

PRE-LEASING: NEW RETAIL DEVELOPMENT

3130 Brushy Creek Road, Greenville, SC



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REEDY RIVER RETAIL
at **SVN | BLACKSTREAM**

EXECUTIVE SUMMARY

Reedy River Retail at SVN Blackstream is pleased to present you with a new retail development in Greenville, SC. This property is centrally located within a residential dense area in the Greenville, SC MSA. The property has ±210 ft of frontage to Brushy Creek Road with close to 23,000 VPD. This development meets at the intersection of Brushy Creek Rd. & Moorlyn Ln. across from RockBox and Green Laundry Lounge.

Brushy Creek Road boasts continued growth of new homes & national retailers, such as Harris Teeter, Starbucks, Crunch Fitness, with more to come! This site is roughly a 10 minute drive to I-85 and 13 minutes from the Greenville-Spartanburg International Airport which serves ±5 mil travelers per year and was recently ranked the “Top Airport in America in 2022” by the Airport Council of America. In addition to the numerous retailers in the immediate area, there are district schools nearly a mile away along with medical groups and office parks that boost the daytime employee count.

AR

± 12,400 SF of Retail Space Available

End Caps \$36/SF & Inline Spaces \$33/SF

End Cap Drive Thru & Restaurant Unit outdoor patio

Multiple retail units and large exterior community patio

Continued residential growth in the immediate area

Great visibility along Bushy Creek Rd



SVN
COMMERCIAL REAL ESTATE



BRUSHY CREEK RD.

MOORLYN LN.

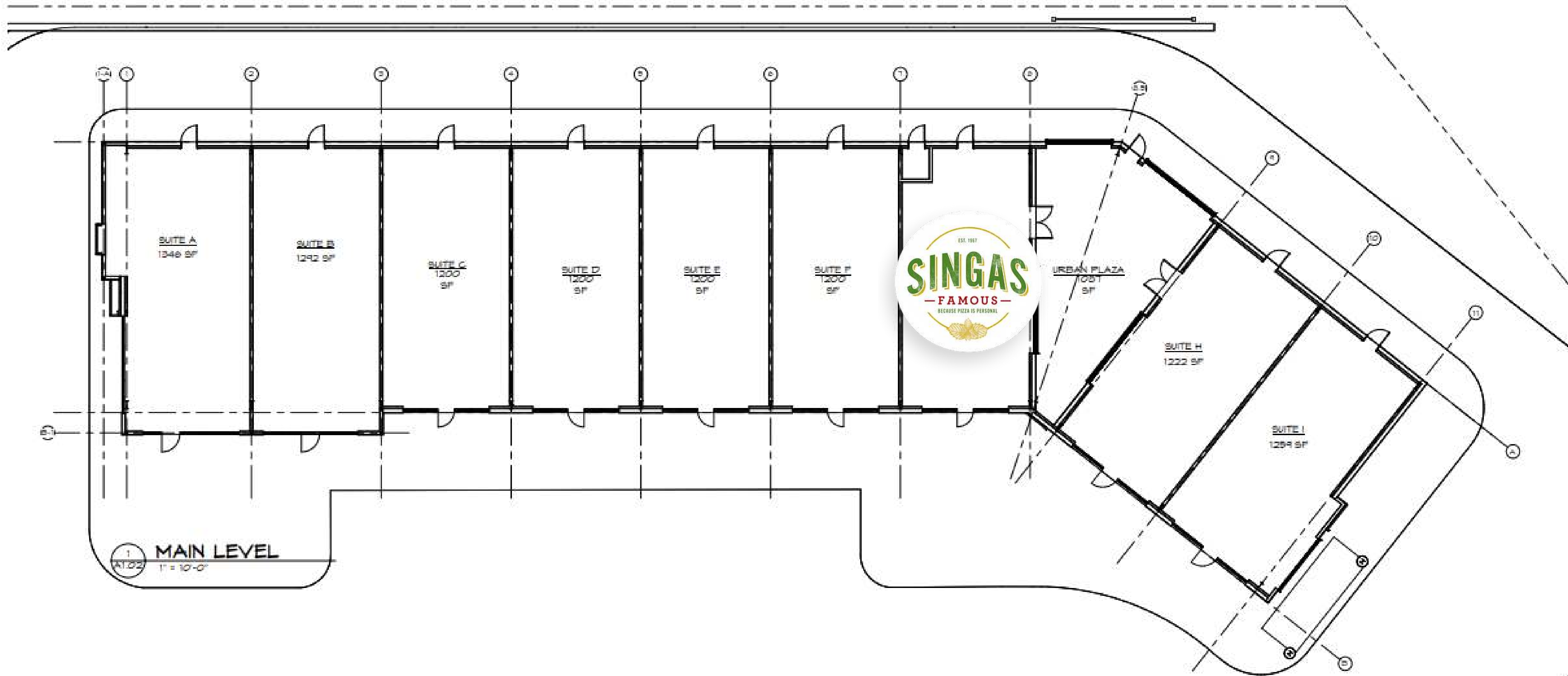
MOORLYN LN.

