

FOR LEASE



**±8,320 SF RETAIL SPACE
GREENVILLE, SC MSA**

1605 W Blue Ridge Dr Greenville, SC



EXECUTIVE SUMMARY

Reedy River Retail at SVN | Palmetto is pleased to present $\pm 8,320$ SF of open, flexible retail space located at the high-traffic intersection of W Blue Ridge Dr and Cedar Lane Rd in Greenville, SC. This free-standing, former Dollar General offers multiple points of ingress/egress, with direct access from both major corridors, ensuring seamless customer flow and delivery access.

Enjoy exposure to a combined $\pm 45,000$ vehicles per day ($\pm 28,000$ VPD on Cedar Lane Rd and $\pm 17,380$ VPD on W Blue Ridge Dr), offering tremendous signage, visibility and branding potential.

Dedicated paved parking lot with easy circulation, allowing convenience for shoppers and staff.

Located minutes from Downtown Greenville and just off the Swamp Rabbit Trail, this site attracts both commuter and local neighborhood traffic. Nearby redevelopment and neighborhood revitalization projects are driving new interest to the corridor.

Perfect for discount retailers, beauty supply, furniture, hardware, fitness, or specialty grocers looking to expand into the highly active West Greenville submarket.



PROPERTY HIGHLIGHTS

PROPERTY DETAILS

- **±8,320 SF Available - Free Standing Retail**
- **Combined ±45,000 VPD on W Blue Ridge and Cedar Lane Rd**
- **±.99 Acre site**
- **Great visibility and access points from both W Blue Ridge and Cedar Lane Rd**
- **26 on site dedicated parks**
- **Join a strong retail corridor with nearby tenants including Swamp Rabbit Grocery, Advance Auto Parts, O'Reilly Auto Parts, CVS, Walgreens, and multiple QSRs like McDonald's, Hardee's, and Pizza Hut — all within a short radius.**
- **Located minutes from Downtown Greenville and just off the Swamp Rabbit Trail, this site attracts both commuter and local neighborhood traffic. Nearby redevelopment and neighborhood revitalization projects are driving new interest to the corridor.**
- **Perfect for discount retailers, beauty supply, furniture, hardware, fitness, or specialty grocers looking to expand into the highly active West Greenville submarket.**

