



FULLY LEASED RETAIL CENTER

GREENVILLE, SC MSA

OFFERING MEMORANDUM

5326 WADE HAMPTON BLVD
TAYLORS, SC 29687



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the shopping center located at **5326 Wade Hampton Blvd., Taylors, SC 29687** ("Property"). It has been prepared by SVN. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or SVN. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and SVN expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or SVN or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



Table Of Contents

INVESTMENT / PROPERTY SUMMARY

Executive Summary	6
Investment Overview	7
Physical Description	8
Investment Highlights	9
Birds Eye	10
Site Plan.....	13

FINANCIAL & TENANT INFORMATION

Rent Roll	15
Tenant Profiles	16

MARKET INFORMATION

Locational Map	18
Retailer Map	19
Regional Map	20
Demographics	21
General Overview Upstate, South Carolina	22
City Overview Greenville, South Carolina.....	23
Area Overview.....	24



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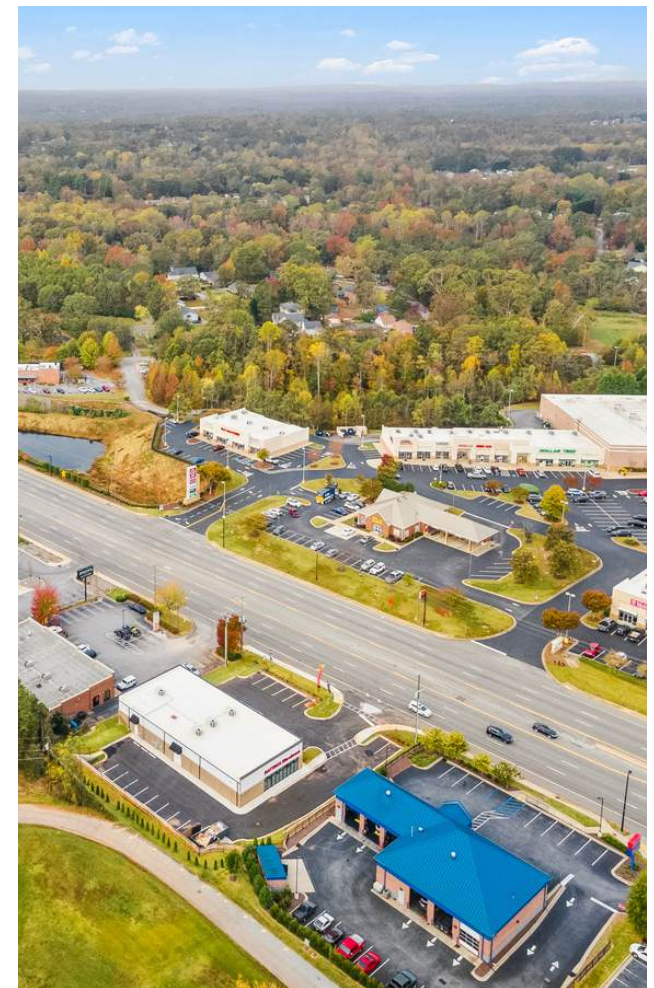


**INVESTMENT
& PROPERTY
SUMMARY**

Executive Summary

Reedy River Retail at SVN | Palmetto has been retained to exclusively offer for sale a new construction retail strip center in the sought after Greenville, South Carolina market. Greenville, SC consistently ranks among the fastest growing markets in the Southeast and is widely recognized as one of the best cities in America. The center boasts brand new, ten year, Triple Net leases with national tenants Mattress Warehouse and Charley's Cheeseteaks.

The property is strategically positioned on Wade Hampton Blvd., one of the area's primary retail corridors which connects Greenville to Spartanburg. The center is shadow anchored by Target, Hobby Lobby and PetSmart directly across the street. Other nearby retailers include Burger King, Aspen Dental and McAlister's Deli. The center was built with high quality steel and masonry construction and was completed in August of 2024.



