

FOR LEASE



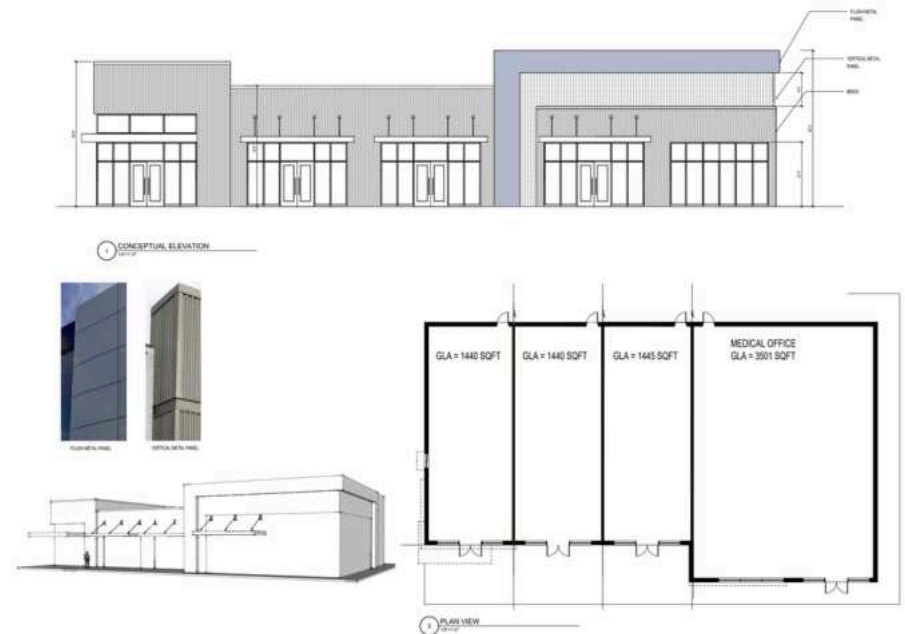
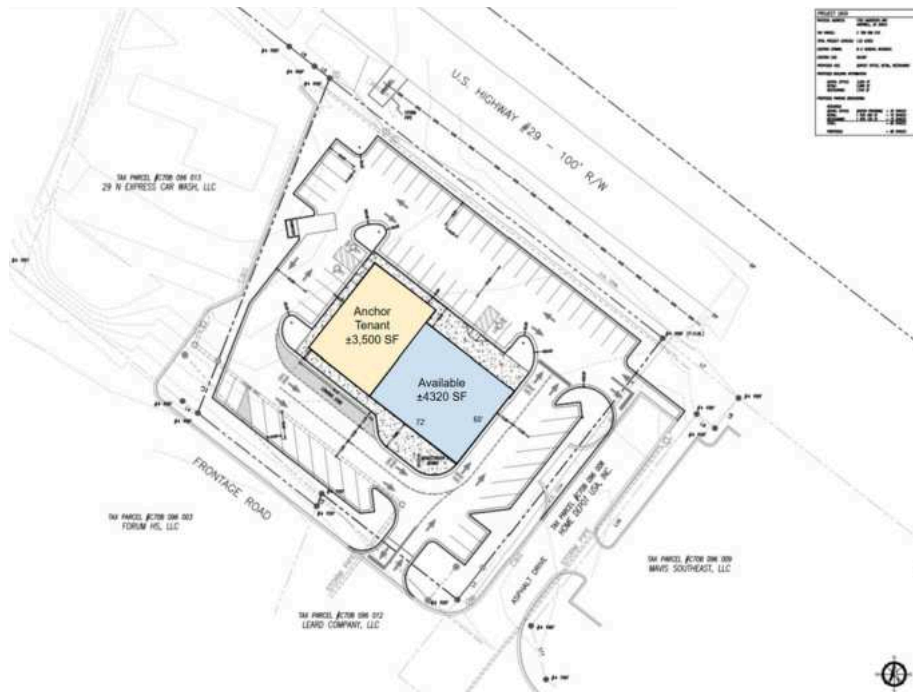
MULTI-TENANT DEVELOPMENT
± 1.21 ACRE HOME DEPOT OUTPARCEL
1700 Anderson Hwy, Hartwell, GA



