

# FOR SALE



**± 1.42 Acres Lighted  
Intersection**

**1985 SC-101, Greer, SC 29651**





# PROPERTY SUMMARY

**Sale Price** **\$2,200,000**

**Frontage** **±210 ft on SC-101**

**Acres** **± 1.42 AC**

**Parcel No.** **5-29-00-129.01**

**Zoning District** **General Development**

**Traffic** **± 27,000 VPD on SC-101**  
**± 124,700 VPD on I-85**



## Property Highlights

Reedy River Retail at SVN Palmetto is pleased to present a strategically located corner along SC-101 in Greer, SC. Situated next to the BMW Manufacturing and minutes from Greenville-Spartanburg International Airport, this site benefits from constant traffic from both commuters and employees in one of the region's strongest employment hubs. Continued residential and industrial growth in Greer further enhances the steady demand and long-term viability of this corridor.

Surrounding development includes a mix of national retail, quick-service restaurants, and service operators, demonstrating the strength of the market. With direct access, strong visibility, and immediate connectivity to I-85, this location offers an exceptional opportunity for users seeking to capture both local and regional traffic.

- Ideally positioned near BMW, GSP Airport, and I-85
- ±210 ft of frontage along SC-101
- Excellent visibility and access along a high-traffic commuter corridor
- Large site situated on lighted intersection

### **CHRIS PHILBRICK**

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SC #135680

### **DANIEL HOLLOWAY**

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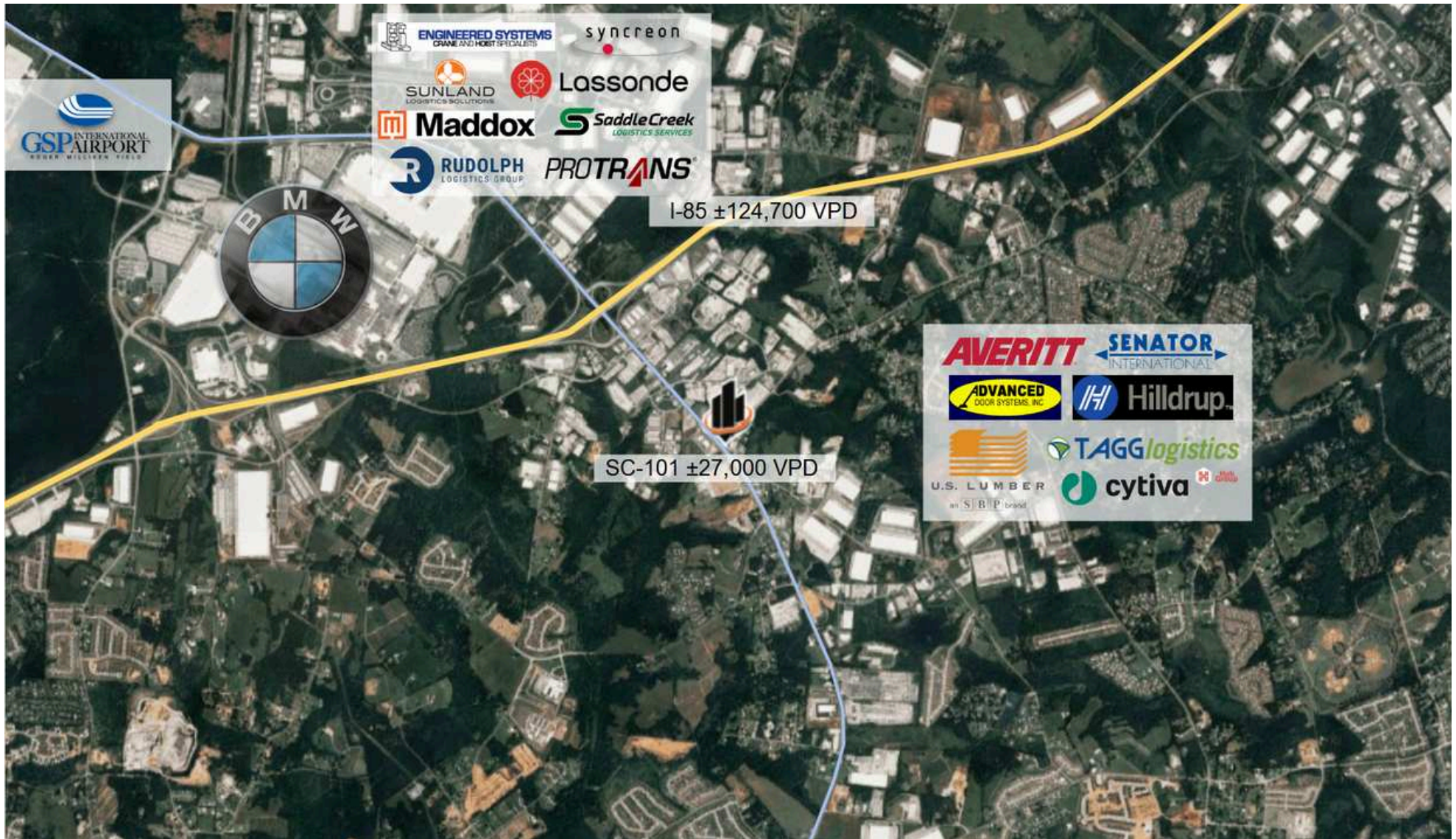
SC #106855

# RETAILER MAP





# AERIAL MAP



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# DEMOGRAPHICS

	3 MILE	5 MILE	10 MILES
Total Population (2025)	±15,021	±52,854	±302,753
Projected Growth (2030)	+7.1%	+7.3%	+4.2%
Average HH Income	\$119,956	\$117,387	\$118,820
Daytime Employees	±6,255	±21,856	±99,443
Average Age	±39.1	±39.1	±40.7
Median Home Value	\$393,140	\$390,170	\$427,849

Source: Site Seer Retail Data



# 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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