



PROPERTY SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present an opportunity to lease this former office building on Main Street in Simpsonville, SC. Current ownership is looking for a short term, 18-month lease option.

The Main Street corridor in Simpsonville is going through a major facelift as well as new developments. This is an exciting time to invest in the downtown core of Simpsonville to grow your business and expand your reach.

PROPERTY HIGHLIGHTS

- Large space for a new business to enter into the market and grow their brand and reach a wider consumer base
- Ample onsite parking for employees and customers
- Great visibility to over 20,000 vehicles a day on Main Street
- This building has several built-out offices as well as conference room on the ground floor. In addition, you can find a large open room on the second floor that was used for city council meetings.

Lease Rate	\$15 SF/yr (NNN)	NNN	Contact Broker
Site Size	±1.4 AC	Market	Simpsonville
Building Size	±6,249 SF		CBD
# of Floors	2		
Year Built	1985		
Zoning	B-U		



Dustin Tenney
Senior Vice President
O: 864.905.7226
dustin.tenney@svn.com
SC #106880



Daniel Holloway
Senior Vice President
O: 864.637.9302
daniel.holloway@svn.com
SC #106855



Additional Images

Former City Hall

118 NE Main St, Simpsonville, SC 29681



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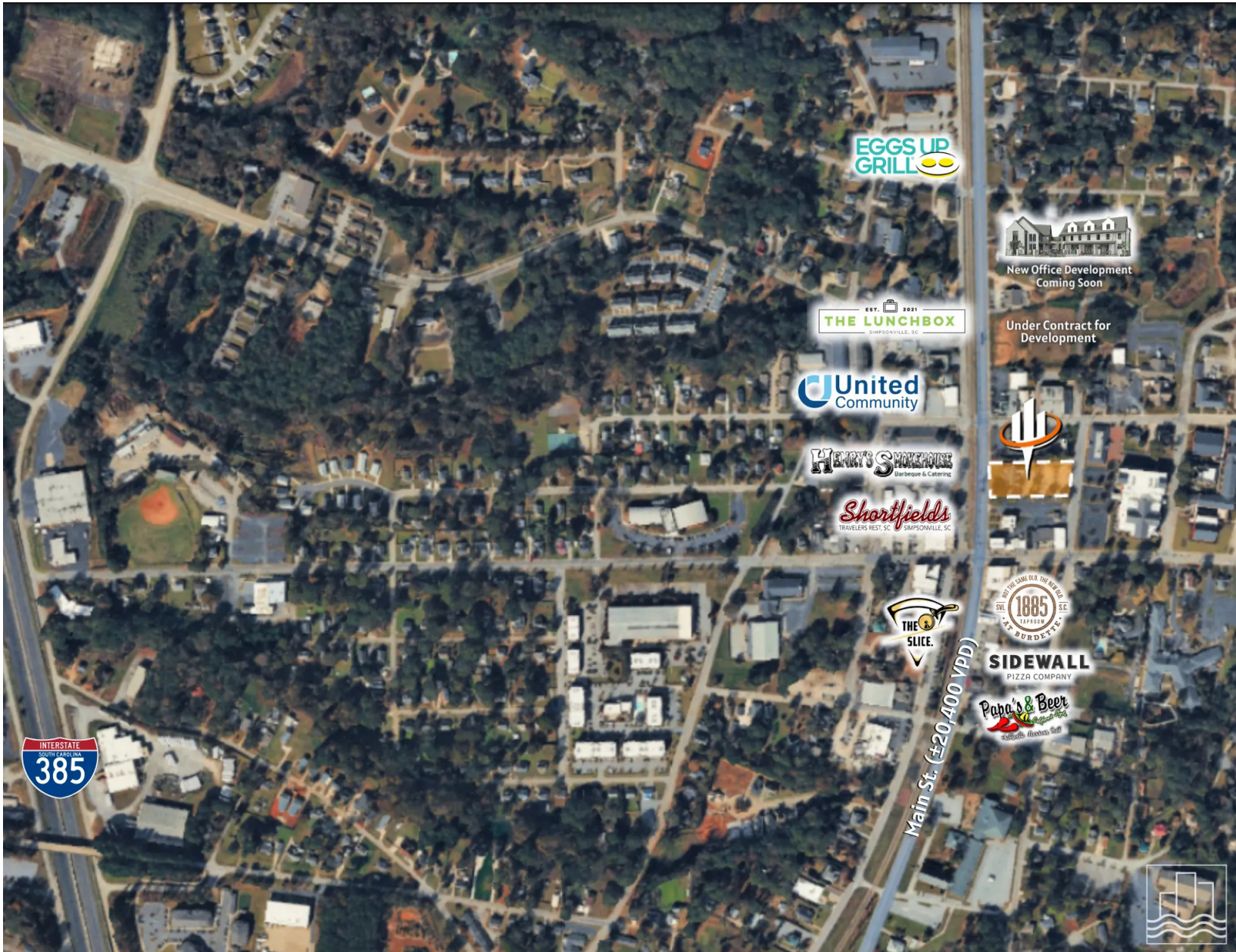