Investment Overview

5326 WADE HAMPTON BLVD.

Price	\$3,600,000
Gross Leasble Area	±6,000 SF
Net Operating Income	\$234,000
Tenants	Mattress Warehouse & Charleys Cheesesteaks
Cap Rate	6.5%
Year Built	2024
Lot Size	±0.7 AC
Parking Spaces	25



Physical Description

5326 WADE HAMPTON BLVD.

THE OFFERING

Property Address	5326 Wade Hampton Blvd. Taylors, SC 29687
Tax ID	T009040201701
Zoning	CG (City of Greer)
Flood Zone	N/A



CONSTRUCTION

Foundation	Poured Concrete Slab
Framing	Steel
Exterior	Stucco and Masonry
Parking Surface	Asphalt
Roof	Insulated Membrane Roof on Metal Decking
HVAC	(4) Roof Top Mounted Units
Electrical	120V/208V 3 Phase
Fire Protection	Fully Sprinklered

SITE DESCRIPTION

Type of Property	Strip Center
Number of Stories	One
Number of Buildings	One
Year Built	2024
Gross Leaseable Area (GLA)	±6,000 Sq. Ft.
Lot Size	±.7 Acres
Type of Ownership	Fee Simple
Parking	25 Spaces
Landscaping	Professional
Topography	Level

Investment Highlights

Convenient Location on Wade Hampton Blvd. just 15 minutes from downtown Greenville and centrally located between Atlanta and Charlotte

Long Term Triple Net Leases with minimal landlord responsibilities

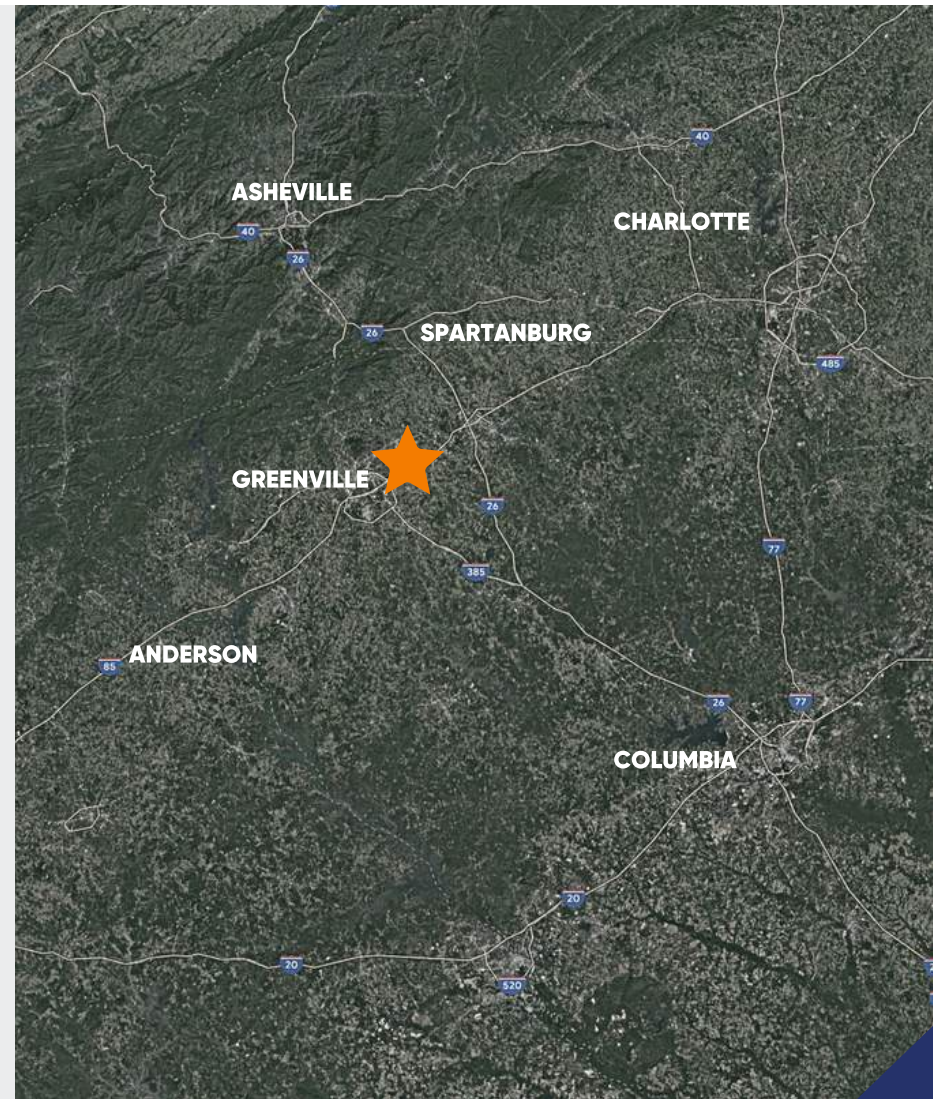
Fully Leased to National Tenants Mattress Warehouse and Charley's Cheesesteaks

