



FOR SALE

NNN RETAIL STRIP CENTER - TARGET OUTPARCEL

861 DOUBLE BRIDGE RD.
Boiling Springs, South Carolina
GREENVILLE, SC MSA



TABLE OF CONTENTS

INVESTMENT / PROPERTY SUMMARY

Executive Summary	3
Property Summary	4

MARKET INFORMATION

Retailer Map	5
Residential Development	7
Demographics	8
General Overview Upstate, South Carolina	9
City Overview Spartanburg, South Carolina	11



EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is proud to offer investors an opportunity to acquire a brand-new, two-tenant retail asset in the dynamic, high-growth market of Boiling Springs, South Carolina. This center sits as an outparcel to a brand-new Target development—placing it at the center of one of the most in-demand retail corridors in the Upstate. Anchored by long-term, triple-net leases with McAlister's Deli and Blaze Pizza, the building delivers stable, predictable income backed by strong national tenants. Exceptional visibility and access set this property apart, with placement at one of Target's primary entrances, prominent monument signage, and direct connectivity to Double Bridge Road and Highway 9 (34,800 VPD).

Boiling Springs has quickly emerged as a powerhouse suburb of Spartanburg, fueled by explosive residential growth and a robust lineup of national retailers. Surrounding tenants include Target, Walmart, Lowe's, Publix, Chick-fil-A, Starbucks, and Whataburger, reinforcing the area's dominance as a retail destination. For investors, this property offers the ideal combination of security, convenience, and long-term upside—an effortless, passive investment positioned within one of the fastest-growing and strongest performing real estate markets in the Southeast.



PROPERTY SUMMARY

Price	\$3,821,000
Cap Rate	6.5%
NOI	\$248,400
GLA	±5,400 SF
Tenants	McAlister's Deli, Blaze Pizza
Year Built	2025
Parking Spaces	53