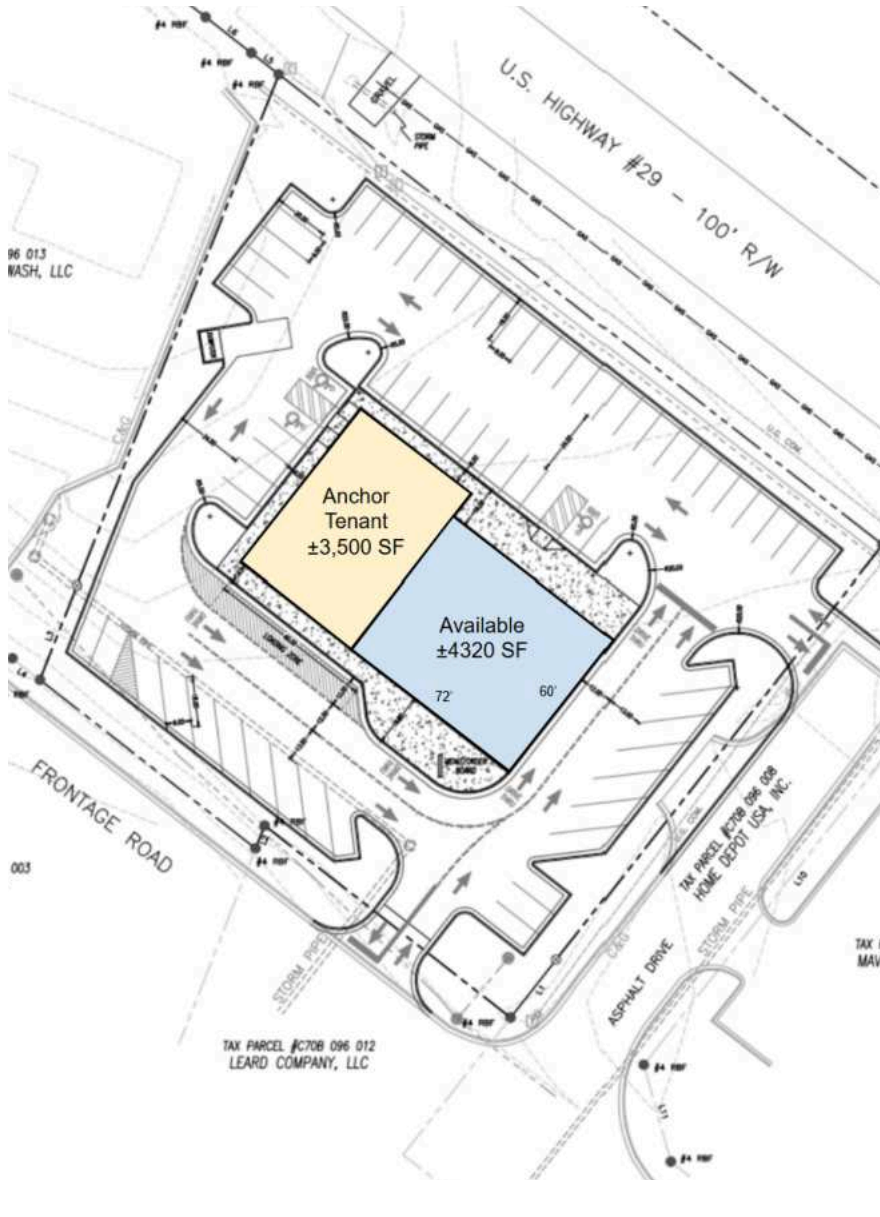
EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present a multi tenant development opportunity of $\pm 4,320 - 1,440$ SF in front of Walmart and Home Depot in Hartwell, GA. The Hartwell market continues to expand with new subdivisions under construction in and around Lake Hartwell, which also drives tourism for a large portion of the year. Recent commercial development in the area includes a new Starbucks, Popeyes, and Taco Bell.

