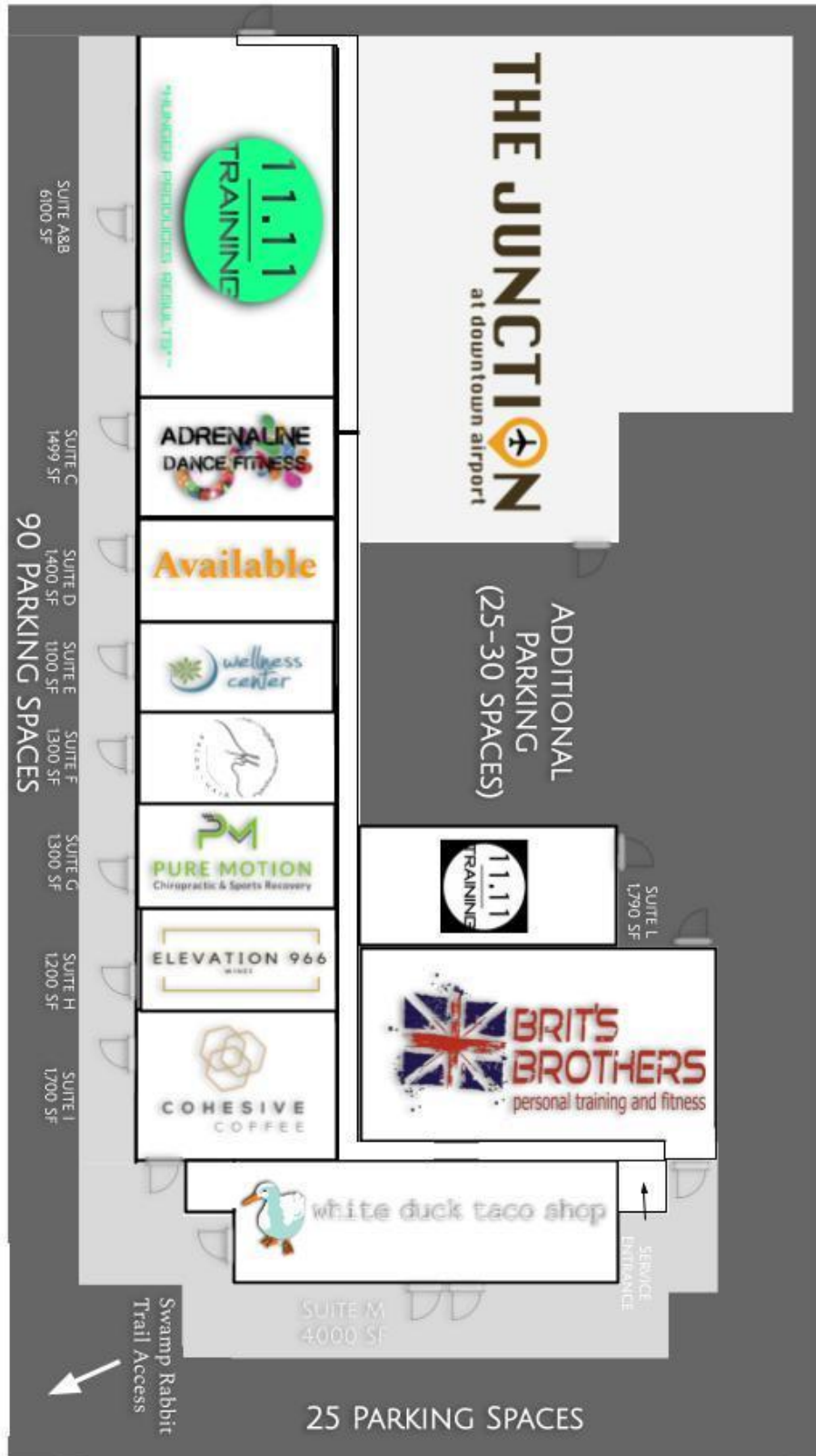
SVN Blackstream is pleased to present an opportunity to lease ± 1,300 SF located in Suite E at The Junction @ Downtown Airport. Sitting directly on the future Swamp Rabbit Trail extension, The Junction has excellent visibility and is accessible to the many the walkers, joggers, and bikers that frequent the popular trail system. The Junction is centrally located in the hub of Greenville's busy retail corridor, with accessibility to Haywood Road, S. Pleasantburg Drive and Laurens Road. Within proximity are local favorites such as the Greenville Humane Society and Runway Park. Surrounding residential and commercial growth make this a desirable location for either retail or office tenants.

