

GROUND LEASE



644 NE MAIN ST
SIMPSONVILLE, SC



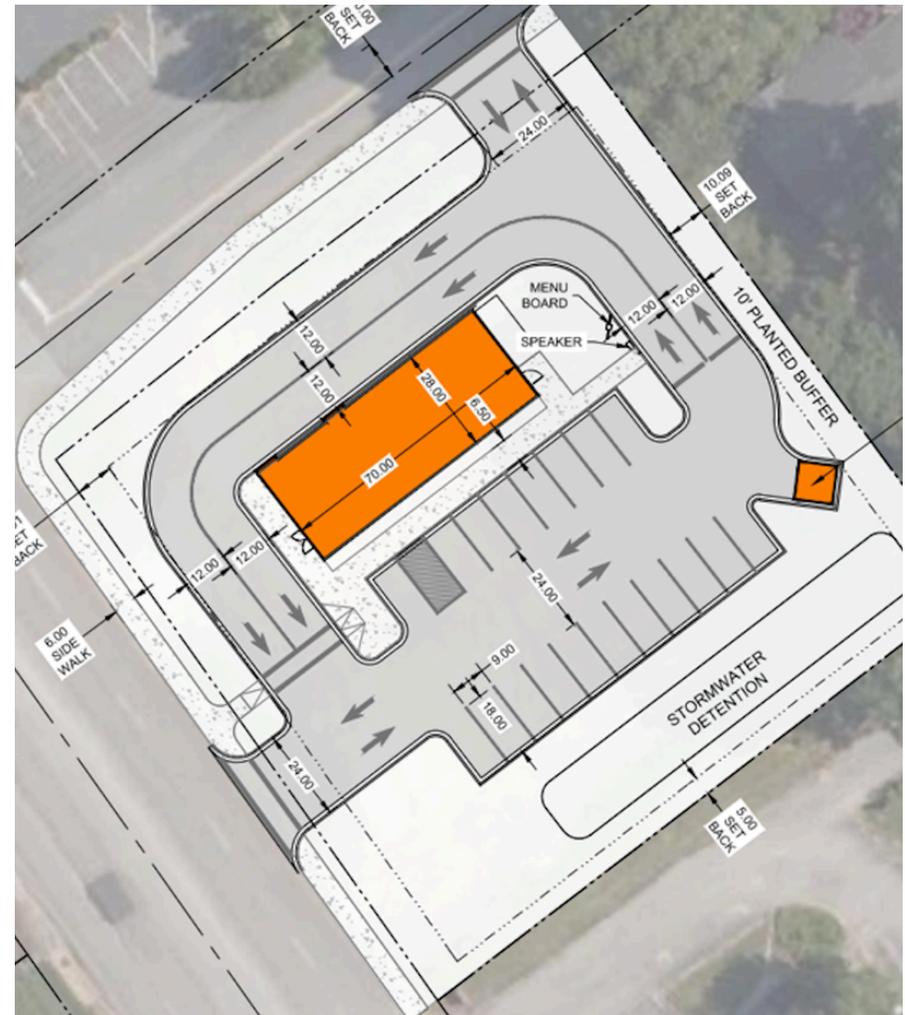
EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present an opportunity to ground lease or BTS on this .70 AC parcel on NE Main Street ($\pm 20k$ VPD) in Simpsonville, SC. Located just down the street from a new Chick-fil-a and Starbucks, as well as a Food Lion-anchored shopping center and WalMart Neighborhood Market, this site provides commercial cohesion as well as residential growth.

Key Highlights:

- Heavily traveled NE Main Street with $\pm 20k$ VPD
- Great co-tenants along the corridor, including Chick-fil-a and Starbucks
- Daytime employment anchored by education and industrial
- Several new residential developments happening within 3 miles