LEASING SNAPSHOT

LEASE RATE
\$13/SF NNN

TICAM
\$3.14/SF

LEASE TERM
Negotiable

ZONING
C-2



AERIAL VIEW

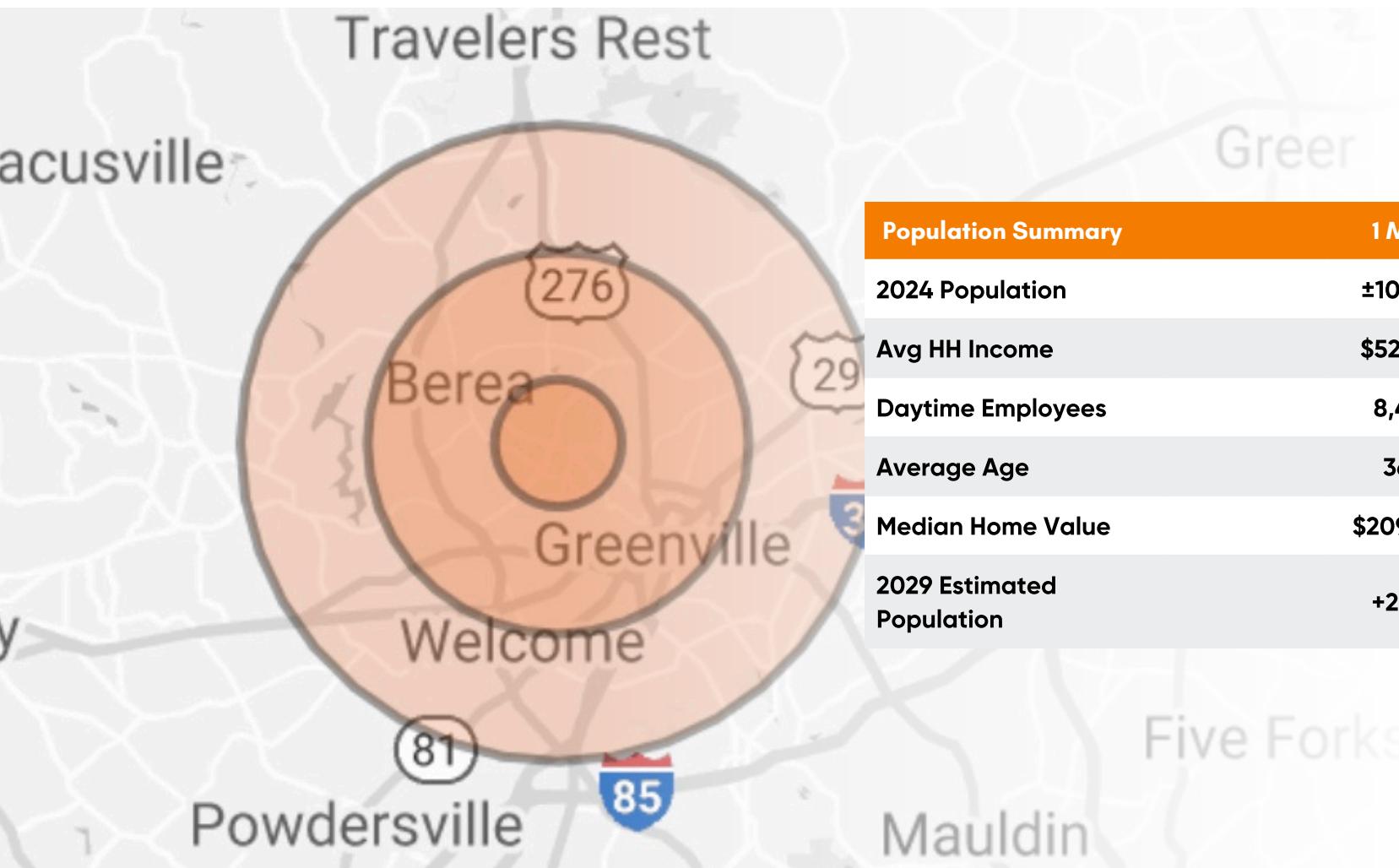


RETAILER MAP

Downtown Greenville
 ± 3 miles



DEMOGRAPHICS



Population Summary	1 Mile	3 Miles	5 Miles
2024 Population	±10,953	±75,702	±148,580
Avg HH Income	\$52,338	\$90,024	\$97,382
Daytime Employees	8,433	60,562	119,727
Average Age	36.1	39.1	39.2
Median Home Value	\$209,935	\$398,347	\$440,247
2029 Estimated Population	+2.5%	+3.9	+3.4%

Source: Site Seer Retail Data

AREA OVERVIEW

UPSTATE SOUTH CAROLINA

The Upstate is the region in the westernmost part of South Carolina, United States, also known as the Upcountry, which is the historical term. Although loosely defined among locals, the general definition includes the ten counties of the commerce-rich I-85 corridor in the northwest corner of South Carolina. This definition coincided with the Greenville–Spartanburg–Anderson, SC Combined Statistical Area, as first defined by the Office of Management and Budget in 2015.

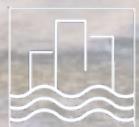
The region's population was 1,647,112 as of 2020. Situated between Atlanta and Charlotte, the Upstate is the geographical center of the "Char-lanta" mega-region.

After BMW's initial investment, foreign companies, including others from Germany, have a substantial presence in the Upstate; several large corporations have established regional, national, or continental headquarters in the area.

Greenville is the largest city in the region with a population of 72,227 and an urban-area population of 540,492, and it is the base of most commercial activity. Spartanburg and Anderson are next in population.

In fact, the Greenville-Spartanburg-Anderson MSA was ranked seventh in the nation by site consultants considering the top markets for economic development. Many financial institutions have regional offices located in downtown Greenville.

Other major industry in the Upstate is the healthcare and pharmaceuticals. Prisma Health System and Bon Secours St. Francis Health System are the area's largest in the healthcare sector, while the pharmaceutical corporation of Bausch & Lomb have set up regional operations alongside smaller recently developed local companies like IRIX Manufacturing, Incorporated and Pharmaceutical Associates. The Upstate is also home to a large amount of private sector and university-based research.



GREENVILLE, SC



Top 10 Best Places To Live -Men's Journal

#3 Top City in the South -Southern Living

#3 Strongest Job Market In America -CNN Money

REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A
Greenville, SC 29615



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

REEDY RIVER RETAIL at SVN PALMETTO'S SOUTHEAST REACH

GREENVILLE



CHARLESTON



CHARLOTTE



WHAT OUR CLIENTS ARE SAYING...

"I can't imagine my journey without Dustin and Daniel. 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 about a year 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

NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST





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