BRUSHY CREEK RD.

SITE FEATURES AND CONTEXT

- 1. Proposed 12400 SF Retail Building
- 2. Outdoor Patio Space
- 3. Electrical Car Charging Station
- 4. Drive - Through Lane
- 5. Dog Park
- 6. Retail Building
- 7. New Sidewalk and Street Trees

SITE PLAN

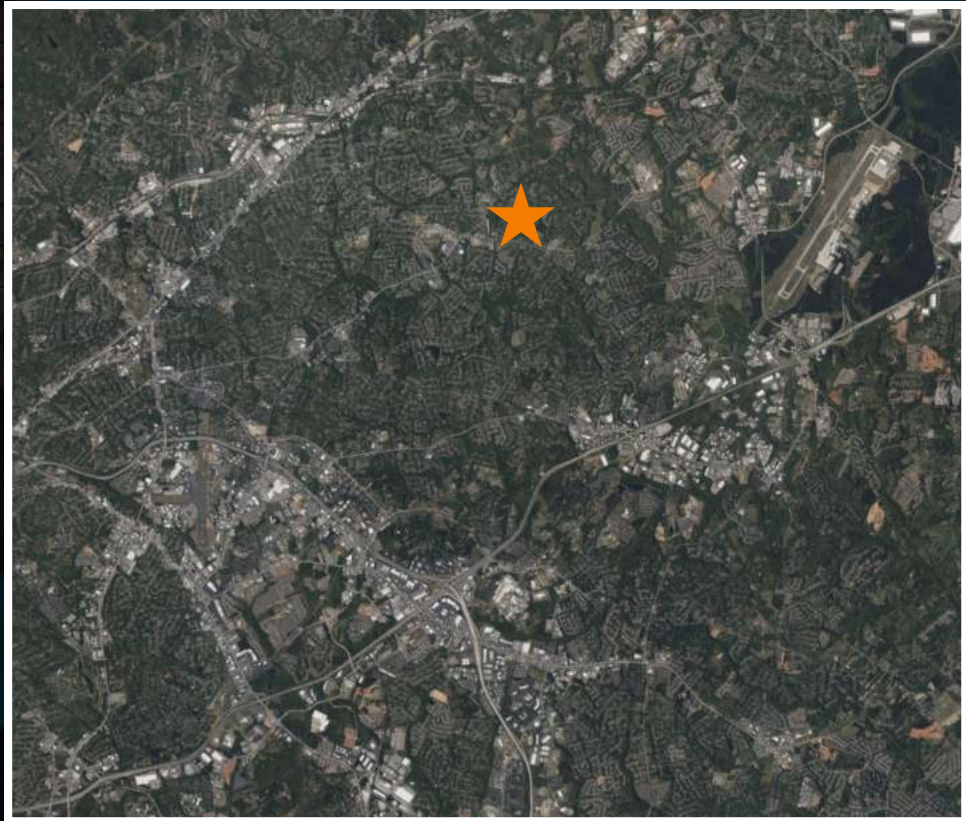




COMMUNITY ASPECT

The Greenville community hosts numerous festivals and events throughout the year, fostering a sense of togetherness and celebration among residents and visitors alike. The community of businesses in Greenville exemplifies innovation, collaboration, and a commitment to both economic success and social responsibility. By working together and embracing a spirit of entrepreneurship, businesses in Greenville contribute to the city's prosperity and enhance its reputation as a vibrant and welcoming place to live, work, and do business. Moreover, Greenville's commitment to sustainability and outdoor recreation is evident in its extensive network of parks, trails, and green spaces. Residents can enjoy hiking, biking, kayaking, and other outdoor activities year-round, thanks to the city's temperate climate and stunning natural surroundings.

