

FOR SALE



AUNT SUE'S COUNTRY CORNER
107 COUNTRY CREEK DR
PICKENS, SC 29671



EXECUTIVE SUMMARY

Reedy River Retail @ SVN | Palmetto is please to present this property at 107 Country Creek Drive in Pickens, SC. Spanning ± 7.3 acres along scenic Highway 11, it features a 8,000-square-foot commercial space currently operating as Aunt Sue's Country Corner. The site includes multiple businesses such as a restaurant, ice cream shop, pizza parlor, general store, and boutique shops (all operated by Aunt Sues). This unique property offers both business opportunities and beautiful surroundings, being located near Table Rock State Park and other regional attractions

- Currently open and operating all buildings: Black Bear Den Coffee Shop, Cool Creek Sweets (Ice cream shop), Bear Necessities (Market), The Lighting Bug (Gift Shop) & Aunts Sue's Restaurant
- Located at Next to Table Rock on Highway 11
- ± 7.23 acres with shops, music stage, offsite office, wooded area and creek, Smoke House!

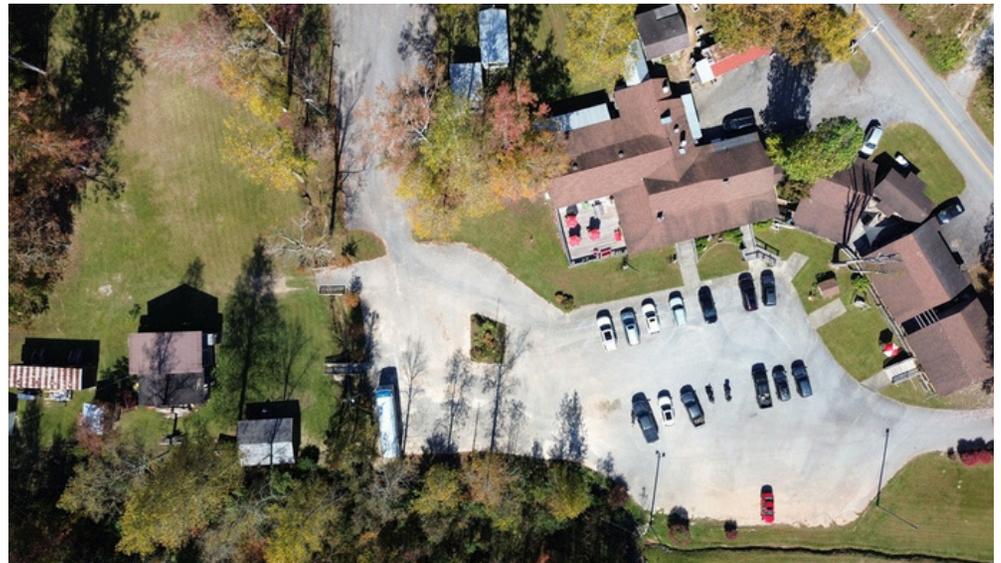
Business and Real Estate for sale

Price 2,500,000

Turnkey Business As IS Everything included

Lot Size ± 7.23 AC

Building Size $\pm 8,000$ SF



ADDITIONAL PHOTOS



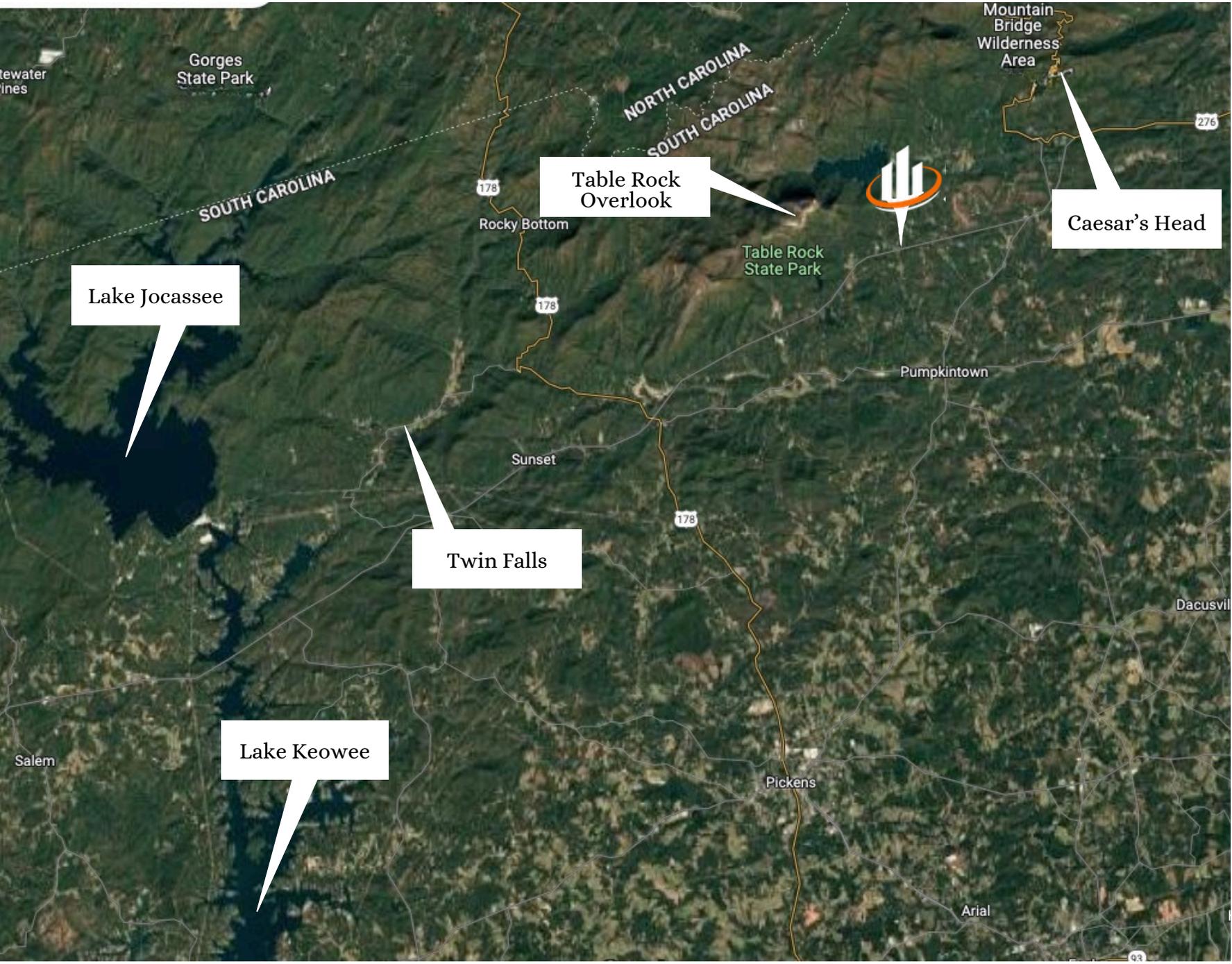
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



TOP TOURIST SPOTS NEARBY



ADVENTURE AWAITS IN THE UPSTATE

Lake Jocassee

#1 Best Lake Tour In SC
#3 Best Tent Camping Spot In SC
-DiscoverSouthCarolina.com



