

# PRE-LEASING



**NEW RETAIL DEVELOPMENT**  
3130 BRUSHY CREEK RD.  
GREER, SOUTH CAROLINA

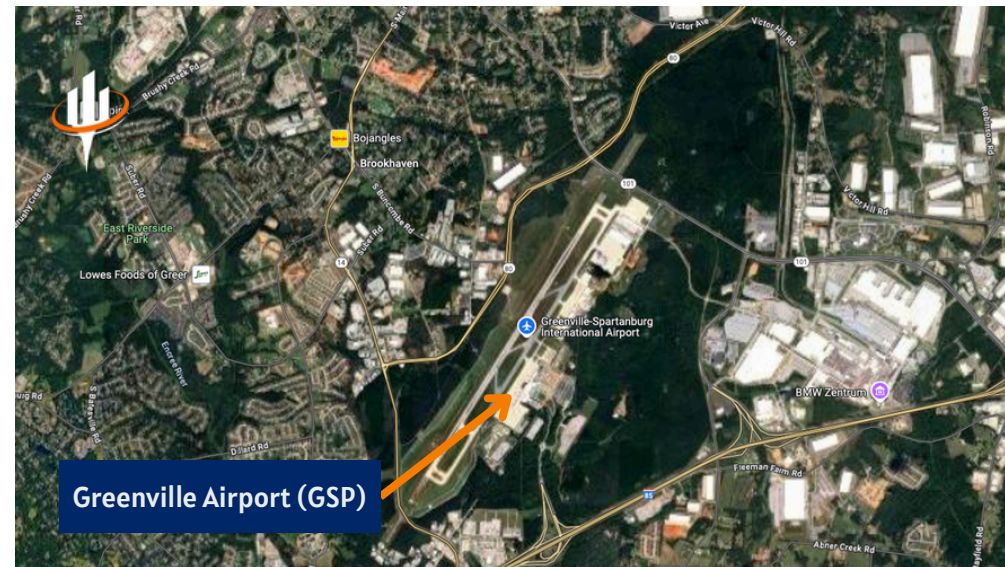
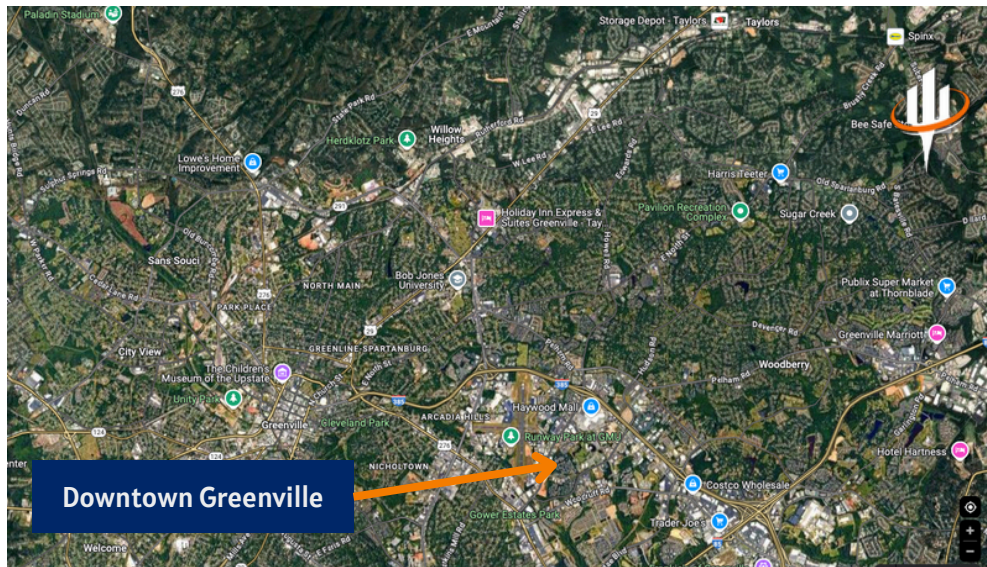