Nearby Tenants on Wade Hampton Include Target, Hobby Lobby, PetSmart, Publix, Lowes, and many more

High Growth Market just 15 miles outside of Greenville and 10 miles from GSP International Airport

Steady Population Growth over the last decade with an average household income of \$90,000 within 5 miles of the property

Major Area Employers in the area include BMW, Michelin, Prisma Health, ScanSource, and Tesla (recently announced)

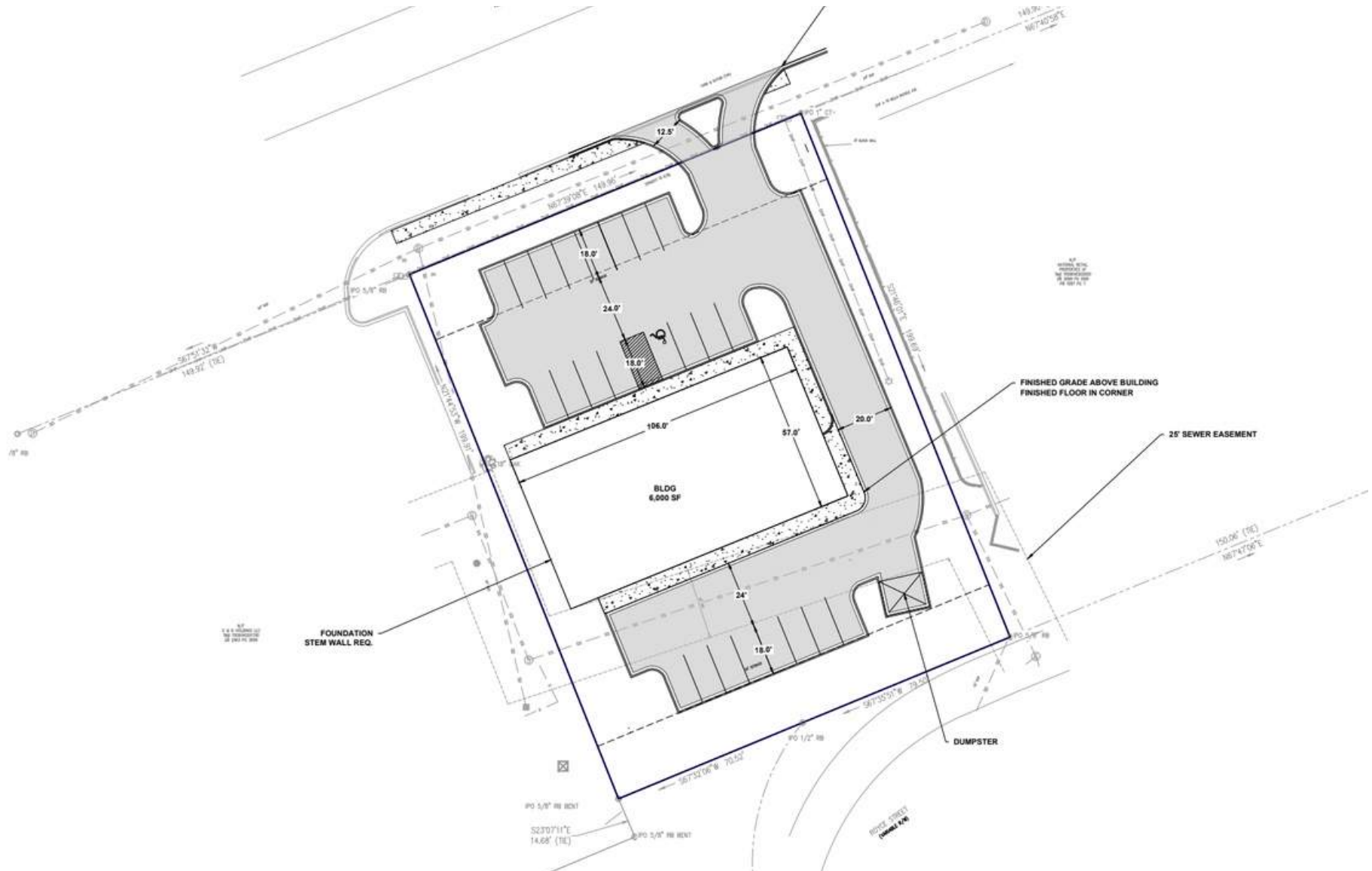


Surrounding Retailers





Site Plan



FINANCIAL & TENANT INFORMATION



Rent Roll

Tenant	UNIT	SQUARE FEET	START DATE	END DATE	OPTIONS	BASE RENT	NNN RECOVERIES	TOTAL	RENT INCREASES
Mattress Warehouse	B	4,500	8-25-24	8-24-34	3 x 5 yrs	\$171,000	\$31,500	\$150,612	10% increase In years 6, 11, 16 & 21
Charley's Cheesesteaks	A	1,500	1-14-25	1-13-35	3 x 5 yrs	\$63,000	\$10,500	\$73,500	10% increase In years 6, 11, 16 & 21
TOTAL		6,000				\$234,000	\$42,000	\$276,000	

Notes:

- Rent Commencement Date for Mattress Warehouse Is November 25, 2024
- Rent Commencement Date for Charley's Cheesesteaks is the earlier of 120 days from Delivery which was Sept. 16, 2024
- Estimated \$7.00/SF for NNN recoveries in Year 1



Tenant Profiles



Mattress Warehouse

Tenant	Corporate
Entity	MW of Taylors, LLC
Guaranty	Corporate
Lease Term	10 Years
# of Brand Locations	325+
Company Information	Mattress Warehouse has been operating since 1989 and is headquartered in Frederick, MD. They are an industry leader offering quality brand bedding and accessories.
Option Renewal Notice	270 Days
HVAC Responsibility	Tenant