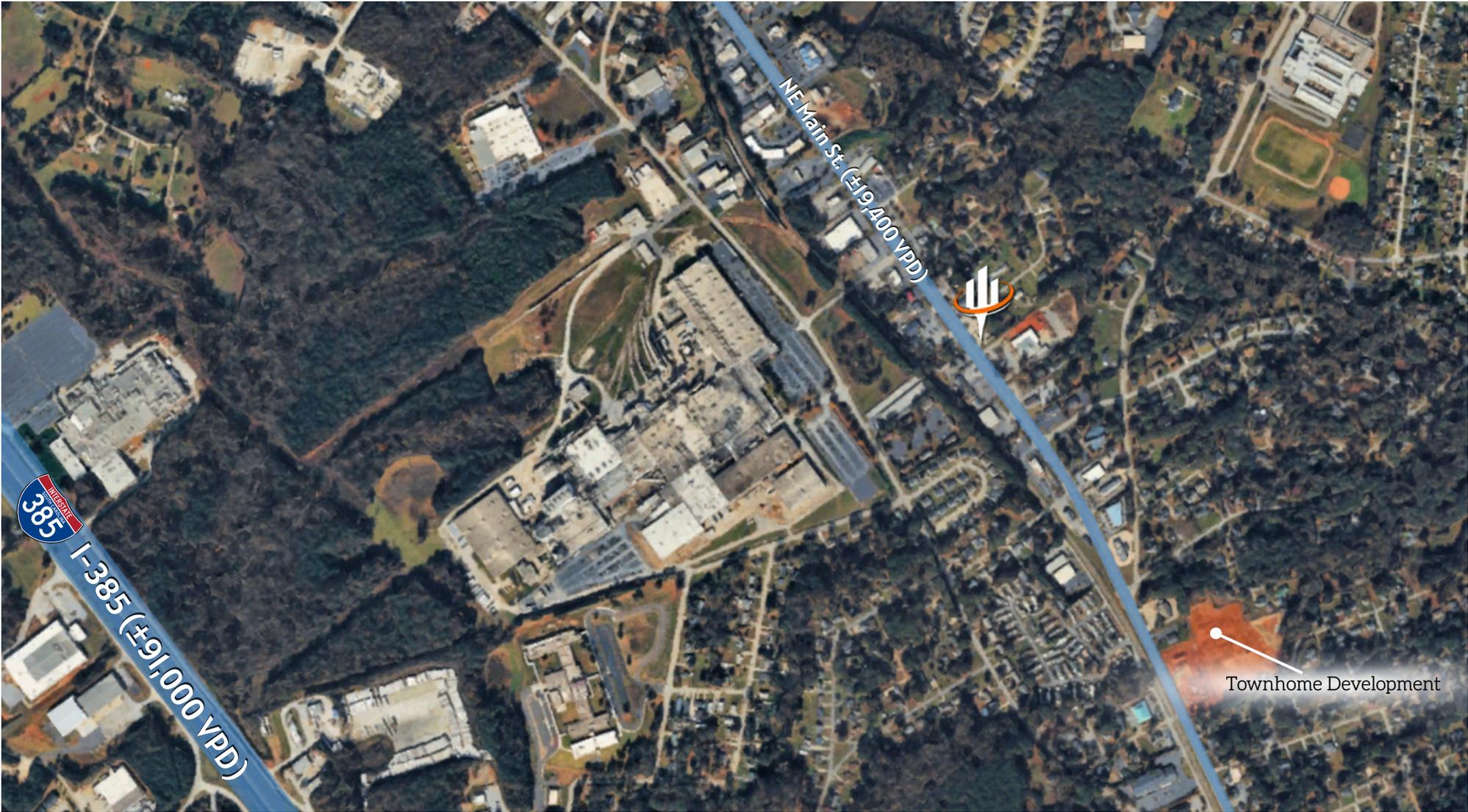
Available SF	$\pm 3,500$ SF
Lease Type	Ground Lease
Year Built	late-2026
Zoning	B-G
Lot Size	0.7 AC
GL Rate	Contact Broker



RETAILER MAP



LOCATIONAL MAP



Townhome Development



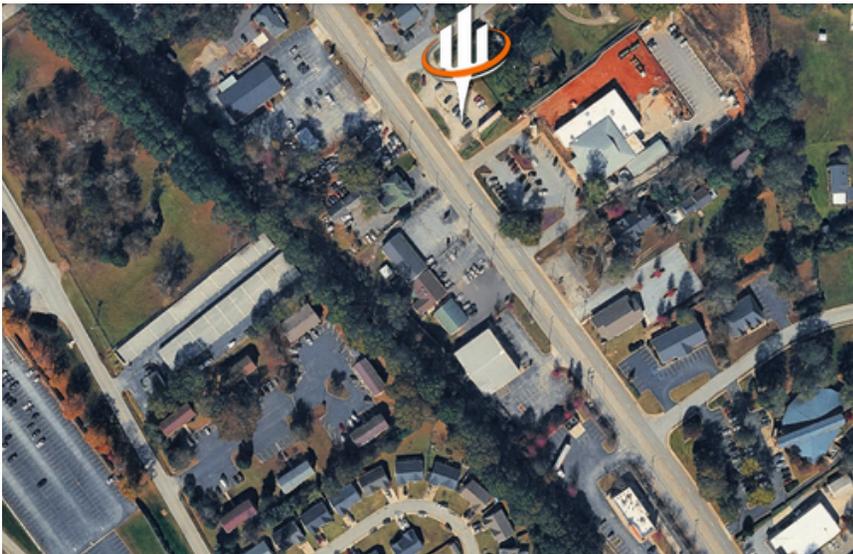
AERIAL PHOTO



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population (2025)	49,682	±137,864	±336,703
Projected Growth (2030)	+5.8%	+5.0%	+5.1%
Average HH Income	\$115,490	\$121,182	\$125,121
Daytime Employees	±11,800	±33,855	±150,663
Average Age	41.5	40.7	40.5
Median Home Value	\$390,843	\$421,306	\$481,346

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.



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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