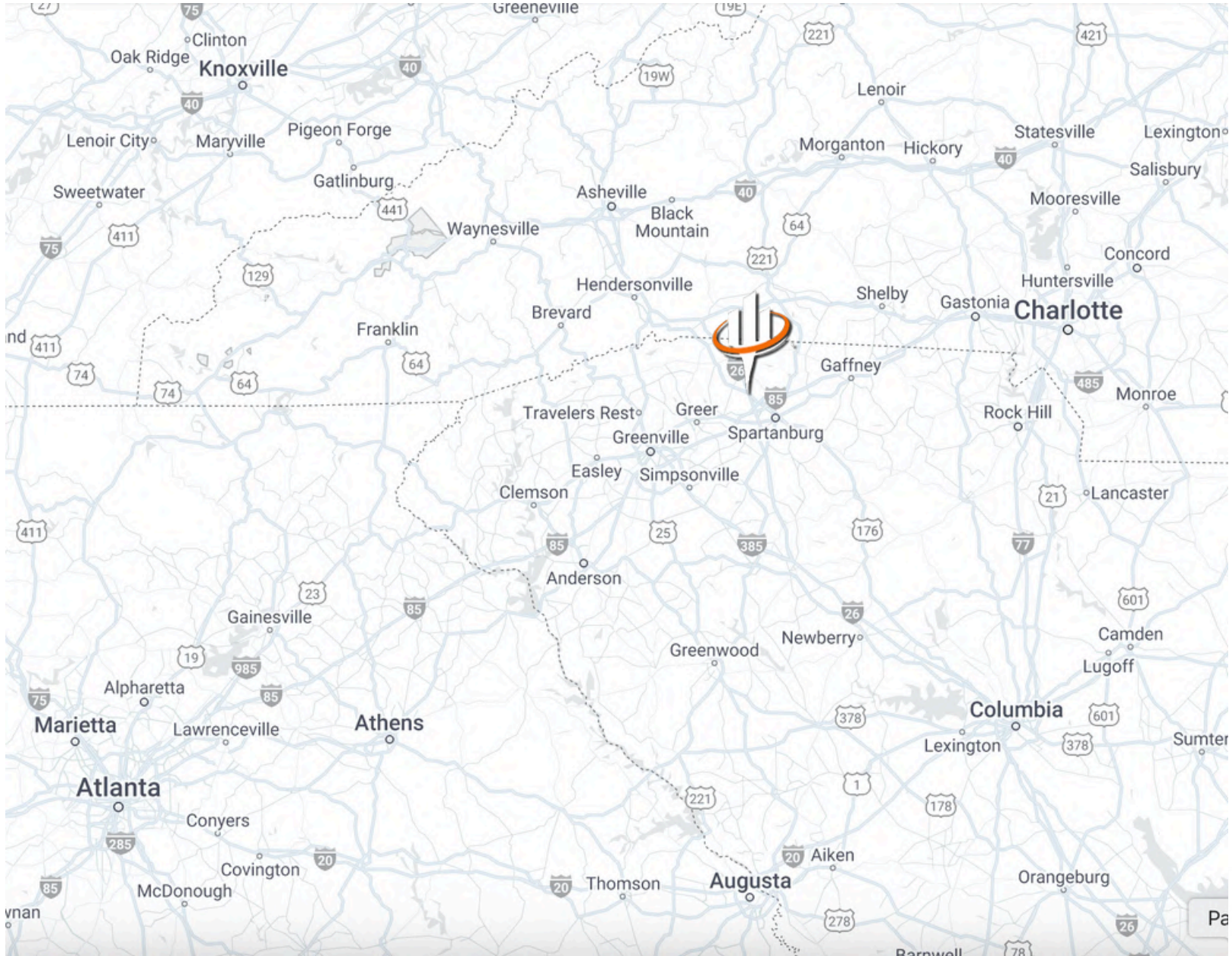
RETAILER MAP



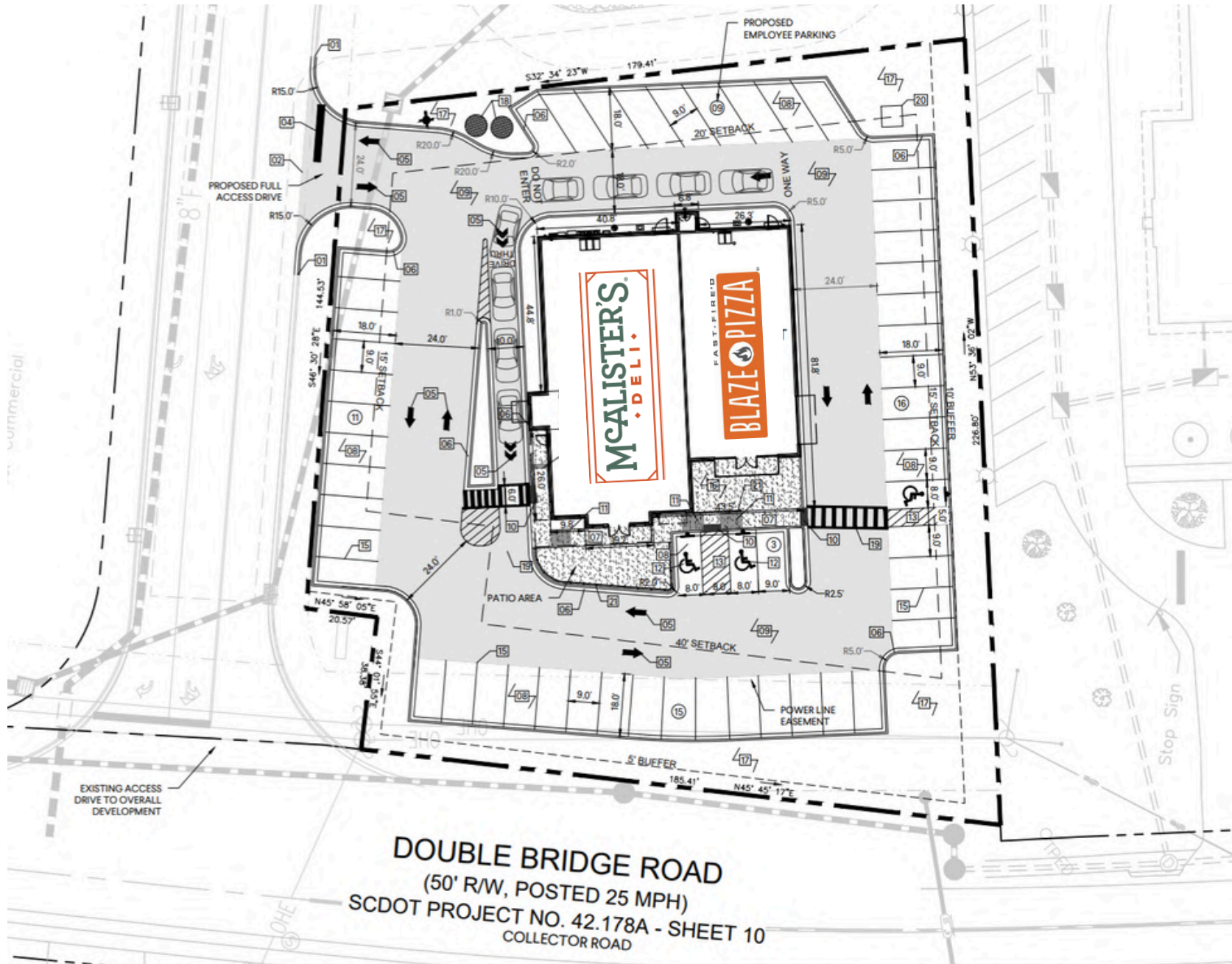
RETAILER MAP



REGIONAL MAP



SITE PLAN



OVERHEAD VIEW



PHYSICAL DESCRIPTION

THE OFFERING

Property Address	861 Double Bridge Rd. Boiling Springs, SC 29316
Tax ID	2-44-00-013.07
Zoning	N/A (Spartanburg County)
Flood Zone	N/A



CONSTRUCTION

Foundation	Poured Concrete Slab
Framing	Wood Frame
Exterior	EIFS/Cementitious Siding
Parking Surface	Asphalt
Roof	Insulated Membrane Roof on Wood Sheathing
HVAC	(5) 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	2025
Gross Leaseable Area (GLA)	±5,400 Sq. Ft.
Lot Size	±.88 Acres
Type of Ownership	Fee Simple
Parking	53 Spaces
Landscaping	Professional
Topography	Level

INVESTMENT HIGHLIGHTS

Convenient Location in Boiling Springs, just 10 minutes from downtown Spartanburg and centrally located between Atlanta and Charlotte.

High Visibility Outparcel to brand new Target shopping center and tenant signage on the Target monument signs

Long Term Triple Net Leases with minimal landlord responsibilities creating a true passive income stream

National Tenants McAlister's Deli and Blaze Pizza backed by strong franchise operators