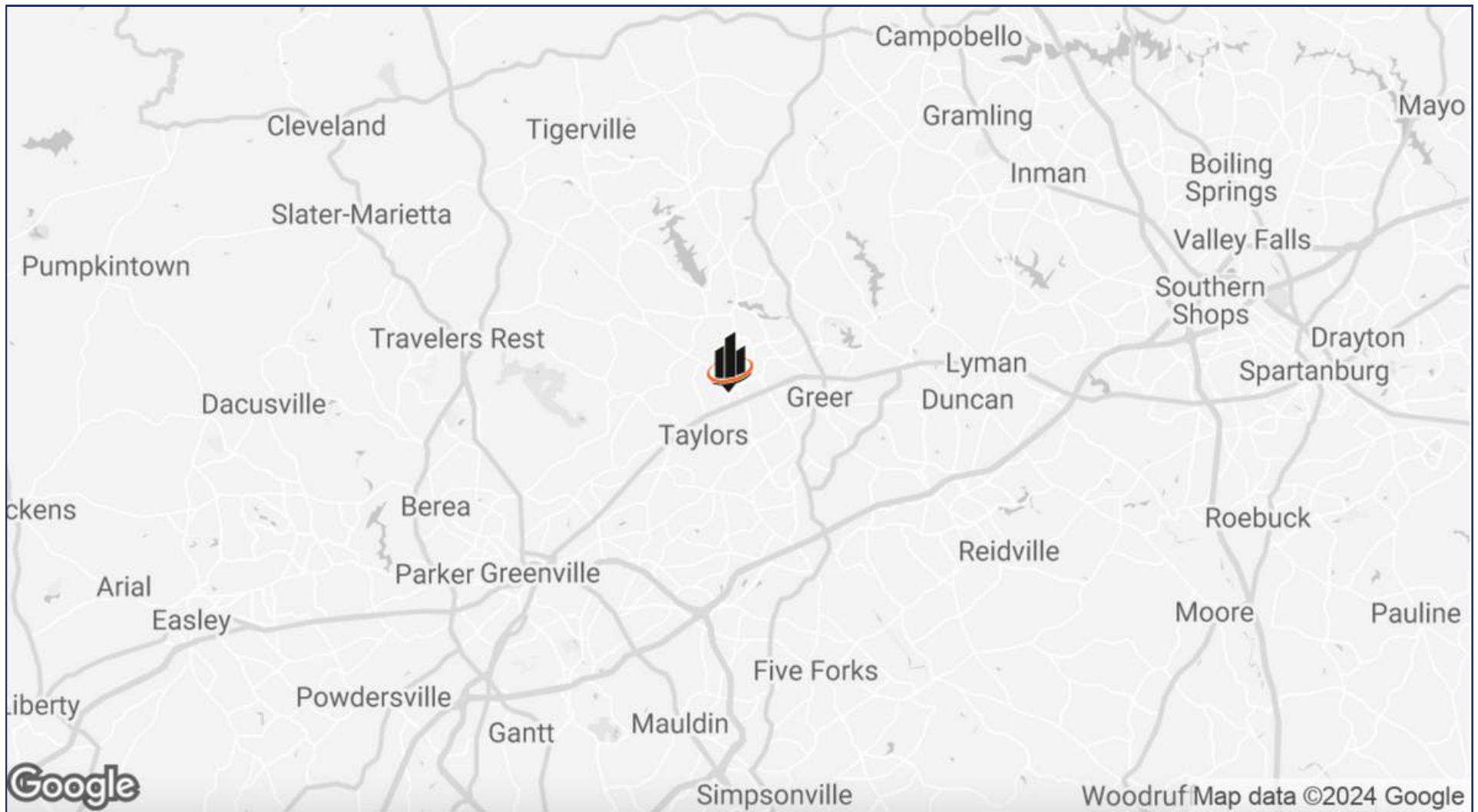
Charley's Cheesesteaks

Tenant	Franchisee
Entity	Dunamis Restaurants, LLC
Guaranty	Personal
Lease Term	10 Years
# of Brand Locations	850+
Company Information	Charley's Cheesesteaks is the largest cheesesteak franchise in the world, founded in 1986. Today, Charley's has locations in 17 countries and recently added wings to it's menu.
Option Renewal Notice	180 Days
HVAC Responsibility	Tenant

