

FOR LEASE



PRIME RETAIL/OFFICE IN THE HEART OF DOWNTOWN

CORNER OF MAIN & CURTIS
SIMPSONVILLE, SC



EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present the opportunity to lease office space on the 2nd floor within Burdette Central and a 2nd generation restaurant space on Main Street (former Farm Fresh Fast space) in the heart of Simpsonville, SC. These meticulously maintained office suites offers versatile layouts, abundant natural light, and modern amenities, making them perfect for a wide range of businesses. The restaurant space includes several infrastructure items, including: hood system, grease trap and built-out restrooms.

Boasting ample parking and easy access for clients, employees and customers, this property ensures convenience and accessibility. Whether you're seeking an office space, or a professional services location, this property is designed to meet your needs. With its prime location and outstanding features, Burdette Central presents an exceptional opportunity to elevate your business presence.

Key Highlights:

- Versatile office layout with abundant natural light
- Second generation restaurant space
- Modern amenities for comfort and functionality
- Ample parking for clients and employees
- Easy access for maximum convenience
- Ideal location for office or professional services
- Meticulously maintained for a polished look
- Spacious and inviting atmosphere to enhance your business
- Well-suited for a wide range of businesses and industries
- Elevate your business presence in this prime location
- Opportunity to tailor the space to your specific needs



PROPERTY SUMMARY

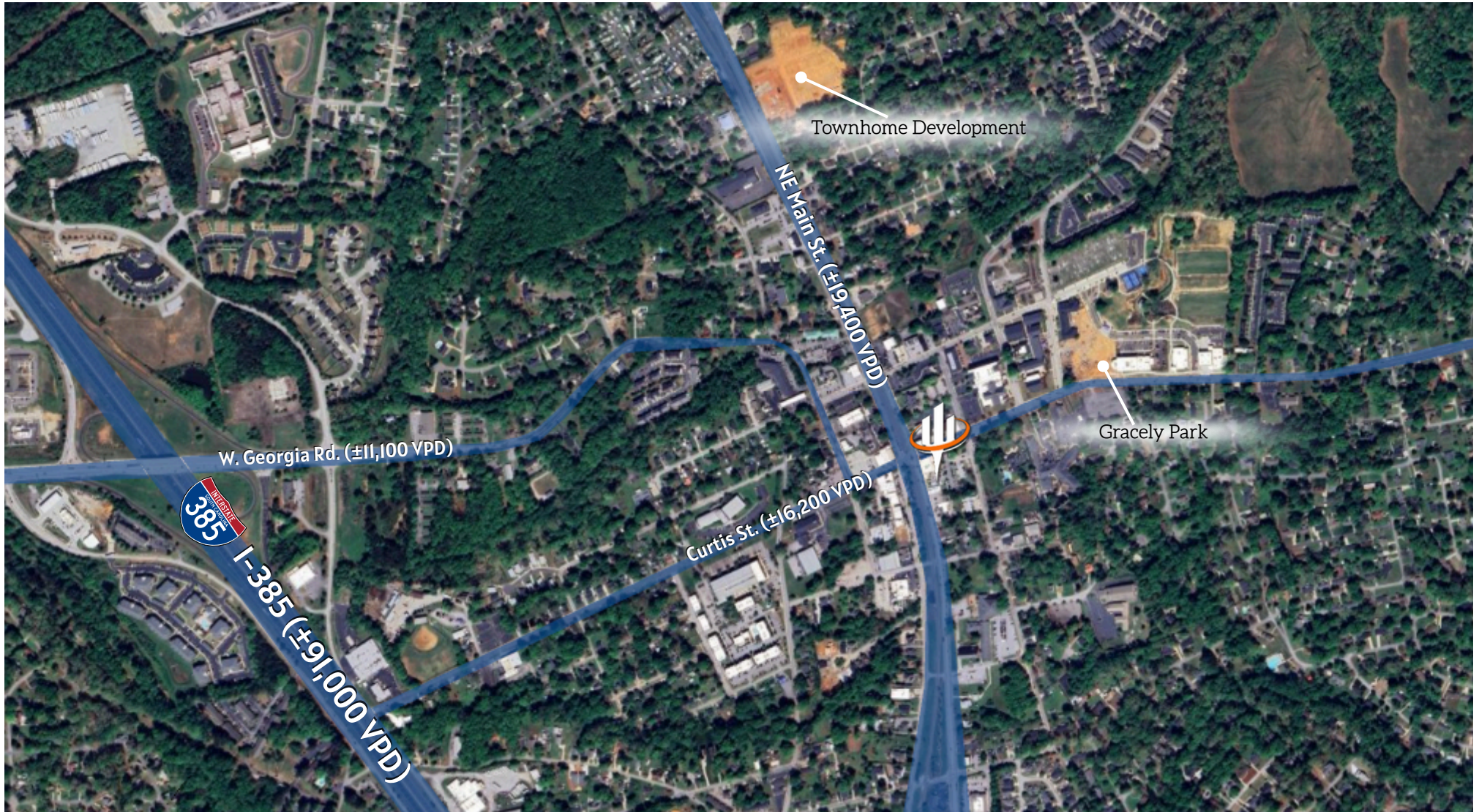
Base Lease Rate (Office Suites)	\$27.50 PSF
Base Lease Rate (2nd Gen Restaurant)	\$35.00 PSF
NNN Charges	\$6 PSF
Availability	See Floor Plan
GLA	±26,000 SF
Available Suites	2nd Gen Rest - ±1,168 SF Suite B2 - ±2,168 Sf Suite C2 - ±1,688 SF
Year Built	1940
Last Renovated	2020
Parking Spaces	±93 surface spaces
Zoning	ID - Innovative District
Current 1st Floor Tenant Lineup	1885 Taproom Chestnut Coffee Sidewall Pizza RunIn Athletics Club Pilates CoCoBon Chocolatier
Current 2nd Floor Lineup	Doyle Chiropractic Painted Culture Salon