Nearby Tenants include Target, Walmart, Publix, Chick-fil-A, Whataburger, Starbucks, and dozens more

High Growth Market in the Upstate of South Carolina, one of the fastest growing markets not only in the Southeast, but the entire US

Steady Population Growth of more than 15% over the last decade with an average household income of nearly \$85,000 within 5 miles of the property

Major Area Employers in Spartanburg County include BMW, Michelin, Milliken and Spartanburg Regional Hospital System



TENANT PROFILES



McAlister's Deli

Tenant	Corporate
Entity	DMAC81, LLC
Guaranty	Franchisee
Lease Term	15 Years
# of Operator Locations	76

Company Information

DMAC is the second largest McAlister's Deli franchisee within the company and is rapidly expanding it's presence opening multiple locations in South Carolina in recent years.

Option Renewal Notice	180 Days
HVAC Responsibility	Tenant



Blaze Pizza

Tenant	Franchisee
Entity	Sliced by Coates, LLC
Guaranty	Franchisee
Lease Term	10 Years
# of Brand Locations	300+

Company Information

Blaze Pizza is a fast-casual pizza chain known for its customizable, made-to-order pizzas cooked in a blazing-hot oven in just minutes. Founded in 2011, the brand quickly expanded across the U.S. with more than 300 locations.