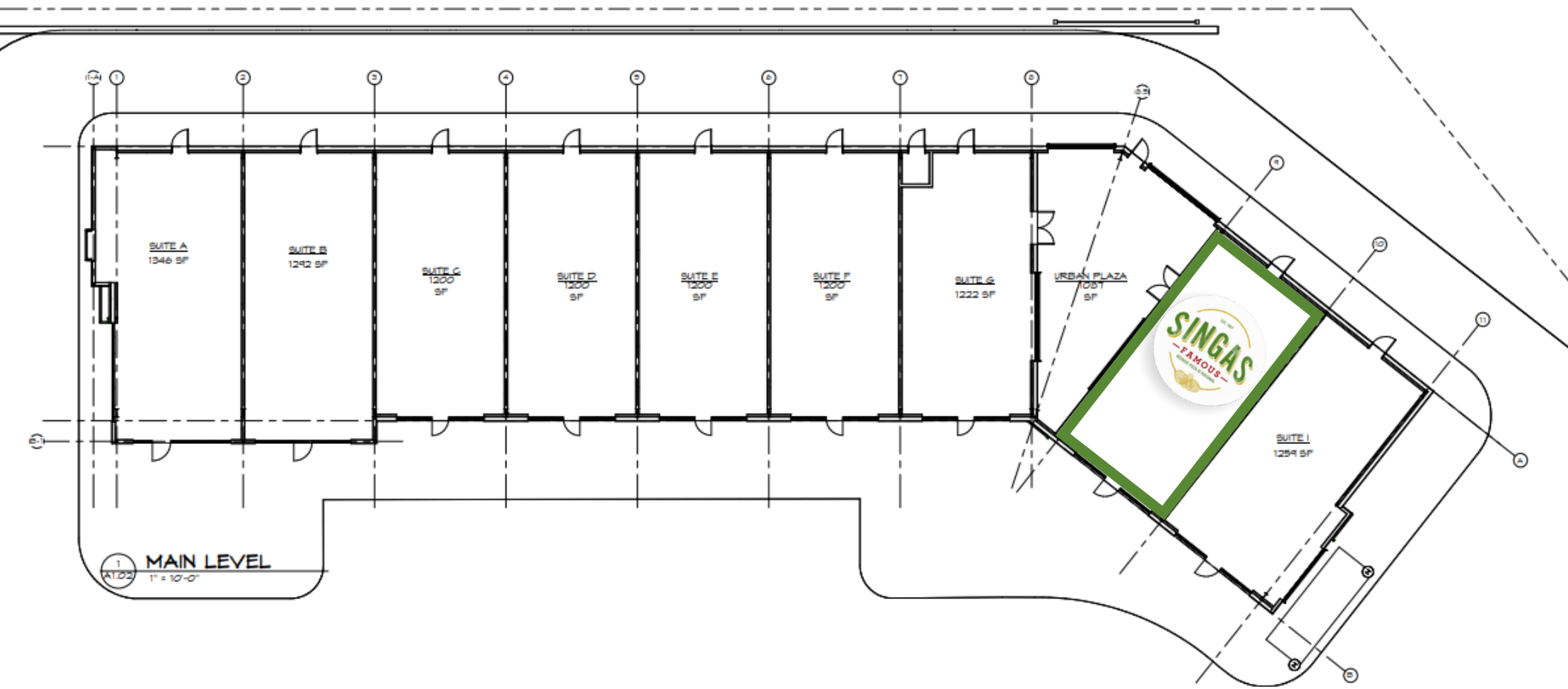
# EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present you with a new retail development in Greenville, SC. This property is centrally located within a residential dense area in the Greenville, SC MSA. The property has  $\pm 210$  ft of frontage to Brushy Creek Road with close to 23,000 VPD. This development meets at the intersection of Brushy Creek Rd. & Moorlyn Ln. across from RockBox and Green Laundry Lounge.

Brushy Creek Road boasts continued growth of new homes & national retailers, such as Harris Teeter, Starbucks, Crunch Fitness, with more to come! This site is roughly a 10 minute drive to I-85 and 13 minutes from the Greenville-Spartanburg International Airport which serves  $\pm 5$  mil travelers per year and was recently ranked the "Top Airport in America in 2022" by the Airport Council of America. In addition to the numerous retailers in the immediate area, there are district schools nearly a mile away along with medical groups and office parks that boost the daytime employee count.