DEMOGRAPHICS



	1 MILE	3 MILE	5 MILES
Total Population (2023)	±6,149	±60,421	±127,152
Projected Growth (2028)	±7,194	±69,451	±146,272
Average HH Income	\$109,199	\$96,830	\$97,645
Daytime Employees	±1,504	±18,646	±48,489
Average Age	±37.8	±40.2	±40.8
Median Home Value	\$370,525	\$376,516	\$393,648

Source: Site Seer Retail Data

RETAILER MAP



AERIAL MAP



GREER



DOWNTOWN SPARTANBURG



DOWNTOWN GREENVILLE

HAYWOOD MALL

PELHAM RD

WOODRUFF RD



MAULDIN



SIMPSONVILLE

FOUNTAIN INN





4

Fastest Growing City

Liberty Bridge



6

"Small City" In The US

Peace Center



1

US Best Urban Bike Path

Swamp Rabbit Trail



10

Most Romantic Getaways

Bon Secours Wellness Arena



"Top 10 Best Places To Live"
Greenville, SC



5

South's Best Cities

Paris Mountain State Park



9

Best Cities For People Under 35

Main Street Greenville



4

Best Place To Raise A Family

Flour Field - AA Red Sox



2

Best City To Start A Business

Falls Park On The Reedy

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 as well. In 2023, Dustin and Daniel expanded their brokerage services by bringing Nate Hober, Chris Philbrick and Brett Mitchell onto the team.

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!



SVN | CERTIFIED SPECIALIST
RETAIL



CoStar™
POWERBROKER™ AWARD



SVN | CERTIFIED SPECIALIST
LAND



Candidates



2022 CREXI PLATINUM
BROKER AWARD RECIPIENT



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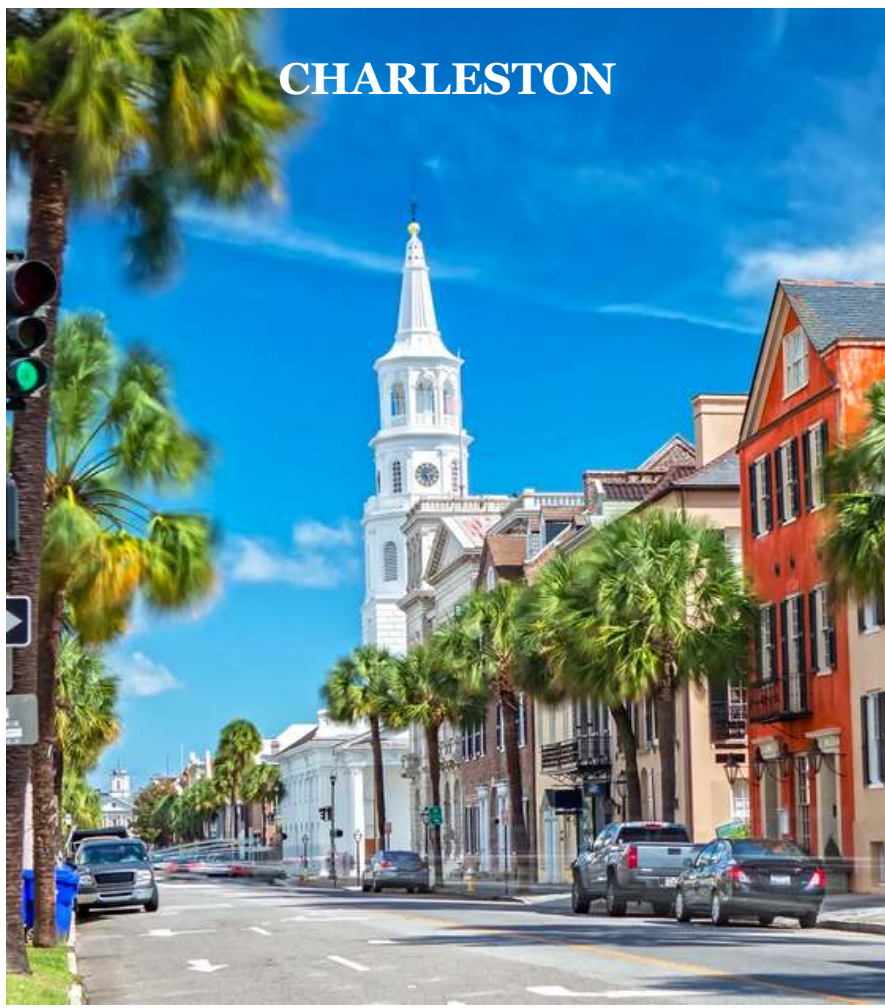


REEDY RIVER RETAIL
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GREENVILLE



CHARLESTON



CHARLOTTE



REEDY RIVER RETAIL at SVN BLACKSTREAM'S SOUTHEAST REACH

NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST



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

"These guys hustle and they are very patient all at the same time. 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