Additionally, a new Mavis Tire, T-Mobile, and Take-5 have been constructed directly adjacent to this site. With excellent visibility and natural traffic generators like Walmart and Home Depot, this location is ideal to accommodate retail, medical, or bank use.



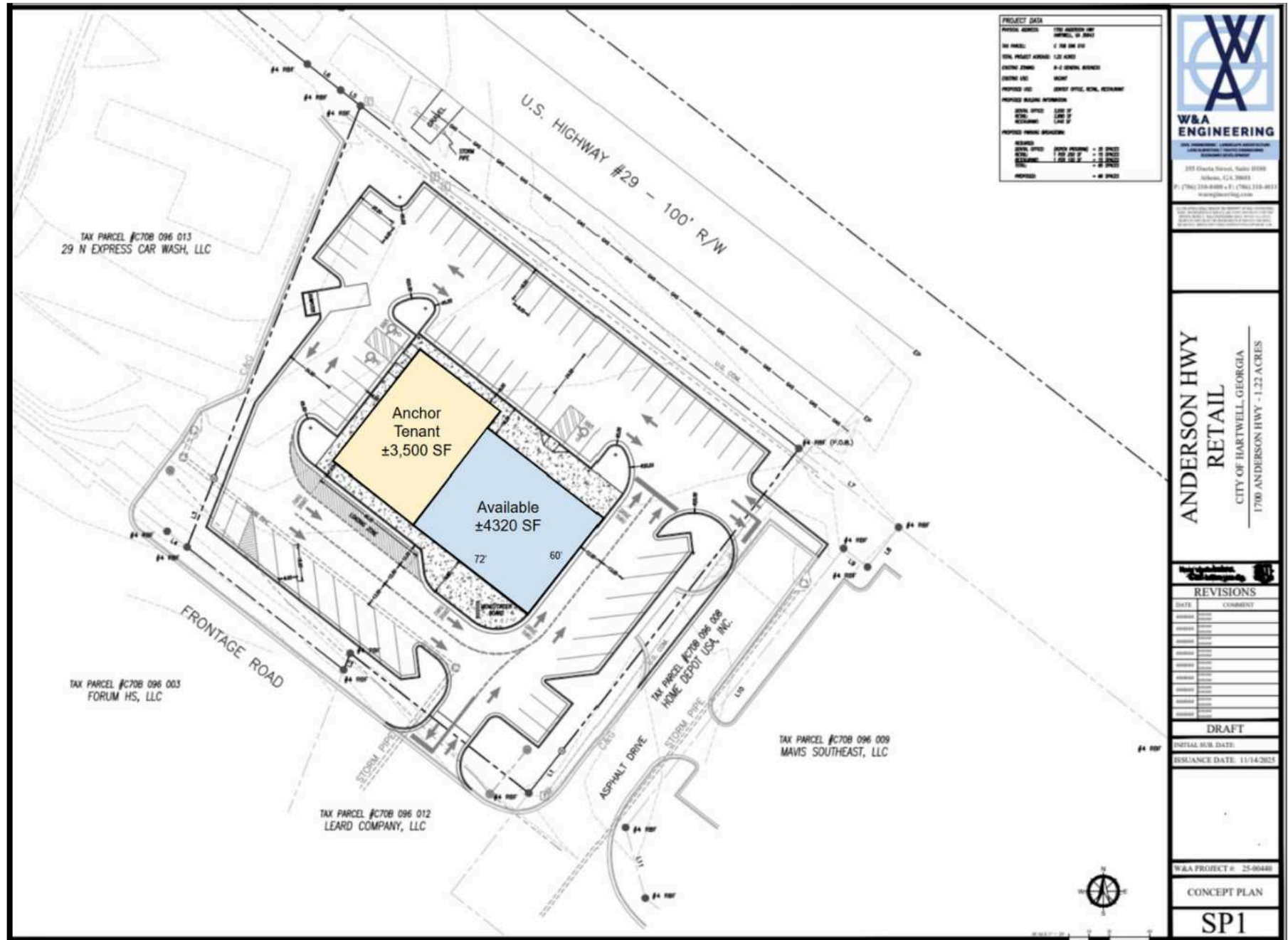
PROPERTY SUMMARY



Property Highlights

Lease Rate	contact broker
Space Available	± 4,320 - 1,440 SF
Type	Multi-Tenant Retail
Delivery Timeframe	Late 2026
Acres	± 1.21 AC