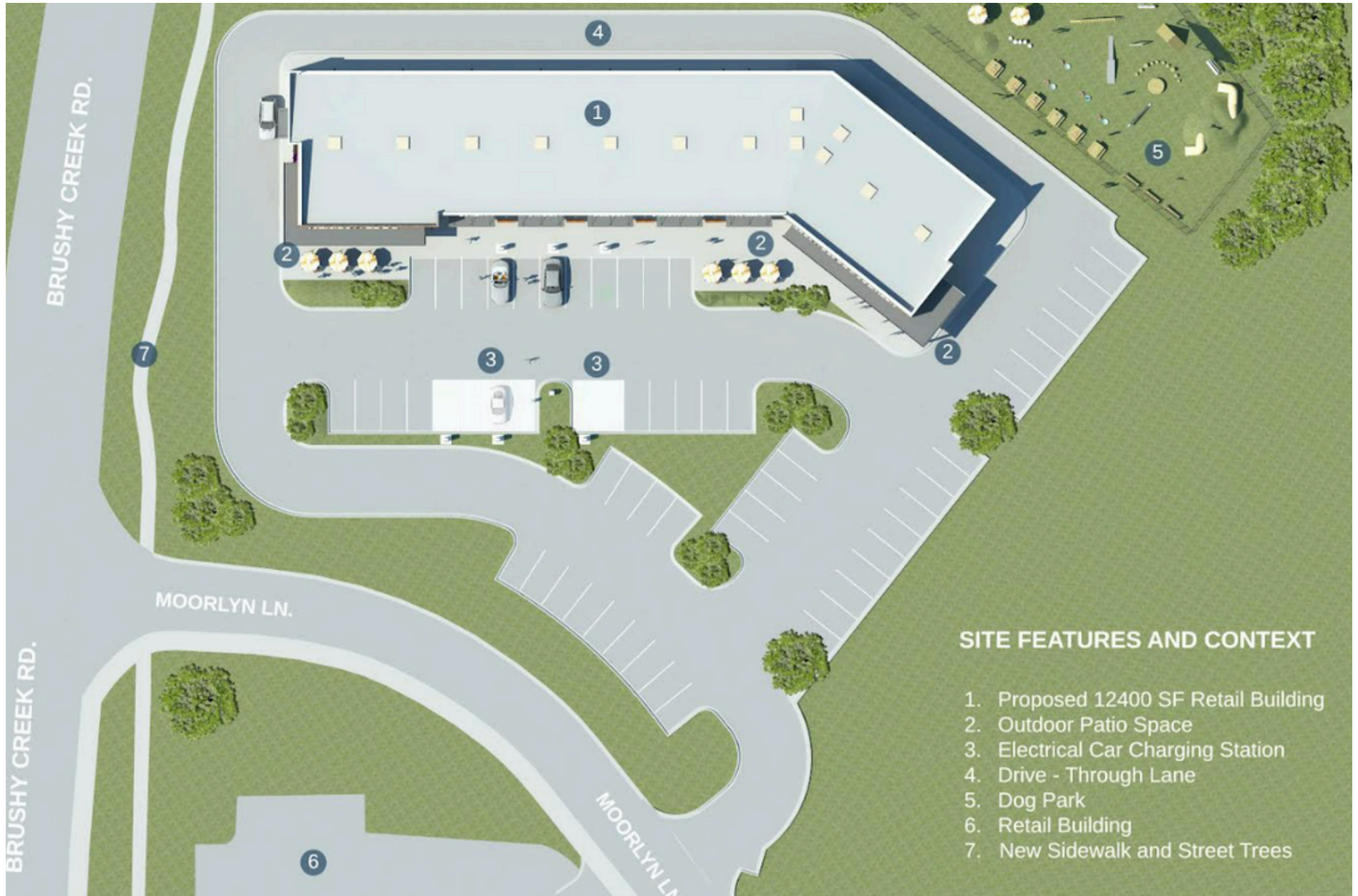


# SITE PLAN





# AERIAL PLAN





# COMMUNITY FOCUS

The Greenville community hosts numerous festivals and events throughout the year, fostering a sense of togetherness and celebration among residents and visitors alike. The community of businesses in Greenville exemplifies innovation, collaboration, and a commitment to both economic success and social responsibility. By working together and embracing a spirit of entrepreneurship, businesses in Greenville contribute to the city's prosperity and enhance its reputation as a vibrant and welcoming place to live, work, and do business. Moreover, Greenville's commitment to sustainability and outdoor recreation is evident in its extensive network of parks, trails, and green spaces. Residents can enjoy hiking, biking, kayaking, and other outdoor activities year-round, thanks to the city's temperate climate and stunning natural surroundings.





