

FOR LEASE



3620 PELHAM RD, SUITE 3
GREENVILLE, SC



EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present the opportunity to lease this restaurant space, currently operating as a Bohemian Bull, of $\pm 4,400$ SF within the Pelham @ 85 shopping center off Pelham Road in Greenville, SC. The Pelham @ 85 shopping center is in one of Greenville, SC's premier shopping districts with high demographic neighborhoods, daytime population and easy access to I-85. The Bohemian Bull suite would be perfect for a larger restaurant user that wants to cater to the demographics of the trade area, but also the retail synergy surrounding this power center. In addition, the future expansion of the Backyard at Pelham to the north of this shopping center will continue to bring more attention to an already highly trafficked plaza.

- $\pm 4,400$ available, currently built out as an Bohemian Bull restaurant (Charleston-based)
- Shopping center is located on the highly desirable Pelham Road ($\pm 25,300$ VPD) corridor and just off I-85 ($\pm 142,800$ VPD) and within minutes of Greenville-Spartanburg International Airport
- Shopping center has co-tenants of McDonalds, Spenga, Viva Chicken, Chick-fil-a and Taziki's, to name a few and is across the street from a Lowes Foods-anchored shopping center and a WalMart Supercenter
- Suite also has a covered patio out the back
- Shopping center was built in 2005 and received a complete facade upgrade in 2018

Options are to currently take over the Bohemian Bull lease, or for the right Tenant and deal terms, Landlord may be willing to participate in a brand new lease for the suite.

Rent will be what Bohemian is currently paying, or market rate if a new lease is negotiated. Rental rate can be provided upon request. There is also an option to buy the interior FF&E for \$199,000.

INTERIOR PHOTOS



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

OVERALL SITE PLAN



Garlington North Industrial Park

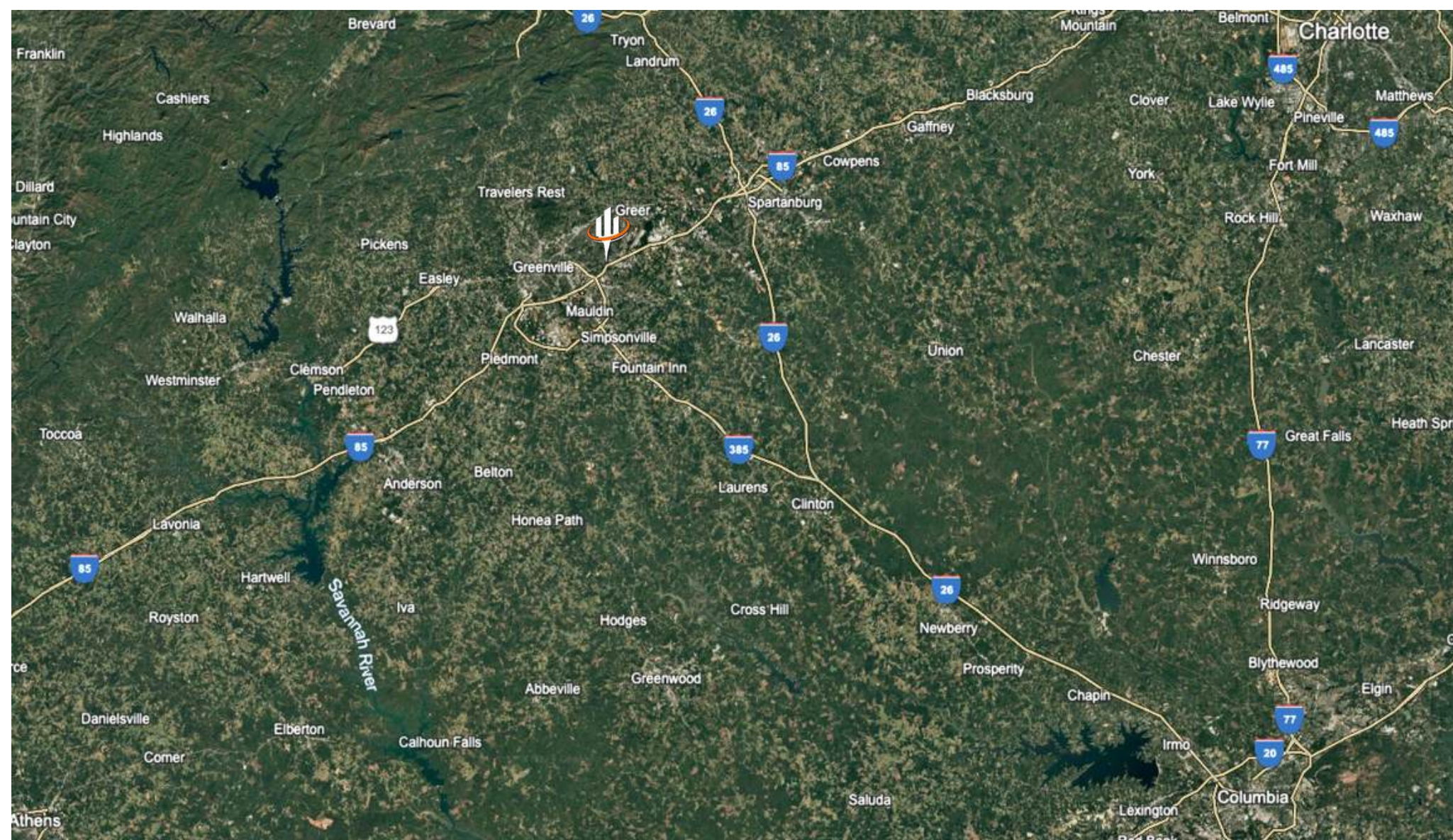
85 I-85 (±142,800 VPD)

Pelham Rd. (±25,300 VPD)

Logos overlaid on the image include: TROPICAL BURGER, BURGER KING, Starbucks, TOPGOLF, MAIN EVENT, Walmart, Pinnacle, CVS pharmacy, Schlottsky's, CHASE, Lowe's, Advance Auto Parts, TACO BELL, Panera BREAD, CHIPOTLE MEXICAN GRILL, SPENGA, VIVA CHICKEN, ME Massage Envy, smoke on the water, Logan's ROADHOUSE, Pet Super market, WINGATE BY WYNDHAM, ups, The Lost Cajun, CHICKEN SALAD CHICK, and tazikis MEDITERRANEAN CAFE.



LOCATIONAL MAP



DEMOGRAPHICS

	1 MILE	5 MILES	7 MILES
2025 Population (Q2)	5,739	149,655	271,691
Avg HH Income	\$140,706	\$131,692	\$125,148
Daytime Employees	5,484	81,741	133,502
Average Age	40.7	40.9	40.5
Median Home Value	\$685,013	\$511,695	\$480,725
2030 Estimated Population	+1.9%	+3.3%	+3.4%

	8 Minutes	12 Minutes	4 Miles
2025 Population (Q2)	35,348	90,378	101,535
Avg HH Income	\$142,468	\$137,461	\$137,467
Daytime Employees	19,732	43,768	51,451
Average Age	42.7	41.3	41.2
Median Home Value	\$612,049	\$544,975	\$542,443
2030 Estimated Population	+2.3%	+3.1%	+3.1%

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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