Caesar's Head

#3 Best State Park In SC If
You Love to Hike
-OnlyinYourState.com



Twin Falls

#4 Best Waterfall In SC
-DiscoverSouthCarolina.com



Table Rock Overlook

Best Trail to an Overlook
-DiscoverSouthCarolina.com

#1 Best State Park In SC If

You Love to Hike
-OnlyinYourState.com



Lake Keowee

#7 Best Tent Camping Spot In SC
-DiscoverSouthCarolina.com

#5 Best State Park In SC If

You Love to Hike
-OnlyinYourState.com



LOCATION HIGHLIGHT

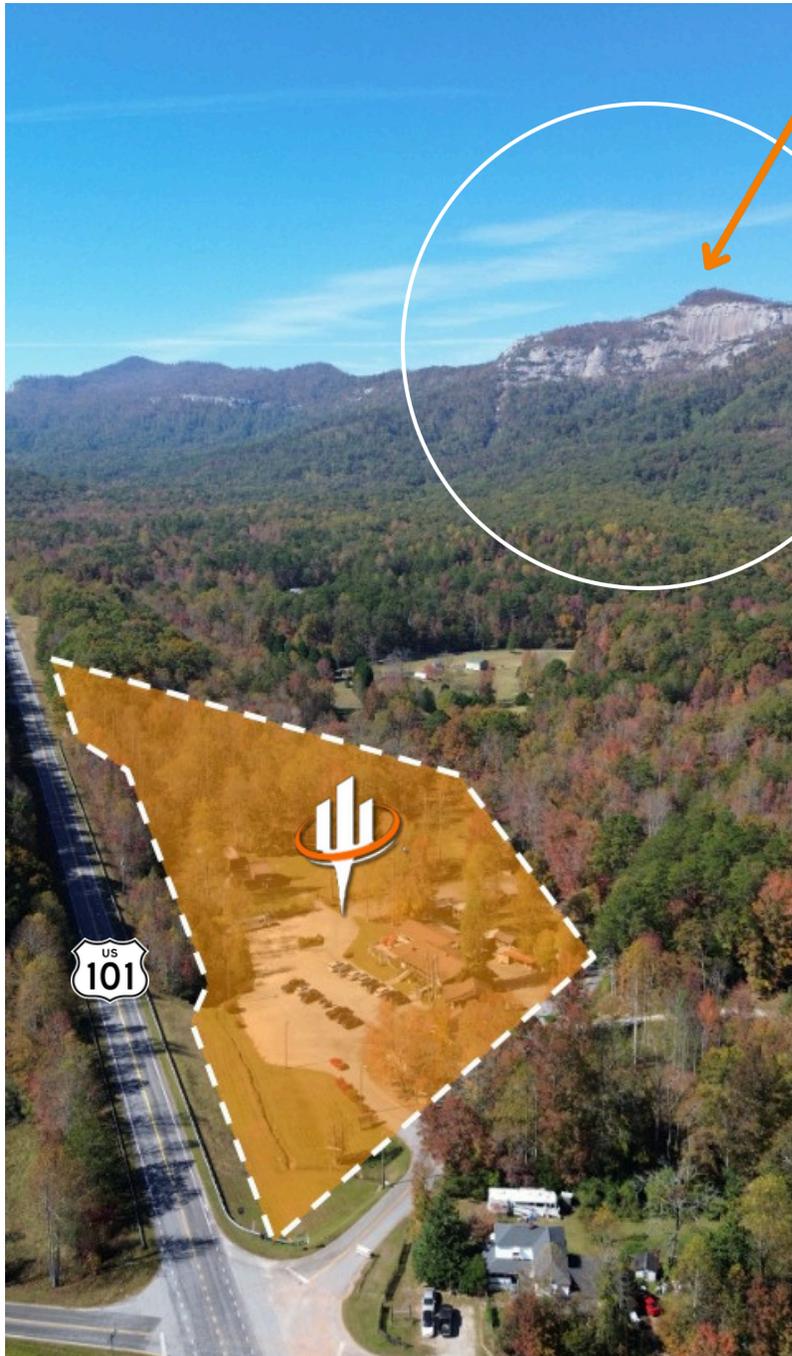


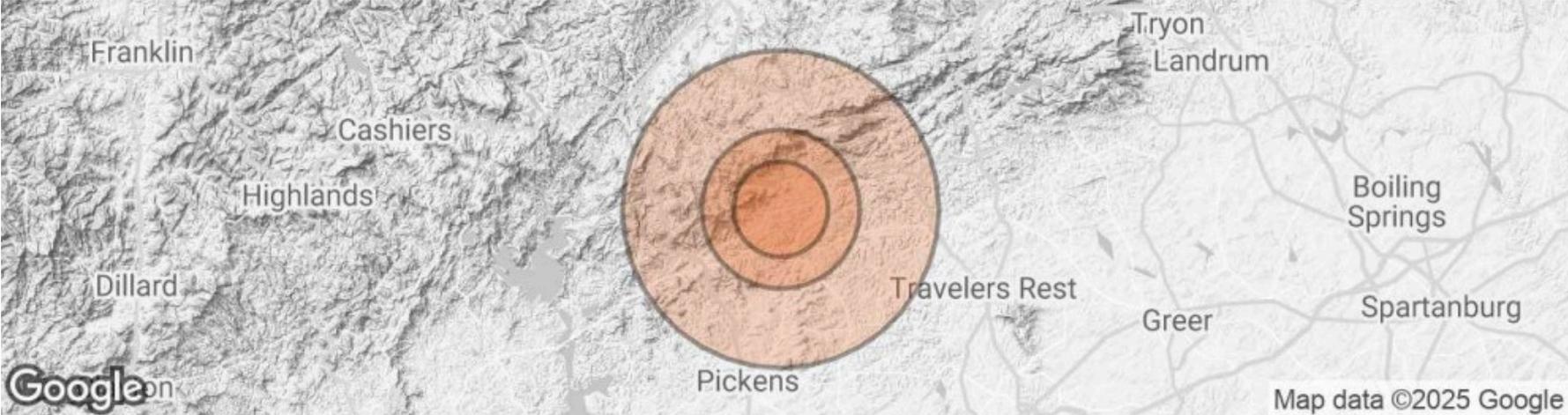
Table Rock State Park

Table Rock State Park fits the bill for the natural beauty attributed to Cherokee Foothills scenic route Highway 11. The towering mountain, which gives the park its name, serves as a backdrop for the 3,000 acre park and its facilities.

Below this section of the Blue Ridge mountains natives and visitors can enjoy Table Rock State Park cabins, a campground and an old-fashioned swimming hole on one of the park's two lakes.

Table Rock State Park receives around 355,000 visitors annually. Table Rock Trail is one of the most popular in South Carolina, with 50,000 people hiking it each year. The trail is five hours out-and-back and is considered highly strenuous. Table Rock State Park hiking trails serve as an access point for the 76-mile Foothills Trail. South Carolina hikers can use to travel between several connected South Carolina State Parks. The Table Rock State Park hiking trails take hikers past mountain streams and waterfalls to the tops of Pinnacle and Table Rock mountains. While the park is well known to outdoor enthusiasts for its natural features, Table Rock also has its place in history. Many of the Table Rock State Park cabins and other structures built by the Civilian Conservation Corps remain standing and are on the National Register of Historic Places.

DEMOGRAPHICS



	3 Miles	5 Miles	10 Miles
Total Population (2024)	±1,580	±3,117	±23,948
Average HH Income	\$57,269	\$57,660	\$65,673
Average Age	49	47	47
Median Home Value	\$396,127	\$383,997	\$406,881

Source: Site Seer Retail Data



2
Best City to
Start a Business



1
US Best Urban
Bike Path



Top 10
U.S. Vacation
Spots



4 Fastest
Growing City



"Top 10 Best Places
To Live"
Greenville, SC



4 Best Place to
Raise a Family



5 South's Best
Cities



6 "Small City"
In the US



#9 Best Cities
for People
Under 35

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



CHARLOTTE



CHARLOTTE



WHAT OUR CLIENTS ARE SAYING...

"I can't imagine my journey without Dustin and Daniel. These guys are every 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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