For Build-To-Suit or Ground Lease

564 Roe Center Ct

Travelers Rest, SC 29690

PROPERTY SUMMARY

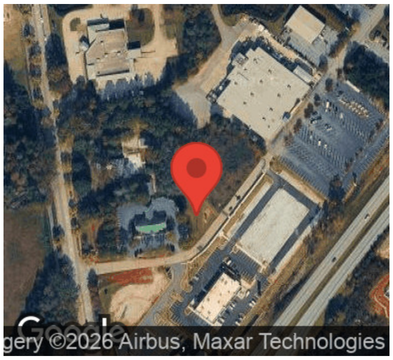
Reedy River Retail at SVN Palmetto is pleased to present an opportunity for a ground lease or build-to-suit on this ±1.1 AC parcel on Roe Center Court in Travelers Rest, SC. This is a market and trade area that continues to see tremendous growth, with over 25,000 SF of new product delivered in the last 18 months, with most of it fully assumed, illustrating the demand for more development in the Travelers Rest market.

This parcel will also have signage abilities on the large TR Gateway monument signage fronting HWY 25 (±30,600 VPD).

PROPERTY HIGHLIGHTS

- This will be Phase III of the TR Gateway project, joining several national tenants, including: Chipotle, AT&T, Aspen Dental, ATI Physical Therapy, Caribou Coffee and WellStreet Urgent Care
- Direct access to Roe Center Court gets you out to S Main Street and HWY 25 for easy accessibility
- Across the street from a top performing Starbucks, Chickfila and WalMart

Lease Rate	Negotiable
Site Size	±1.1 Acres
Building Size	±6,870 SF
Market	Greenville MSA
Year Built	proposed-2027
Traffic	±30,600 VPD
Zoning	C-2



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SVN COMMERCIAL REAL ESTATE ADVISORS

Additional Photos

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Site Plan

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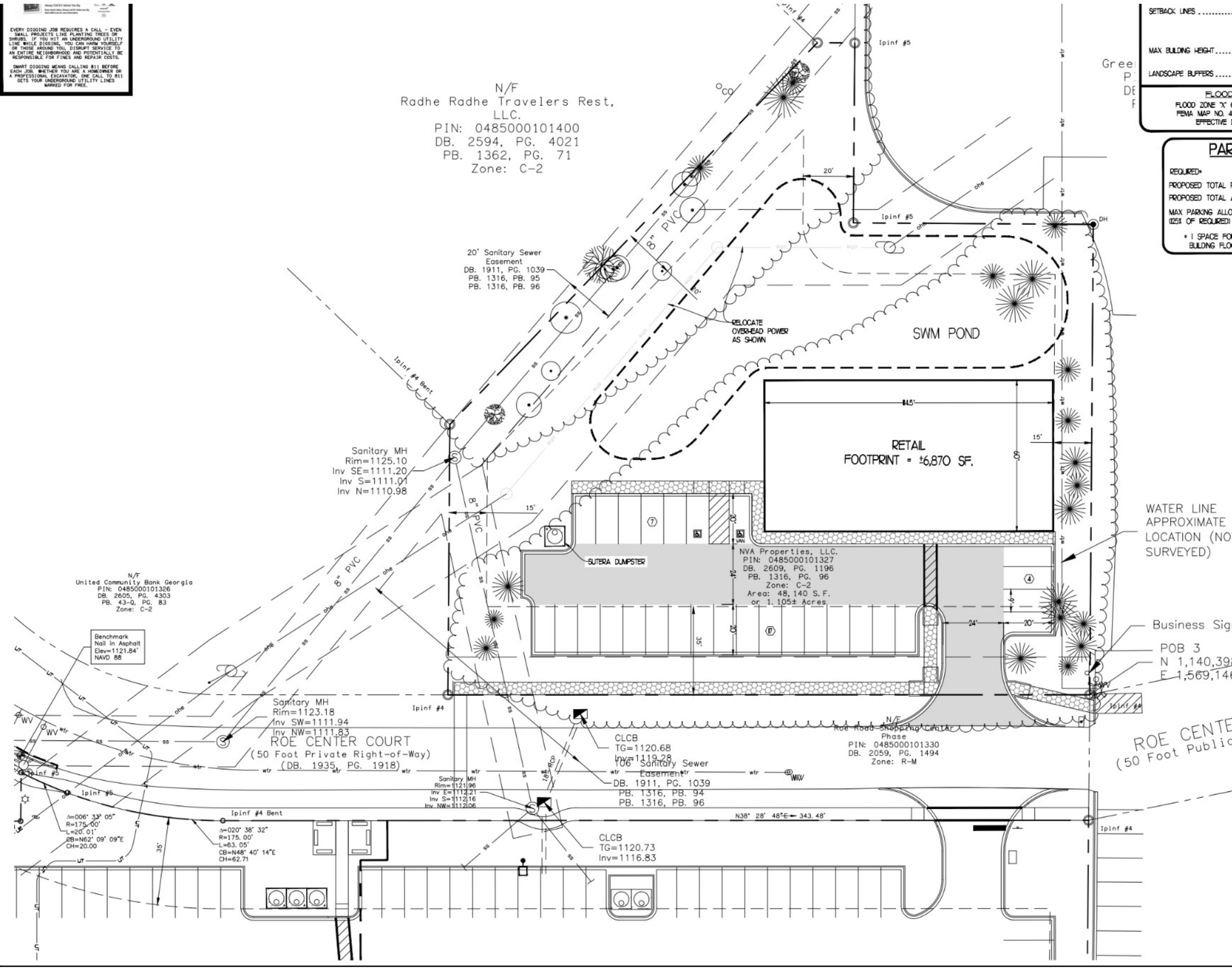

