

# FOR GROUND LEASE



13 WADE HAMPTON BLVD.  
GREENVILLE, SC





# EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present this opportunity to ground lease (GL) or build-to-suit (BTS) at the corner of Wade Hampton Blvd ( $\pm 27,800$  VPD) and Stone Avenue ( $\pm 29,200$  VPD) in Greenville, SC. At a lighted intersection across from a Harris Teeter-anchored multi-family development, this corner is one of the main gateways into downtown Greenville from the East.

We have a roughly .62 AC to present, which is suitable for several beverage and smaller QSR-oriented businesses with a desire to capture a heavily traversed thoroughfare.

Developer is working to obtain access through to Stone Avenue as well, but currently as it sits we have access on Wade Hampton Blvd only.



# PROPERTY SUMMARY

Lease Rate Negotiable

Access RIRO on Wade Hampton  
Access on Stone TBA

Lot Size .62 AC

Signage Dedicated

Parking Surface

Tenancy Single

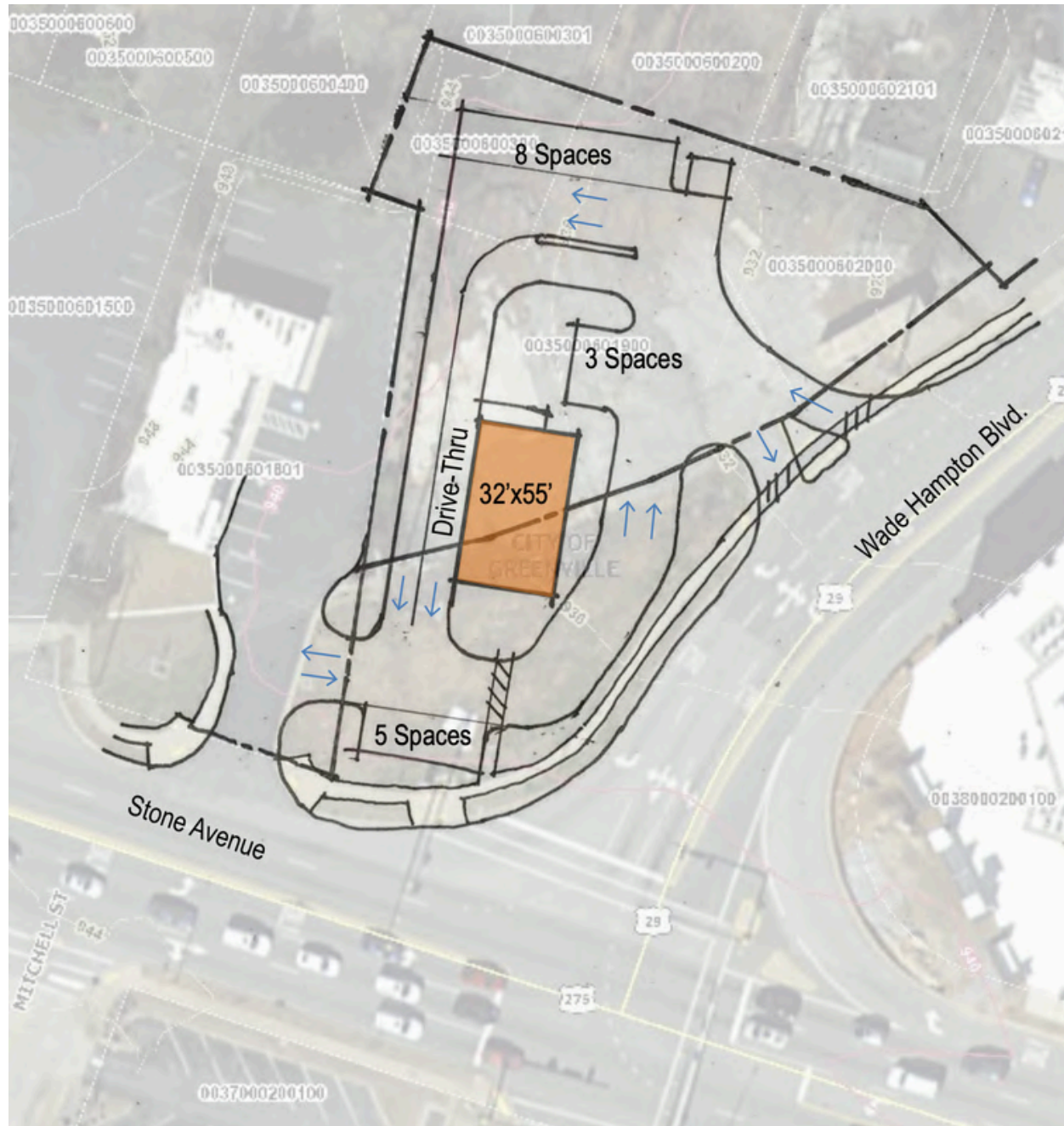
Structure GL or BTS

Retailers Across From Top 20% Of All  