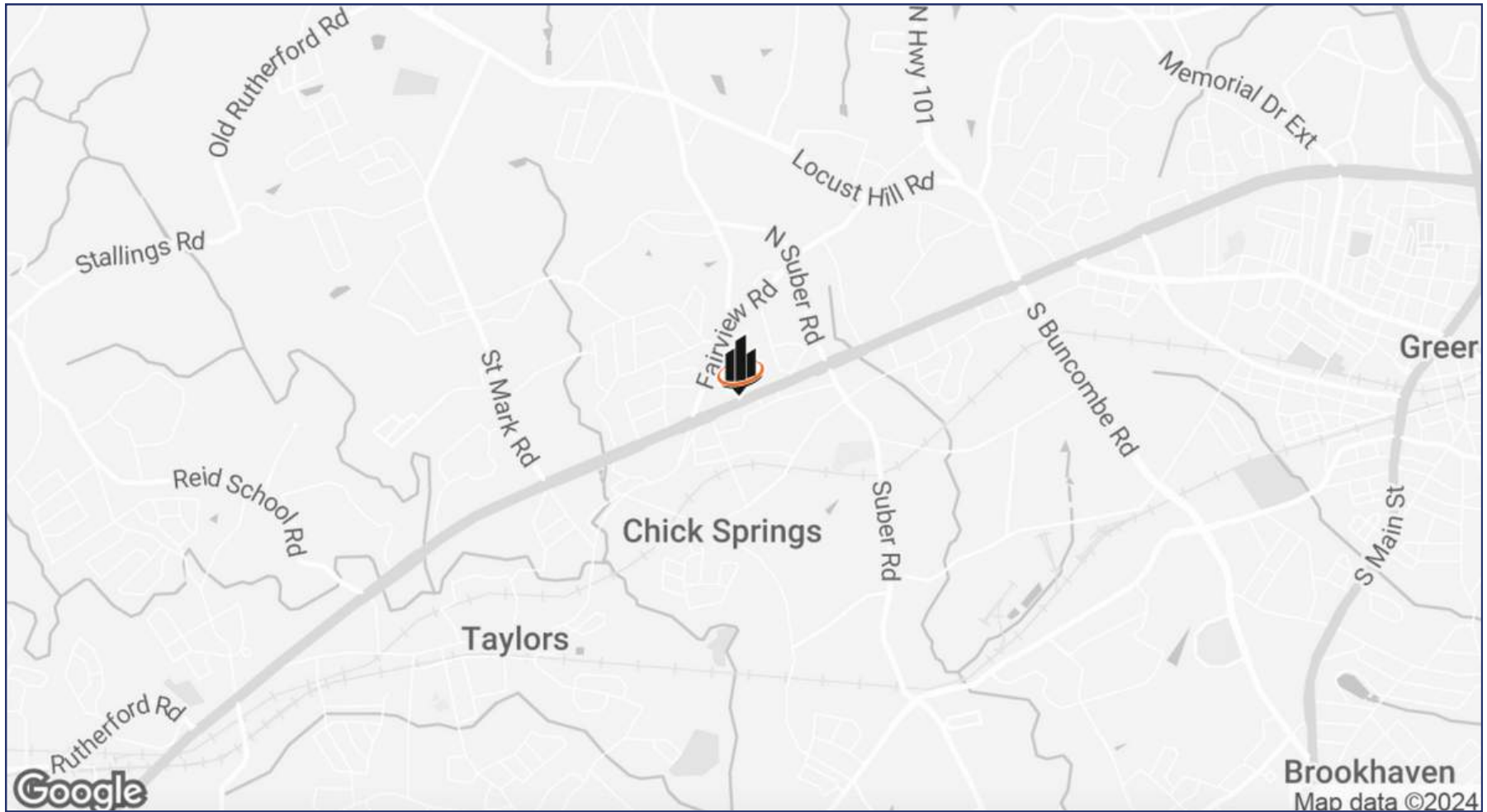
An aerial photograph of a city during sunset. The sky is filled with colorful clouds in shades of orange, yellow, and blue. In the foreground, a river flows through a park area with many trees displaying vibrant autumn foliage in yellow, orange, and red. A suspension bridge is visible on the left side of the river. In the background, several multi-story buildings, including a prominent white one and a red brick one, are visible. The overall scene is a mix of urban development and natural beauty.