Parcel No.	C70B 096 010
Zoning	B-2
Delivery Condition	Negotiable
Parking Spaces	±66
Traffic	± 19,500 VPD on Anderson Hwy
Use	Ideal for Retail, Medical, Service
Access	Two points of Full Access on Walmart Dr
Parking Ratio	± 8.44/1,000 SF
Nearby Retailers	Walmart, Home Depot, T-Mobile, Zaxby's, Take5, Mavis

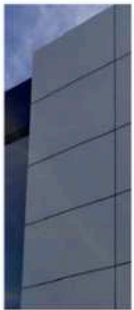
SITE PLAN



RENDERINGS



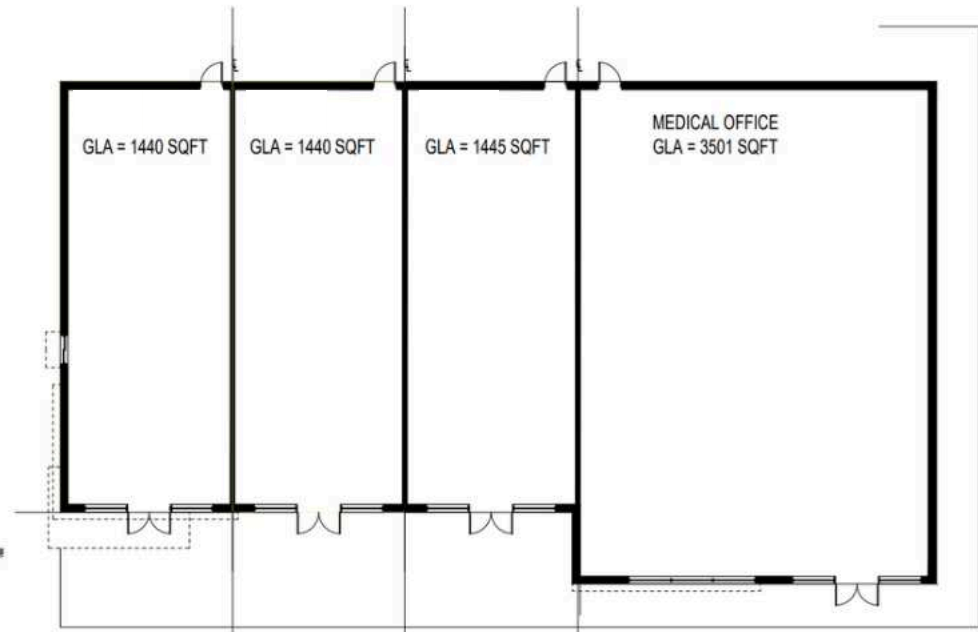
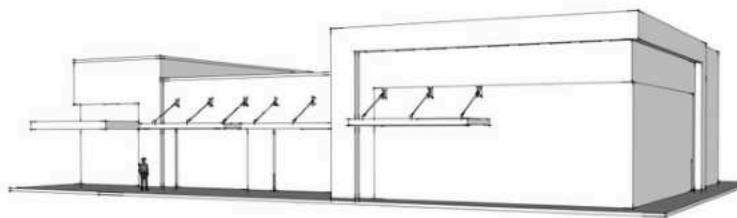
1 CONCEPTUAL ELEVATION
10'0" x 10'0"