RETAILER MAP



LOCATIONAL MAP



INTERIOR PHOTOS



**2ND GEN RESTAURANT
SPACE AVAILABLE**



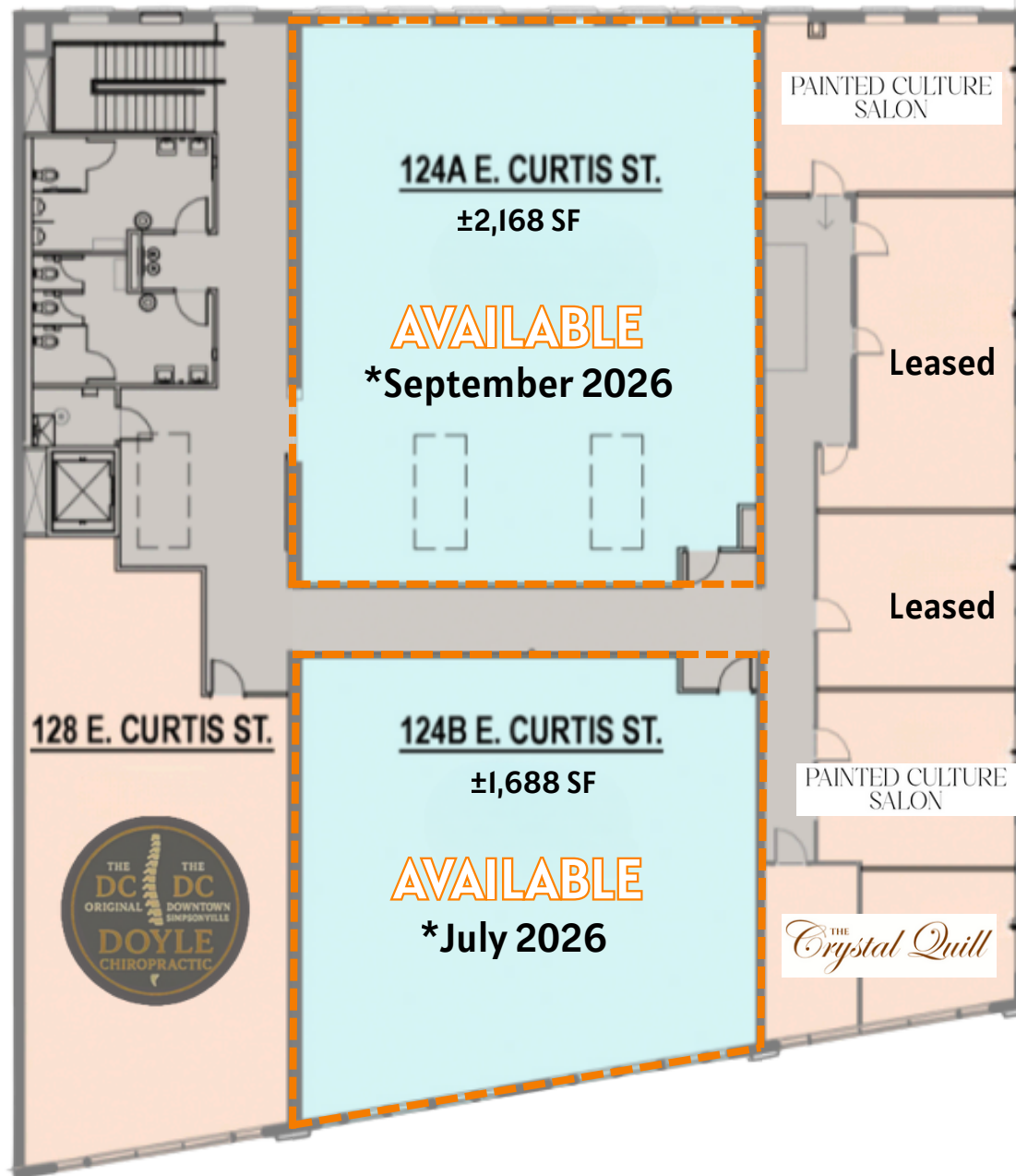
**OFFICE SPACE
AVAILABLE**



FLOOR PLAN - 1ST FLOOR



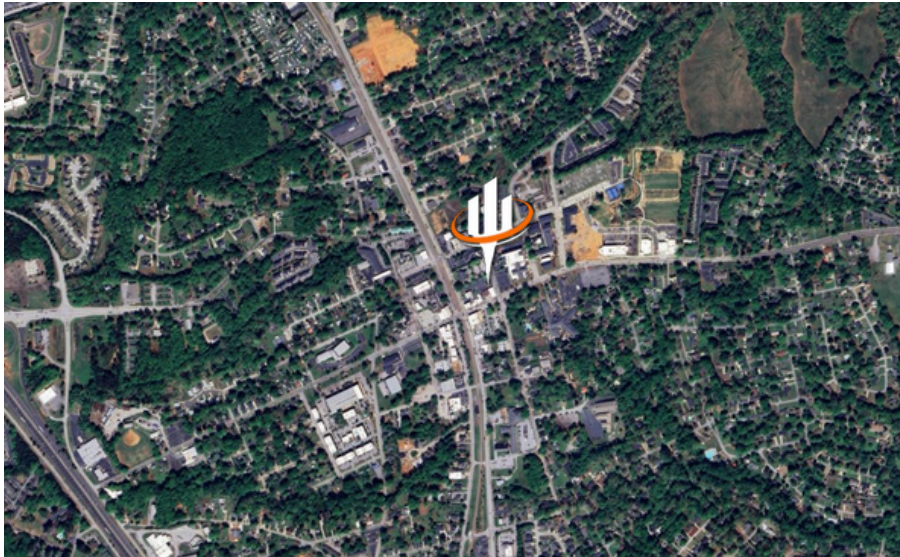
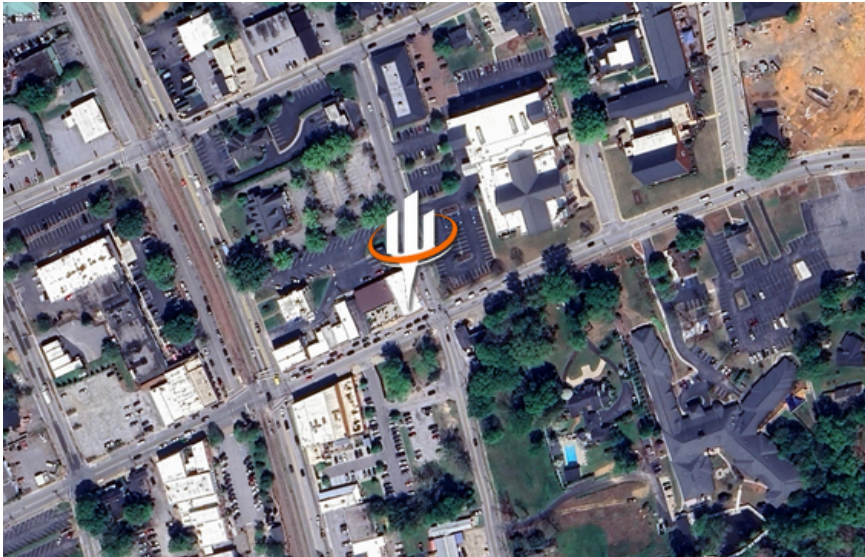
FLOOR PLAN - 2ND FLOOR



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population (2024)	±50,727	±129,902	±299,106
Projected Growth (2029)	+7.1%	+5.9%	+5.8%
Average HH Income	\$104,503	\$109,188	\$114,119
Daytime Employees	±10,775	±28,978	±124,702
Average Age	40.8	40.6	40.5
Median Home Value	\$382,872	\$406,557	\$463,856

Source: Site Seer Retail 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





Dustin Tenney
SVP of Retail Services
dustin.tenney@svn.com
864.905.7226



Daniel Holloway
SVP of Retail Services
daniel.holloway@svn.com
864.593.6644

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor. Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.