

FOR LEASE



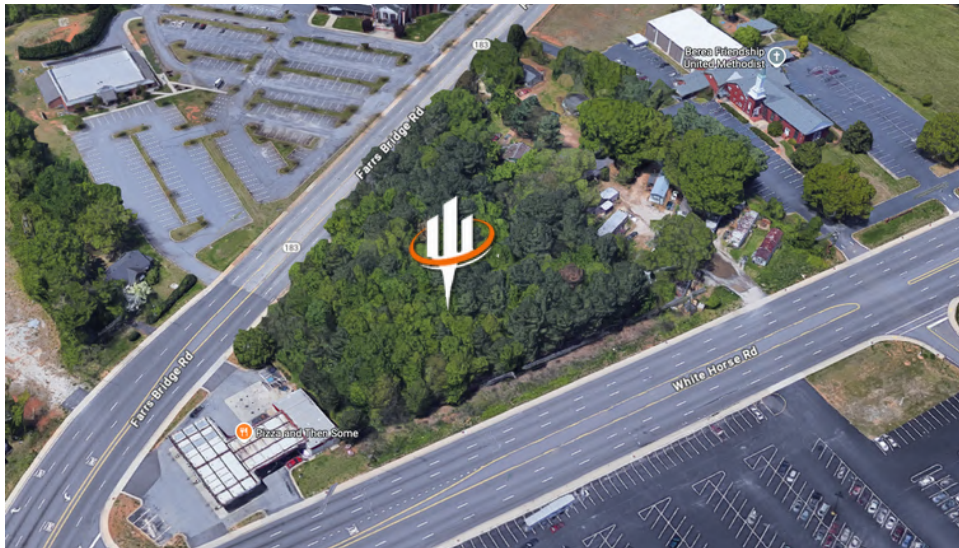
7909 WHITE HORSE RD
Greenville, SC 29611



EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present the opportunity to either lease $\pm 10,800$ SF within the shopping center or ground lease/build-to-suit on the QSR/retail pad off White Horse Road ($\pm 29,300$ VPD) in Greenville, SC located near the intersection of White Horse Road, Cedar Lane Road ($\pm 15,000$ VPD) and Farris Bridge Road ($\pm 15,700$ VPD) and surrounded by several new developments along the corridor. Those new developments include a QuikTrip, Bojangles, and new townhome and single-family residential development. In addition, this site is near Berea First Baptist Church and Berea High School ($\pm 1,500$ students).

- Larger parcel at ± 2.43 AC undeveloped
- Great traffic counts with easy access in all directions
- Several national retailers in the area, in addition to Ingles Market recently closing on ± 50 AC's across the street
- All utilities on site



PROPERTY SUMMARY

Lease Rate	\$30 - \$40/SF/NNN
Lot Size	±2.43 Acres
Space Available	±10,800 SF
Zoning	Commercial
Type	Retail/Office
Parking	Surface
Delivery	late-2026/early 2027



RETAILER MAP



SITE PLAN



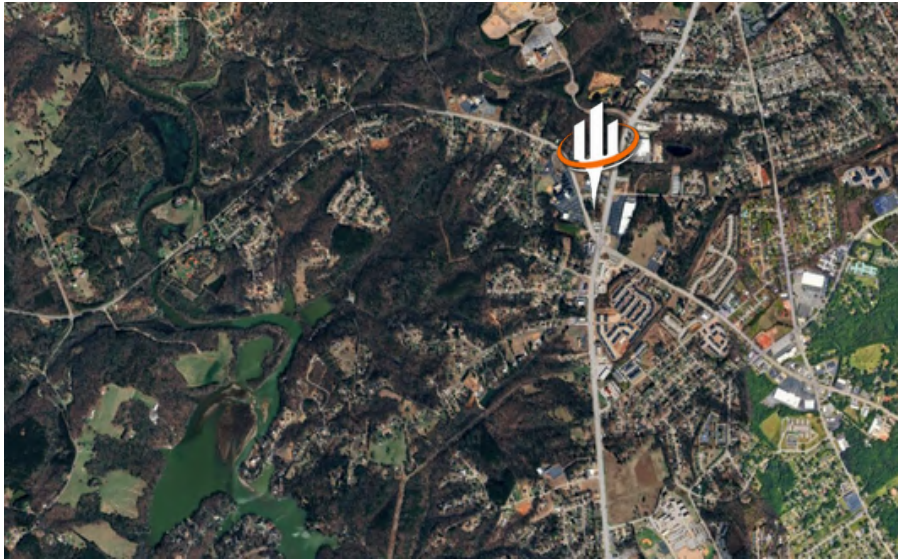
AERIAL VIEW



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population (2024)	±38,710	±95,021	±324,533
Projected Growth (2029)	+3.3%	+3.6%	+3.5%
Average HH Income	\$70,271	\$86,661	\$97,500
Daytime Employees	±5,339	±34,202	±159,653
Average Age	39.4	39.6	40.3
Median Home Value	\$272,207	\$369,687	\$421,349

Source: Site Seer Retail Data



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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