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Demographic Information

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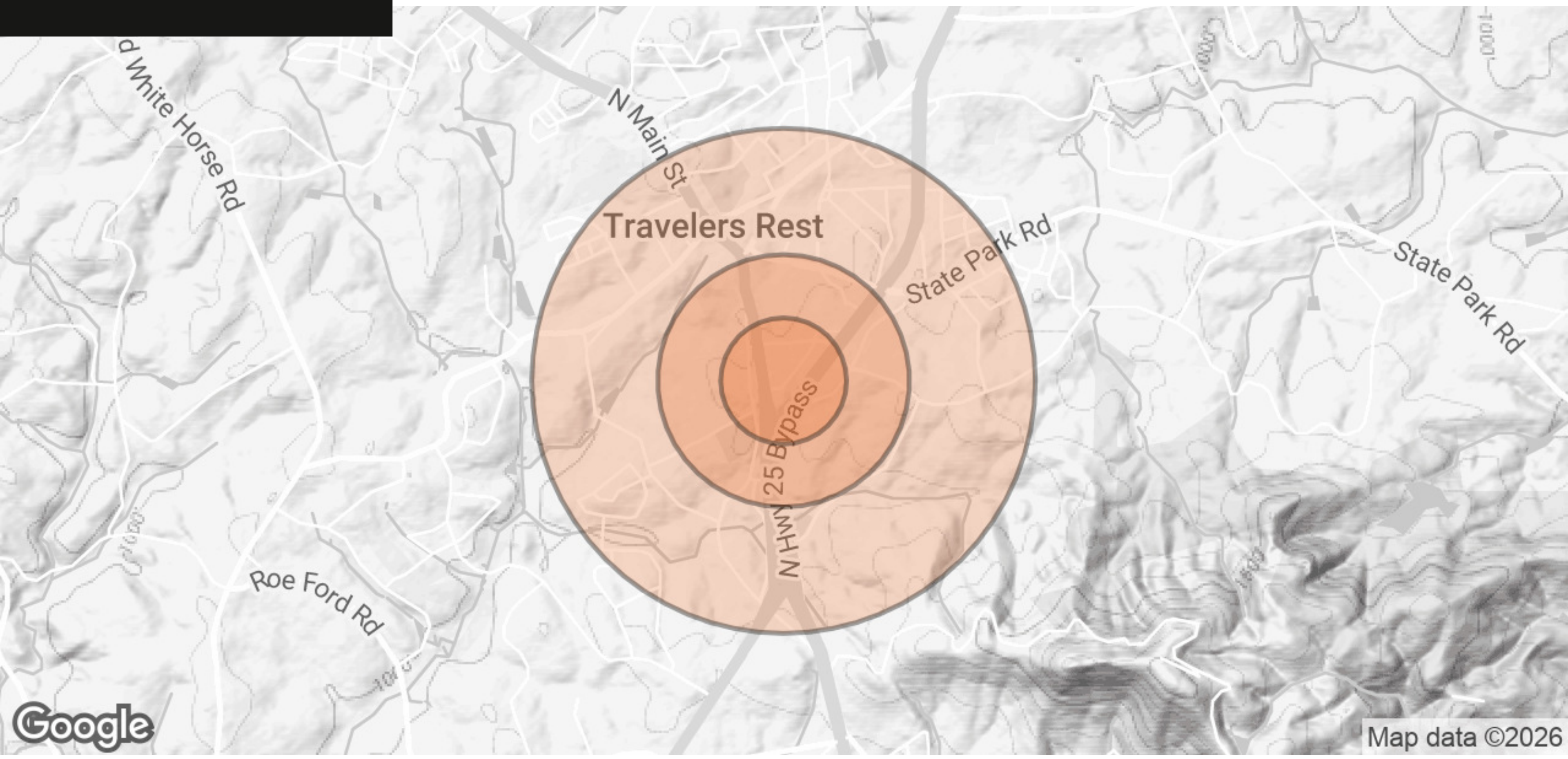

DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (Q2 2026)	±3,759	±20,510	±51,655
PROJECTED GROWTH (2031)	+3.0%	+2.8%	+2.8%
AVERAGE AGE	41.1	41.1	41.4
AVERAGE HH INCOME	$120,235	$109,852	$101,323
MEDIAN HOME VALUE	$564,232	$487,122	$412,264
DAYTIME EMPLOYEES	±1,186	±4,364	±8,052

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COMMERCIAL REAL ESTATE ADVISORS

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

SVN PALMETTO

REEDY RIVER RETAIL

INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

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