

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>LOT SIZE:</b>	±1.6 Acres
<b>BUILDING SIZE:</b>	±10,500 SF
<b>MARKET:</b>	Lexington, SC
<b>TRADE AREA:</b>	Sunset Blvd

## PROPERTY DESCRIPTION

Reedy River Retail at SVN Blackstream is pleased to present the multi-tenant development opportunity in Lexington, SC. This development is strategically positioned adjacent to Target on Sunset Blvd in Lexington, SC. The site will see ±40,400 VPD and boasts ± 230 ft of frontage. Nearby Retailers include Lowe's Foods, Lowe's, Publix, Walmart, Home Depot, Aldi, and Lidl. Lexington, SC benefits from strong economic and residential growth in the immediate area.

## PROPERTY HIGHLIGHTS

- ± 40,400 VPD on Sunset Blvd
- ± 230 ft of frontage
- ±1.6 acre site
- Flexible with layout for variety of retailers
- Surrounded by several national retailers in one of the hottest suburbs of Columbia, SC MSA

**CHRIS PHILBRICK**  
 O: 864.637.9302  
 chris.philbrick@svn.com  
 SC #135680

**DUSTIN TENNEY**  
 O: 864.637.9302  
 dustin.tenney@svn.com  
 SC #106880

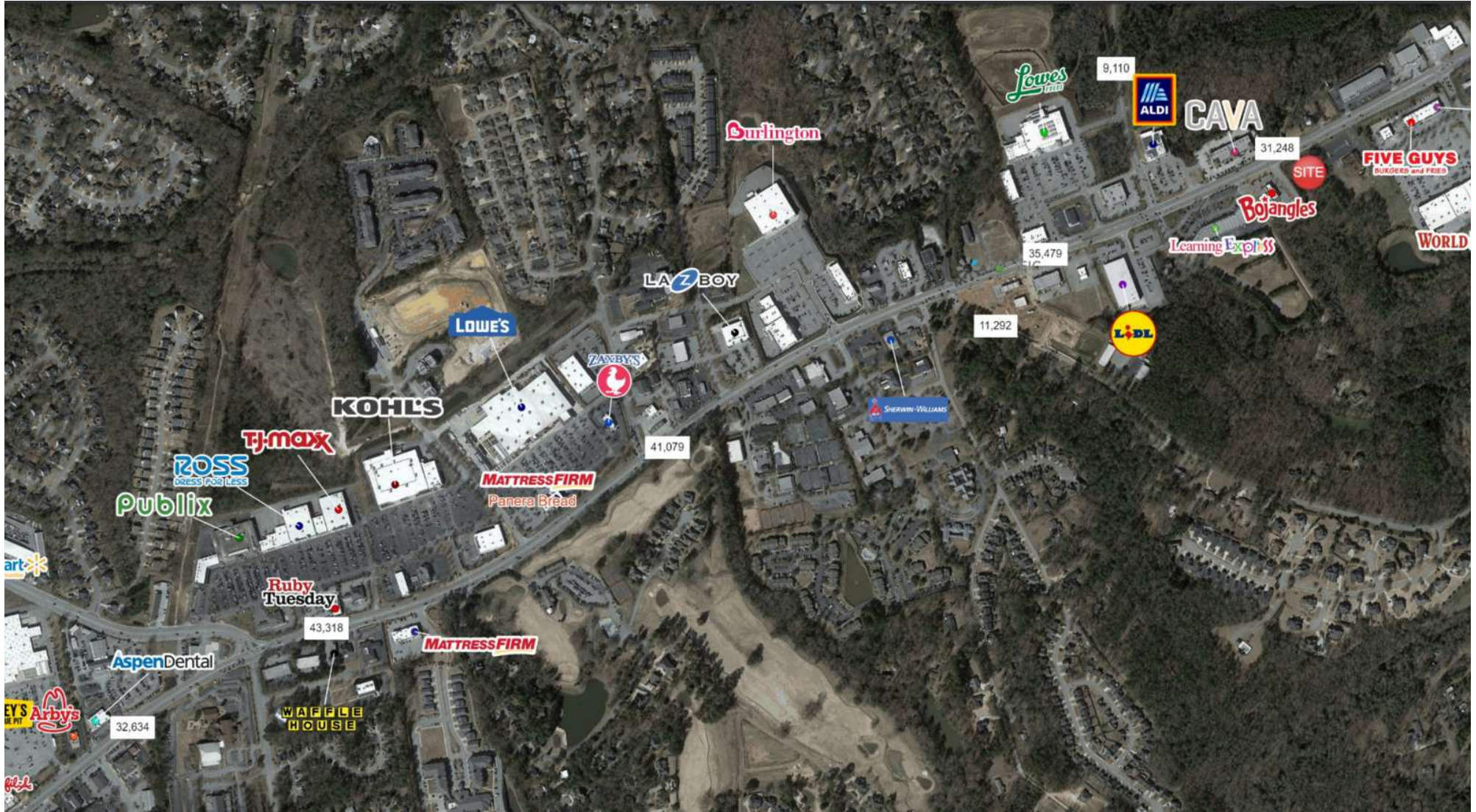
# AERIAL



**CHRIS PHILBRICK**  
O: 864.637.9302  
chris.philbrick@svn.com  
SC #135680

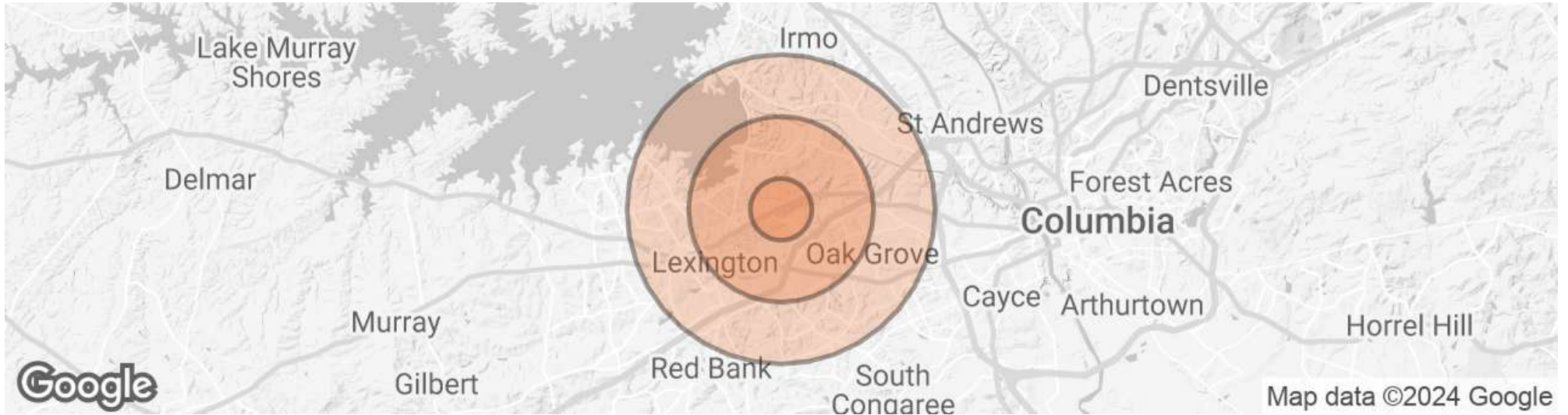
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dustin.tenney@svn.com  
SC #106880

# RETAILER MAP



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**DEMOGRAPHIC INFORMATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	±4,030	±33,790	±98,502
<b>PROJECTED GROWTH (2028)</b>	+1.8%	+2.3%	+2.5%
<b>AVERAGE HH INCOME</b>	±\$127,044	±\$118,352	±\$102,781
<b>AVERAGE AGE</b>	±38.9	±40.1	±41.6
<b>DAYTIME EMPLOYEES</b>	±1,952	±11,550	±39,681

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 chris.philbrick@svn.com  
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 SC #106880

# REEDY RIVER RETAIL

## SPECIALIZED RETAIL BROKERAGE TEAM

In 2018, Dustin and Daniel took a leap of faith and left their jobs as classroom teachers to pursue a career in commercial real estate. Fast forward several years and they have built one of the most dominant retail brokerage teams in the Upstate. Drawing on their experience in the classroom, Dustin and Daniel focus on building relationships, educating their clients, and adding value through hustle, reliability, and creativity.