MARKET INFORMATION

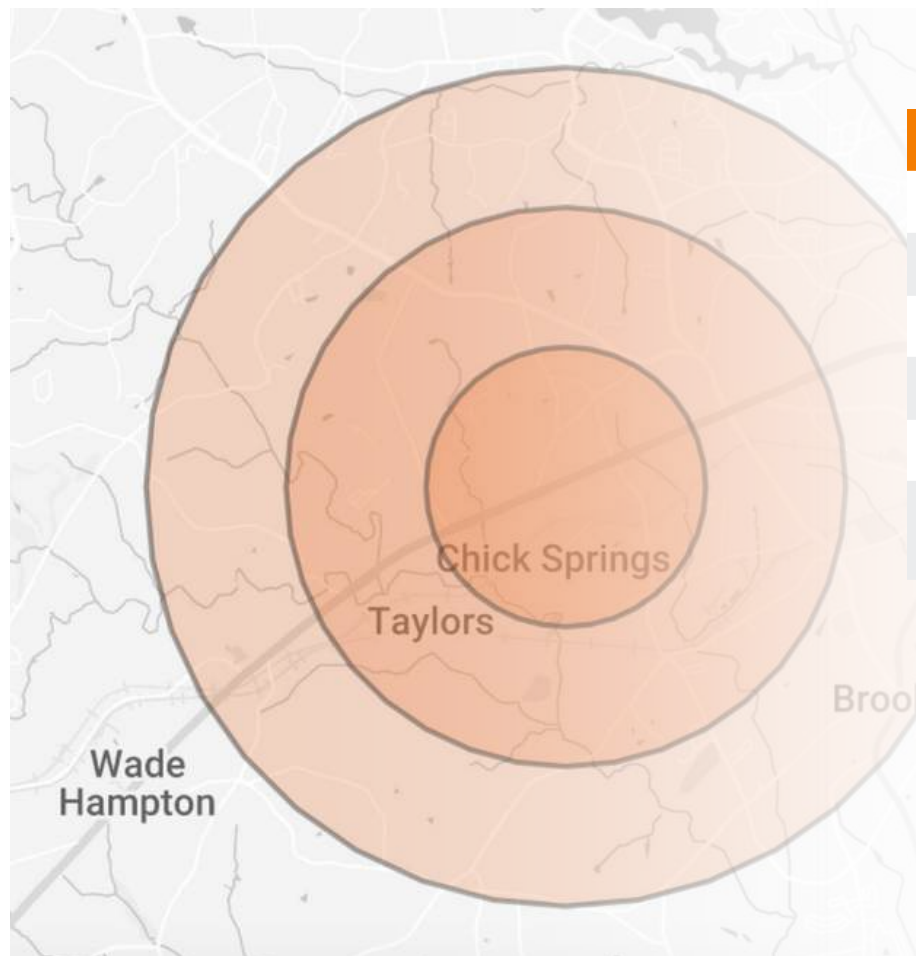
Regional Map



Locational Map



Demographics



Population Summary	1 Mile	3 Mile	5 Mile
2024 Population	4,339	49,611	122,378
Avg HH Income	\$89,791	\$94,580	\$99,236
Daytime Employees	1,559	13,644	36,562
Average Age	39.8	40.5	41.0
Median Home Value	\$303,450	\$345,960	\$391,301
2029 Estimated Population	+1.9%	+2.8%	+2.8%

Source: Site Seer Retail Data

Major Area Employers

BMW (±11,000)	Prisma Health (±30,000)
Greenville County Schools (±11,000)	Pelham Medical Center (±6,000)
Michelin North America (±8,000)	Clemson University (±5,000)

General 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

A scenic view of Greenville, SC, featuring a river with a blue bridge, modern brick buildings, and autumn foliage under a dramatic sky.

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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