# LOCATIONAL MAP

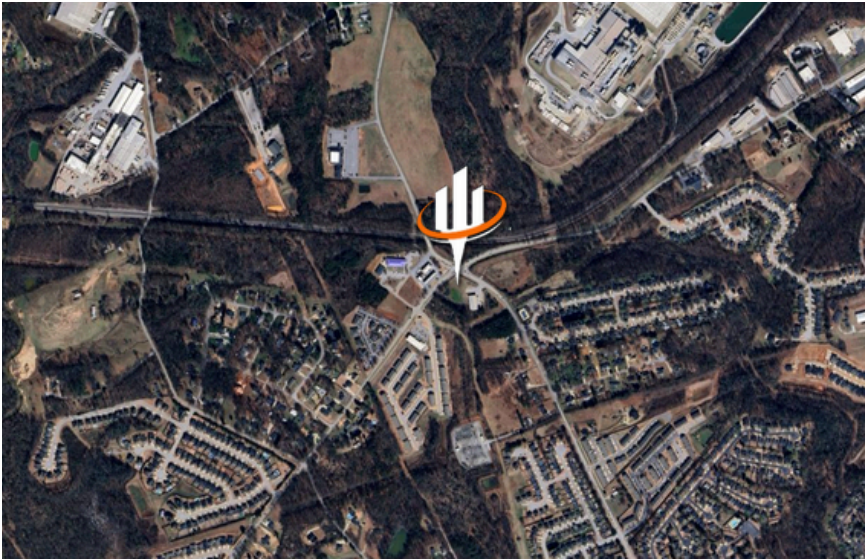




# DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population (2024)	±60,647	±129,113	±400,868
Projected Growth (2029)	+3.0%	+3.0%	+4.1%
Average HH Income	\$101,422	\$101,798	\$110,792
Daytime Employees	±18,134	±48,187	±187,255
Average Age	40.4	41.0	40.3
Median Home Value	\$402,179	\$418,889	\$465,792

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.

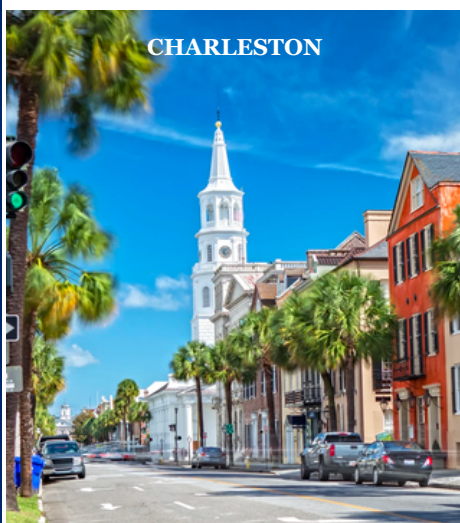
Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A  
Greenville, SC 29615



**INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT**





CHARLOTTE



## NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST



### 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

"These guys hustle and they are very patient all at the same time. They want to make sure they are getting the best deal for their client, whether it's an investment or a tenant on a leasing assignment. Dustin and Daniel are fantastic brokers who I hope to have the pleasure of dealing with for many years to come." - Joe Pazdan, Real Estate Owner/Investor and Principal at McMillian Pazdan Smith Architectural Firm

"Dustin and Daniel do fantastic work for BlueMont Group, LLC. We were new to the Upstate SC market and they quickly got us acclimated. They are knowledgeable and aggressive and will do whatever it takes for their clients. They are always available and determined to get you the best deal. Selfishly I am also impressed by the sincere love they have for our brand. Dustin and Daniel truly run on Dunkin'!" - Meghan Wolfinger, Chief Development Officer of BlueMont Group (Dunkin' Franchisee)

"In a fast moving market where timing is essential, Dustin & Daniel have proven to be great partners to our brands. They are extremely responsive and waste no time when it comes to their clients needs. They are knowledgeable and professional and they take the extra time to thoroughly investigate future opportunities. They are unmatched in their communication, commitment and market knowledge. Best in the business." - Lazaro Montoto, Tony King & Brian Shelton, Partners of Topsy Taco







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