Specializing in investment sales, landlord/tenant representation and development allows this team to fully commit to retail brokerage, giving their clients full confidence in the services that are provided. Between the grit that Dustin and Daniel bring to the table and leveraging the collaborative SVN network with over 220 offices nationwide, Reedy River Retail has gained recognition in various markets across the country.

As the world of retail continues to evolve from the battle against e-commerce to COVID and now labor shortages, Reedy River Retail continues to adapt as well. In 2023, Dustin and Daniel expanded their brokerage services by bringing Nate Hober, Chris Philbrick and Brett Mitchell onto the team.

A team that did over \$80 million in deal volume in 2023 they strive to do right by their clients and it has shown by the market share they have gained and continue to obtain throughout the Southeast - from developers, to Tenants and Landlords, Reedy River Retail is here to serve you!



SVN | CERTIFIED SPECIALIST  
RETAIL



POWERBROKER™ AWARD



SVN | CERTIFIED SPECIALIST  
LAND



Candidates



2022 CREXI PLATINUM  
BROKER AWARD RECIPIENT



**DUSTIN TENNEY**

Senior Vice President of Retail  
dustin.tenney@svn.com  
864.905.7226



**DANIEL HOLLOWAY**

Senior Vice President of Retail  
daniel.holloway@svn.com  
864.593.6644



**NATE HOBER**

Associate Advisor of Retail  
nate.hober@svn.com  
215.609.9674



**CHRIS PHILBRICK**

Associate Advisor of Retail  
chris.philbrick@svn.com  
864.631.3419



**BRETT MITCHELL**

Associate Advisor of Retail  
brett.mitchell@svn.com  
864.498.3664



301 Roper Creek Drive  
Greenville, SC 29607

214 W Tremont Avenue  
Charlotte, NC 28203

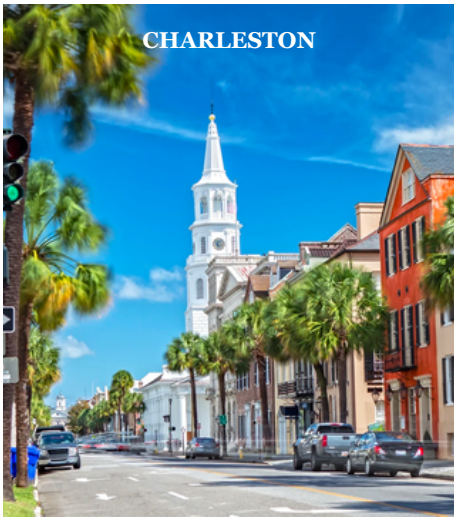


REEDY RIVER RETAIL  
at SVN | BLACKSTREAM

GREENVILLE



CHARLESTON



CHARLOTTE



REEDY RIVER RETAIL at SVN BLACKSTREAM'S SOUTHEAST REACH

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