PROPERTY HIGHLIGHTS

- Space is delivered as a warm-vanilla shell, allowing for tenant flexibility
- Ample on-site parking (±100 spaces)
- Monument sign at lighted intersection, including signage above individual spaces
- Direct access to the Swamp Rabbit Trail extension (est. 2022)
- Diverse tenant mix includes, White Duck Taco, Elevation 966 Wines, 11.11 Training and Cohesive Coffee

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 SC #106855

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PRESENTED BY SVN BLACKSTREAM, LLC.

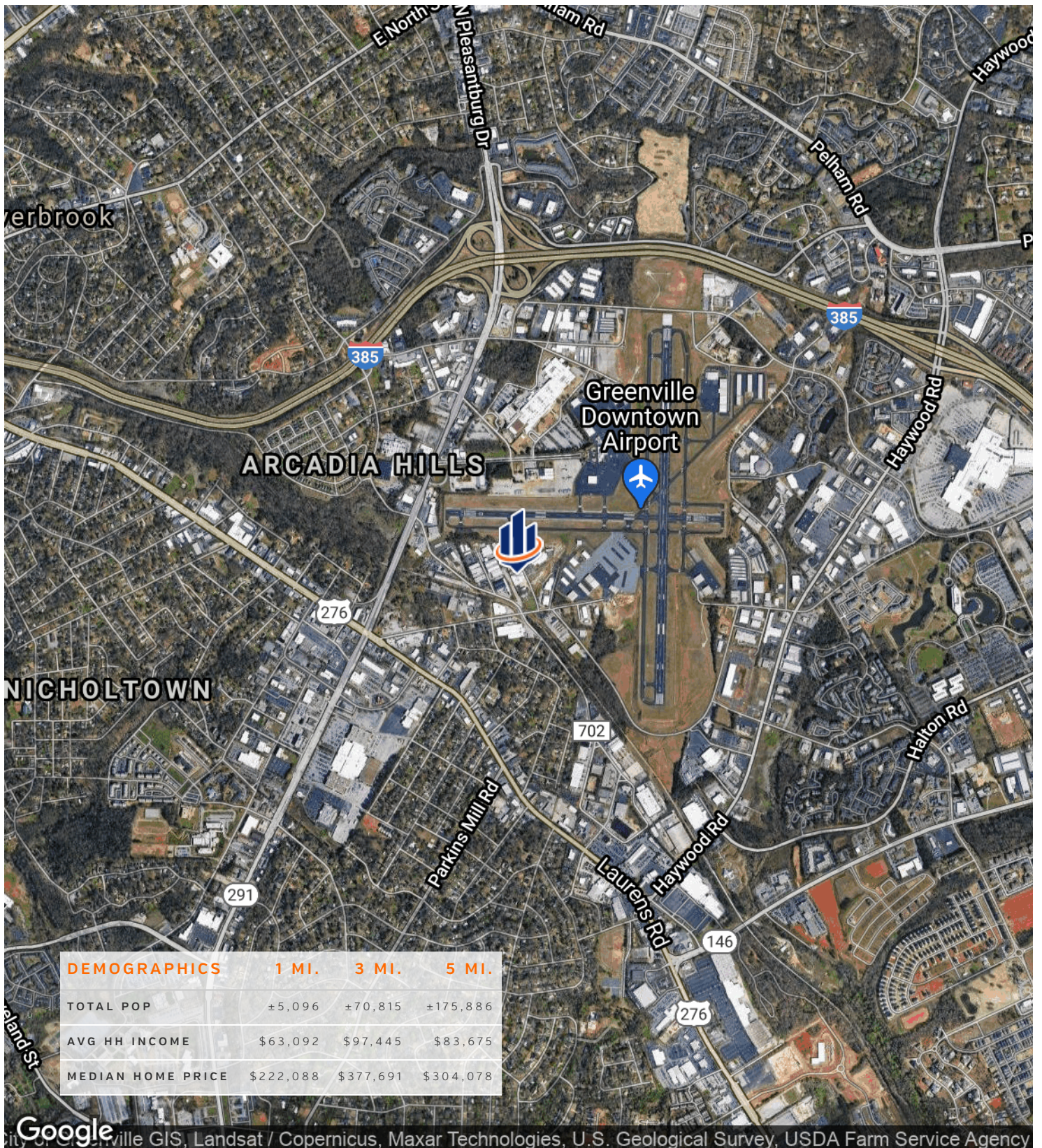
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THE JUNCTION
 at downtown airport



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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



SVN | CERTIFIED SPECIALIST
RETAIL



COURTNEY PITTS

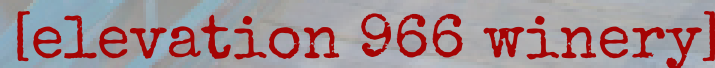


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BELOW IS A SAMPLING OF THE TENANTS WE'VE WORKED WITH



Evicare Reimagined.