Harris Teeters



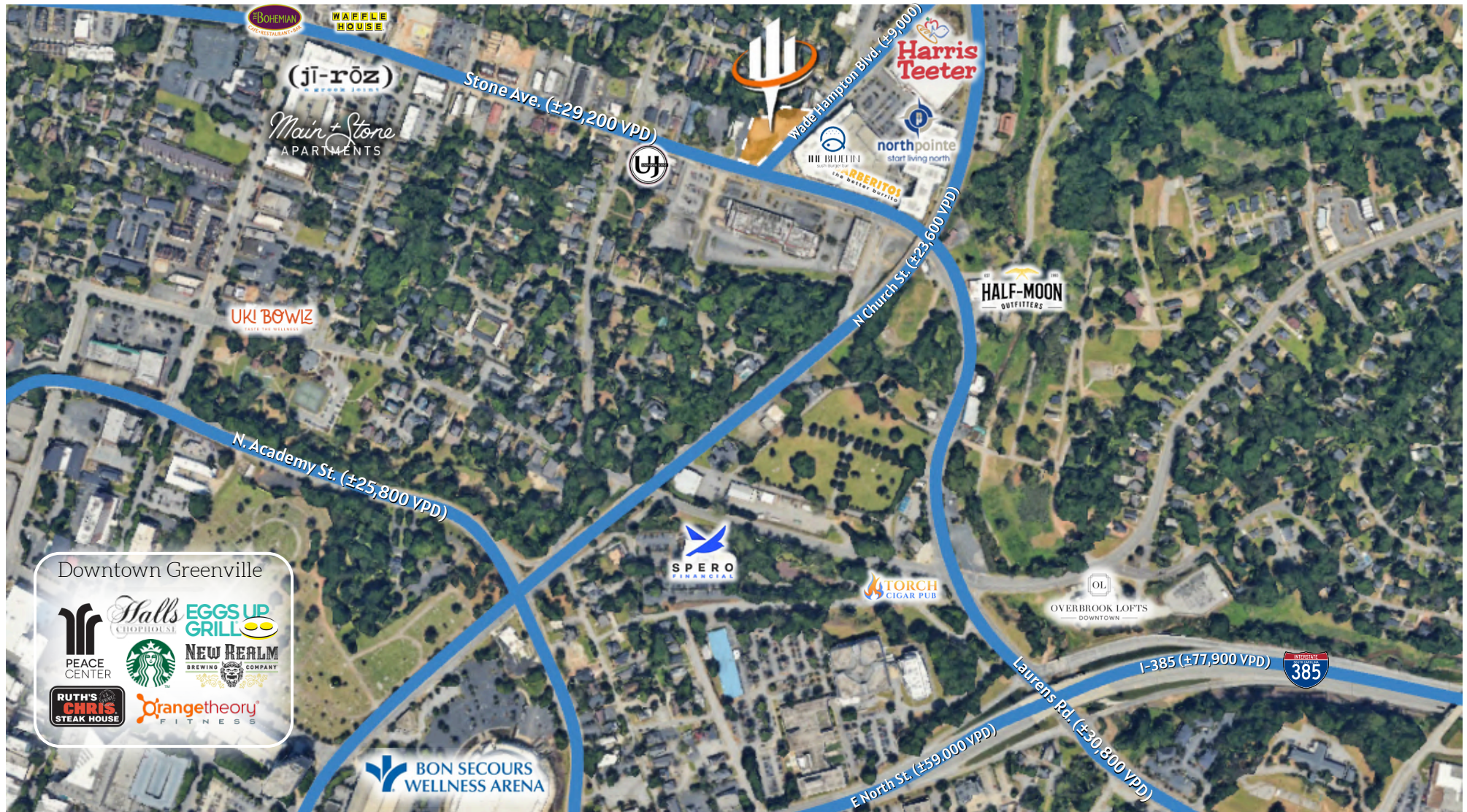


# PROPOSED SITE PLAN



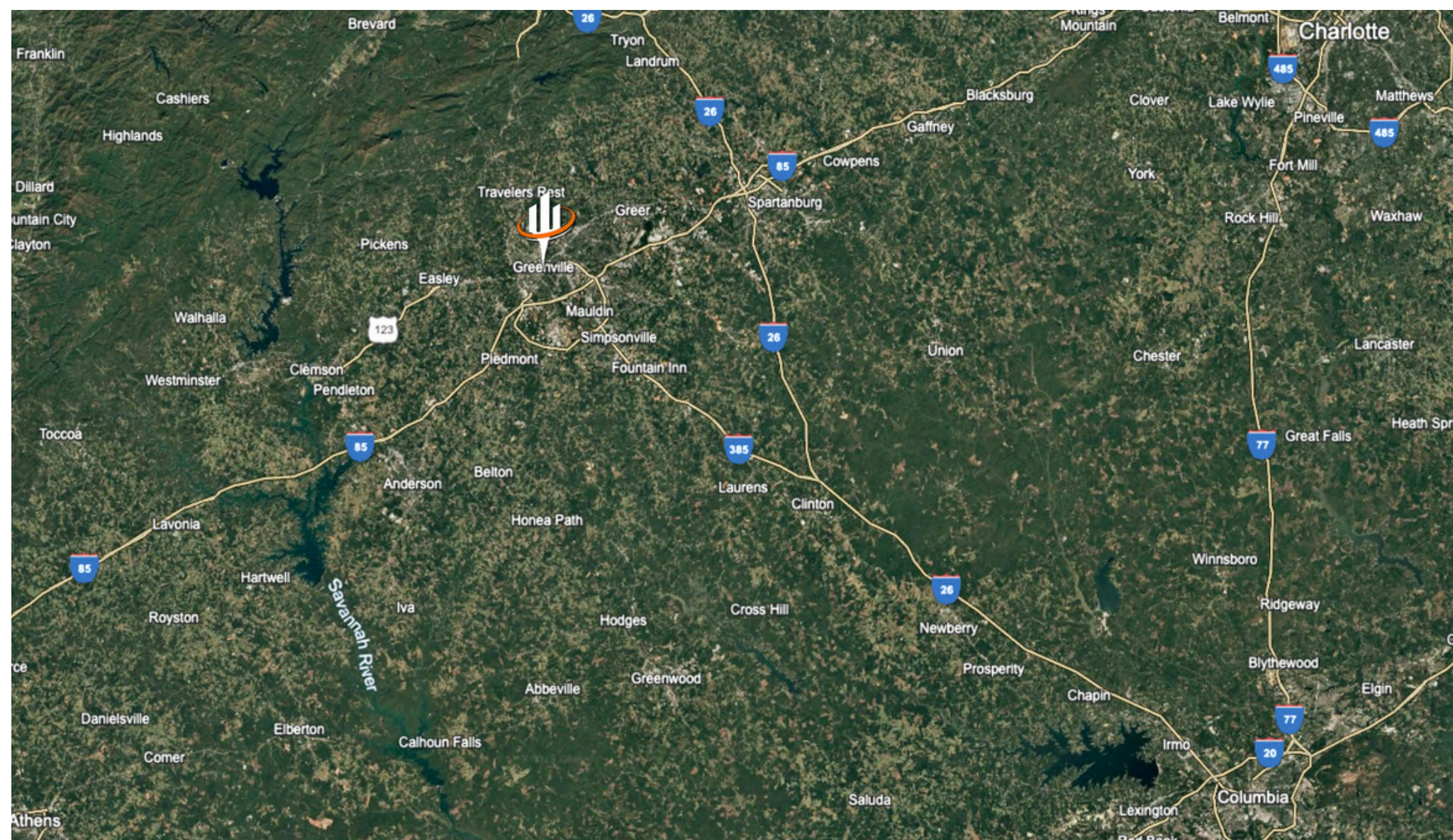


# RETAILER MAP





# LOCATIONAL MAP





# ADDITIONAL PHOTOS



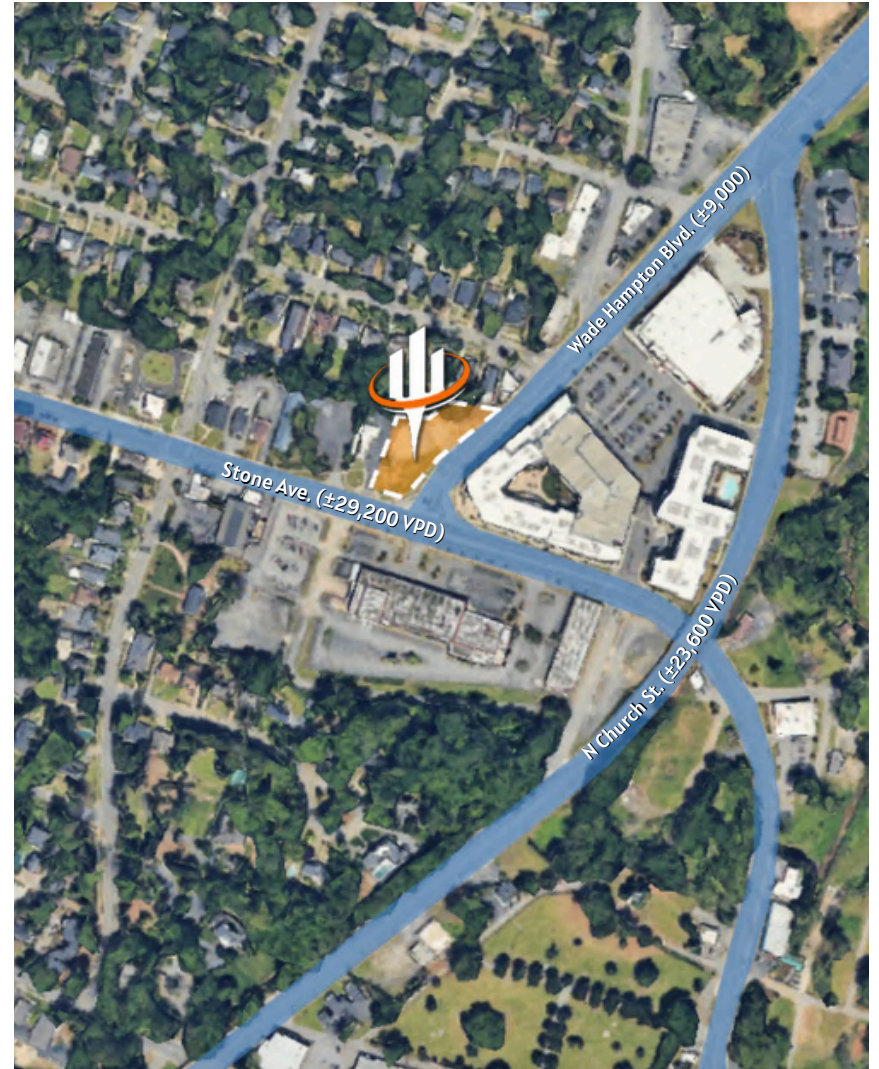


# DEMOGRAPHICS

	1 MILE	5 MILES	7 MILES
2025 Population (Q2)	11,053	179,085	277,244
Avg HH Income	\$135,967	\$113,368	\$110,705
Daytime Employees	15,346	127,642	158,187
Average Age	40.4	39.6	39.9
Median Home Value	\$646,375	\$475,054	\$449,919
2030 Estimated Population	+3.1%	+3.4%	+3.3%

	8 Minutes	12 Minutes	4 Miles
2025 Population (Q2)	51,363	118,756	134,965
Avg HH Income	\$121,104	\$111,969	\$116,220
Daytime Employees	44,193	88,390	106,973
Average Age	39.2	39.0	39.0
Median Home Value	\$580,999	\$490,338	\$506,314
2030 Estimated Population	+3.7%	+3.1%	+3.5%

Source: SiteSeer Retail Data



Source: SCDOT Traffic Data



# 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



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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