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Retailer Map

Simpsonville City Hall

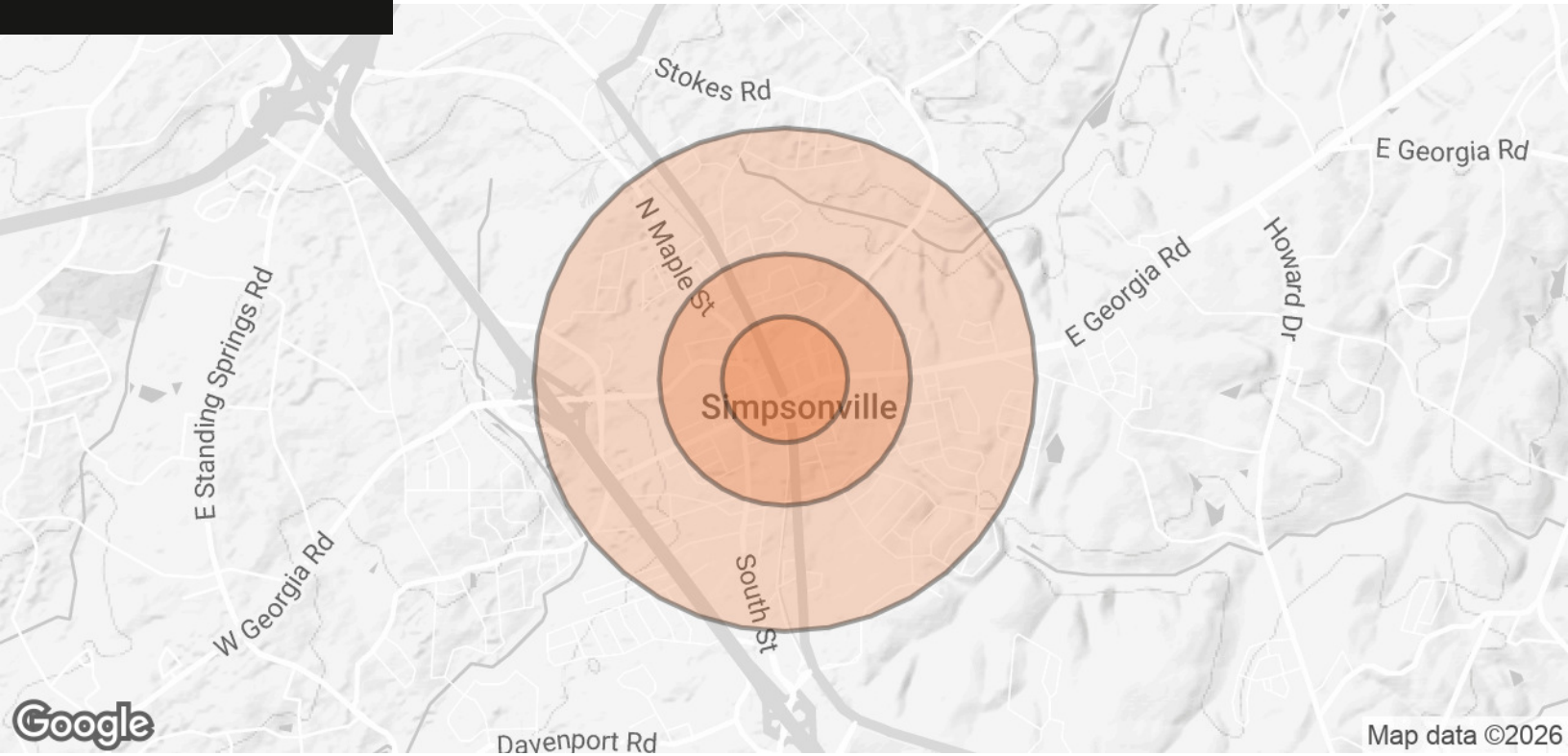
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (2026)	±7,913	±50,325	±131,090
PROJECTED GROWTH (2030)	+4.7%	+5.4%	+4.7%
AVERAGE AGE	41.6	41.1	40.8
AVERAGE HH INCOME	±\$108,139	±\$113,465	±\$118,868
MEDIAN HOME VALUE	\$366,736	\$400,246	\$424,615
DAYTIME POPULATION	±3,555	±10,781	±28,913



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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





Dustin Tenney
Managing Partner
dustin.tenney@svn.com
864.905.7226



Daniel Holloway
Managing Partner
daniel.holloway@svn.com
864.593.6644

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