FLUSH METAL PANEL



VERTICAL METAL PANEL

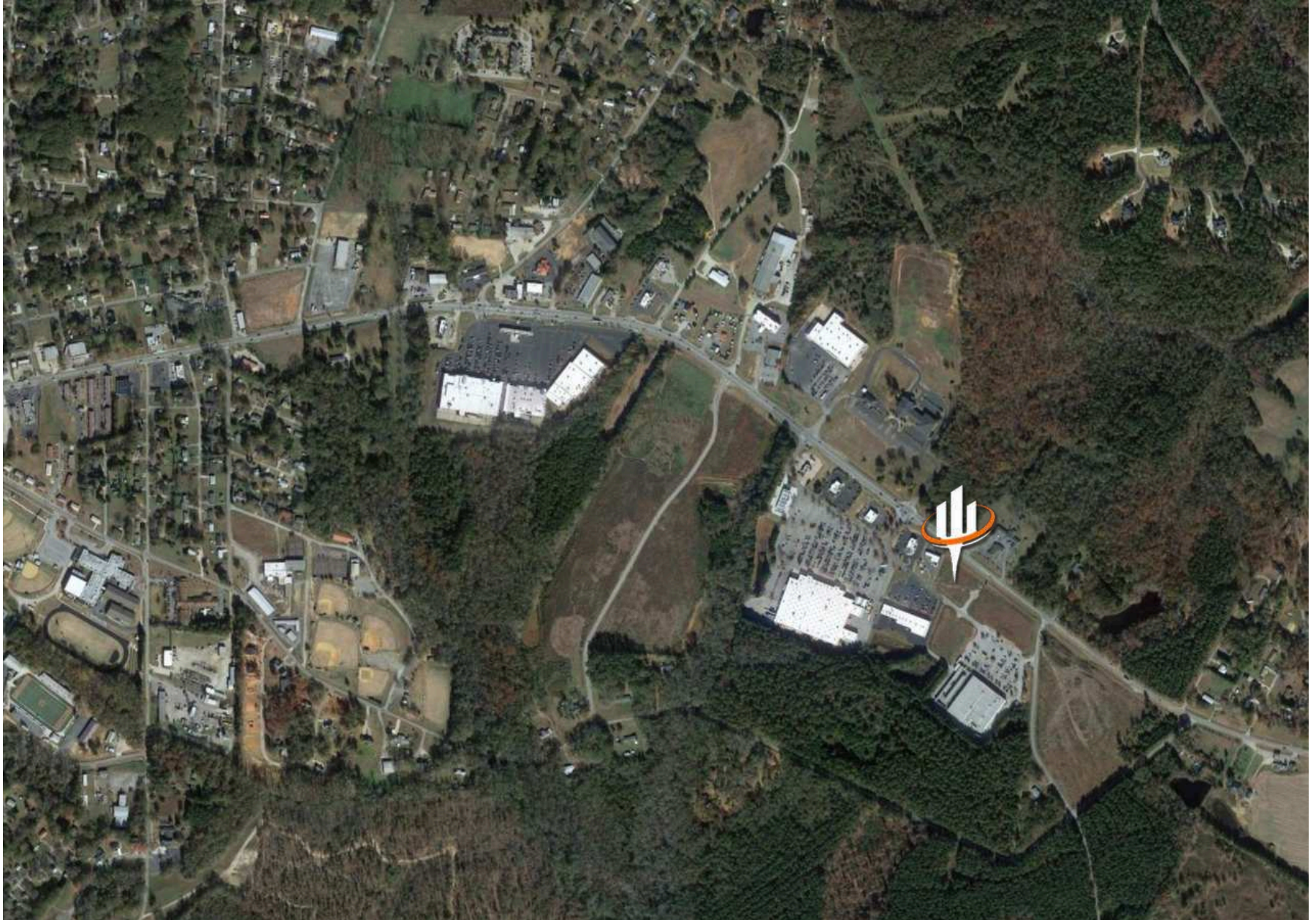


2 PLAN VIEW
10'0" x 10'0"

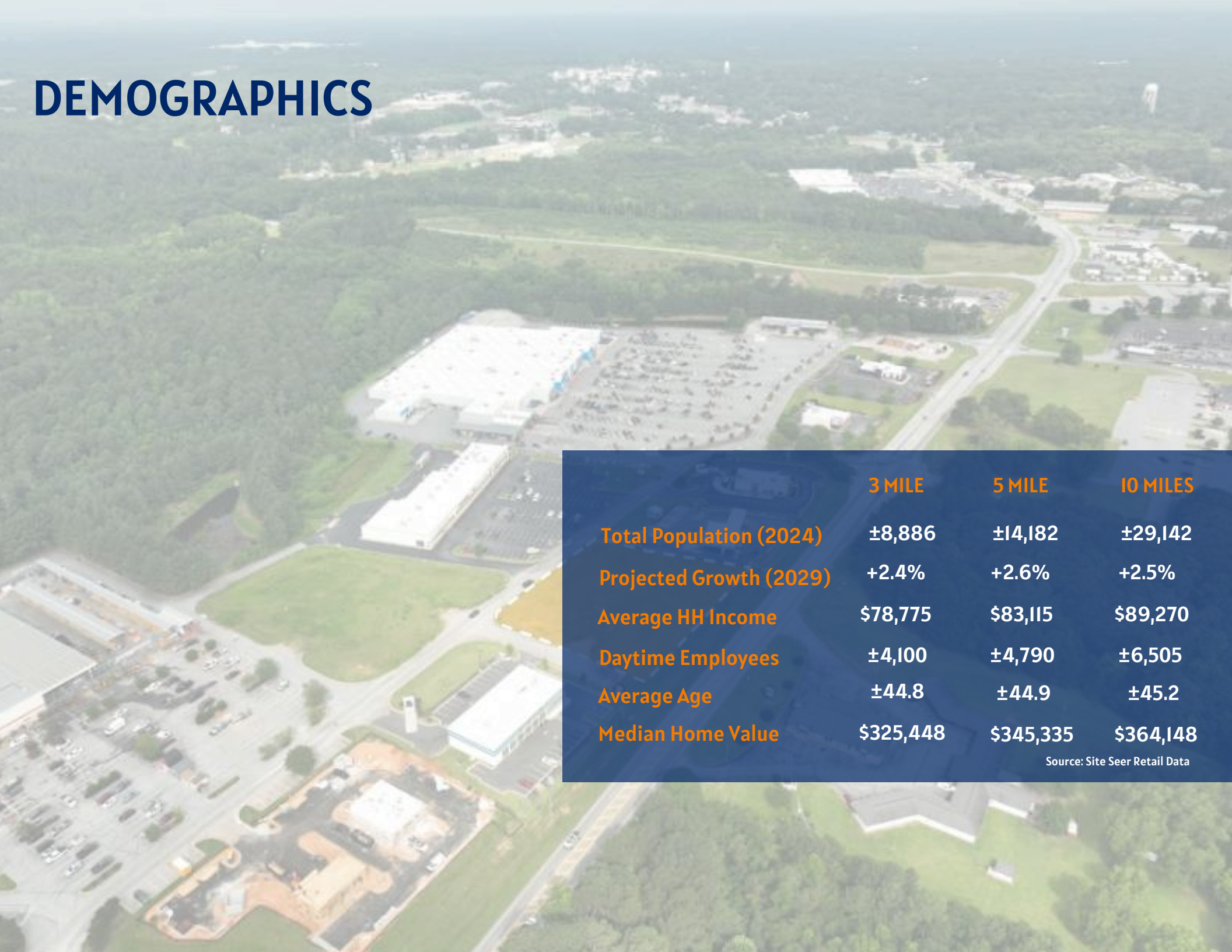
RETAILER MAP



AERIAL MAP



DEMOGRAPHICS



	3 MILE	5 MILE	10 MILES
Total Population (2024)	±8,886	±14,182	±29,142
Projected Growth (2029)	+2.4%	+2.6%	+2.5%
Average HH Income	\$78,775	\$83,115	\$89,270
Daytime Employees	±4,100	±4,790	±6,505
Average Age	±44.8	±44.9	±45.2
Median Home Value	\$325,448	\$345,335	\$364,148

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



SVN | Second Story Management
Bob Johnson
Broker of Record
GA License # 76109



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