Option Renewal Notice	120 Days
HVAC Responsibility	Tenant

RENT ROLL

Tenant	SQUARE FEET	START DATE	END DATE	TERM	OPTIONS	BASE RENT	RENT INCREASES
McAlister's Deli	±3,300	6/27/2025	6/26/2040	15 yrs	3 x 5 yrs	\$151,800	10% in years 6, 11, 16, 21, and 26
Blaze Pizza	±2,100	6/4/2025	6/4/2035	10 yrs	3 x 5 yrs	\$96,600	7% in years 6, 11, 16, and 21
TOTALS	±5,400					\$248,400	

Notes:

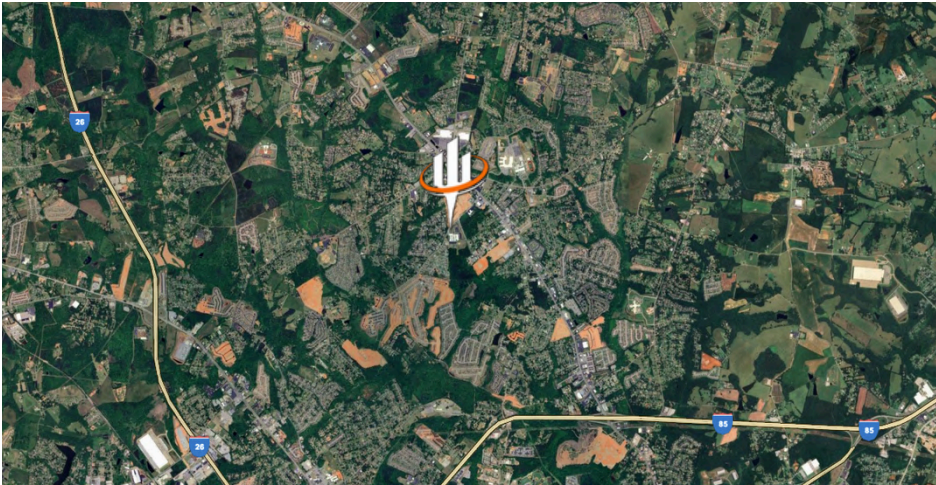
- Both tenants are open for business
- Estimated \$6.00/SF for NNN recoveries in Year 1. Controllable expenses (not including taxes and insurance) capped at 5% annual increases. CAM includes management fees up to 4%.
- Landlord responsible for roof, structure and parking lot. Tenants responsible for all interior maintenance and repairs including HVAC and grease traps.
- DMAC is one of the largest McAlister's Deli franchisees, with over 80 locations
- Sliced by Coates, LLC lease is personally guaranteed by a high net worth individual and multi-brand franchisee (Zaxby's & Blaze)



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population (2024)	±41,582	±70,835	±224,587
Projected Growth (2029)	+7.2%	+6.1%	+4.8%
Average HH Income	±\$87,719	±\$84,392	±\$81,610
Daytime Employees	±6,368	±21,686	±87,042
Average Age	38.7	39.0	40.1
Median Home Value	\$334,650	\$319,276	\$318,616

Source: Site Seer Retail Data



SPARTANBURG



Spartanburg is located in the Upstate Region of South Carolina. The gently rolling landscape provides easy access to major highways (I-85 and I-26), and convenient proximity to Charlotte (1.5 hours) and Atlanta (2.5 hours). An international community with Southern charm, Spartanburg has set the pace as a leader in attracting foreign direct investment and economic development. From its industrial beginnings in textiles in the early 20th century to the late 20th century and new millennium status as an automotive hub, Spartanburg has capitalized on its industrial strengths and evolved into a high-growth economic area.

- **Growing Economy:** Spartanburg has a diverse economy with a mix of manufacturing, healthcare, and education, which supports a stable customer base.
- **Population Growth:** The area has been experiencing population growth, increasing the potential customer pool for fast food establishments.
- **Accessibility:** Spartanburg is well-connected via major highways, making it a convenient stop for travelers and commuters.
- **Family-Friendly Market:** With many families in the area, fast food options are often popular for their convenience and affordability.
- **Supportive Business Environment:** Spartanburg has initiatives aimed at supporting local businesses, which can facilitate the establishment of new restaurants.



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/SPARTANBURG



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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