

CLASS A OFFICE SPACE AVAILABLE FOR LEASE

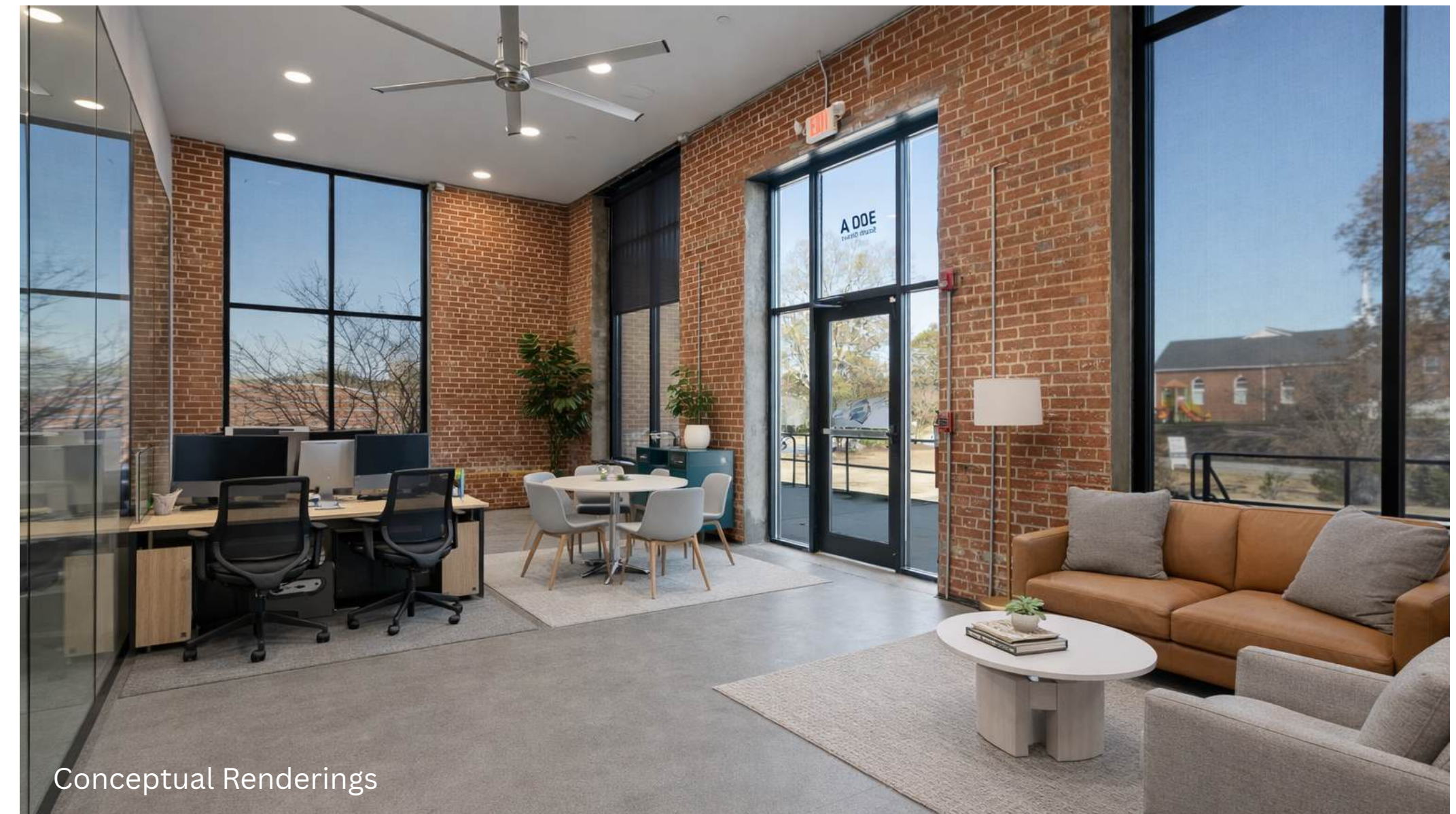


300 SOUTH STREET
SIMPSONVILLE, SC 29680

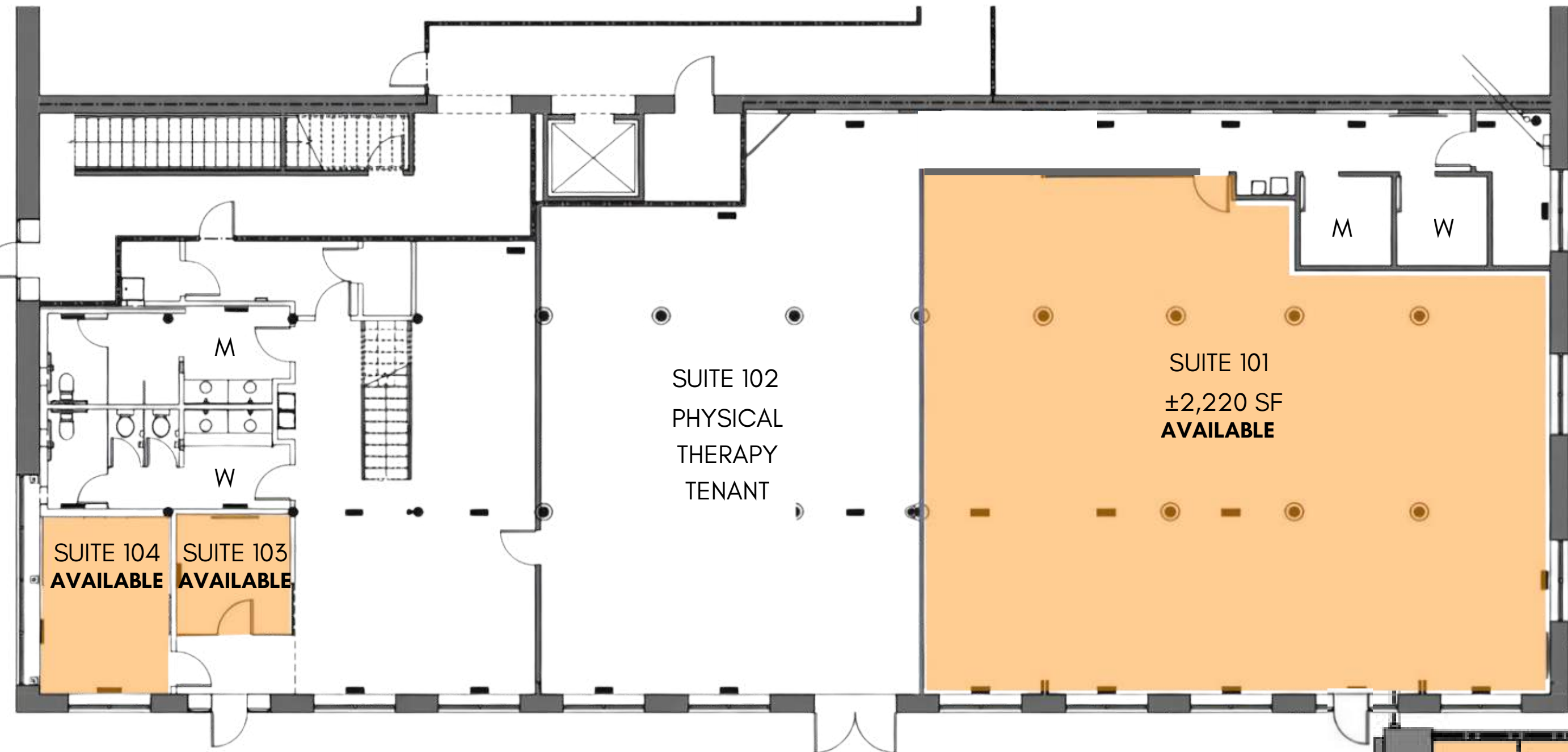


EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present an opportunity to lease one of a kind Class A office space in the heart of downtown Simpsonville, South Carolina. Located within the iconic Cotton Mill Place apartment and condo development, this former event and fitness space is being re-positioned as a boutique office environment offering a unique leasing opportunity. The project will feature a mix of **five small, private individual offices** as well as a larger **±2,220 SF office suite**, catering to a wide range of users—from solo professionals to growing teams. The individual offices are a rare find in today's market, providing professionals with a dedicated, distraction-free workspace or a polished setting to host client meetings without the cost or commitment of leasing a full office building. The property's historic character, abundant natural light, high ceilings, and outdoor patio space create an inspiring work environment. Situated within a walkable mixed-use development with residential units, and just steps from restaurants and shops in Downtown Simpsonville, this location offers both convenience and lifestyle appeal for modern office users seeking flexibility, character, and convenience.



LEASING PLAN



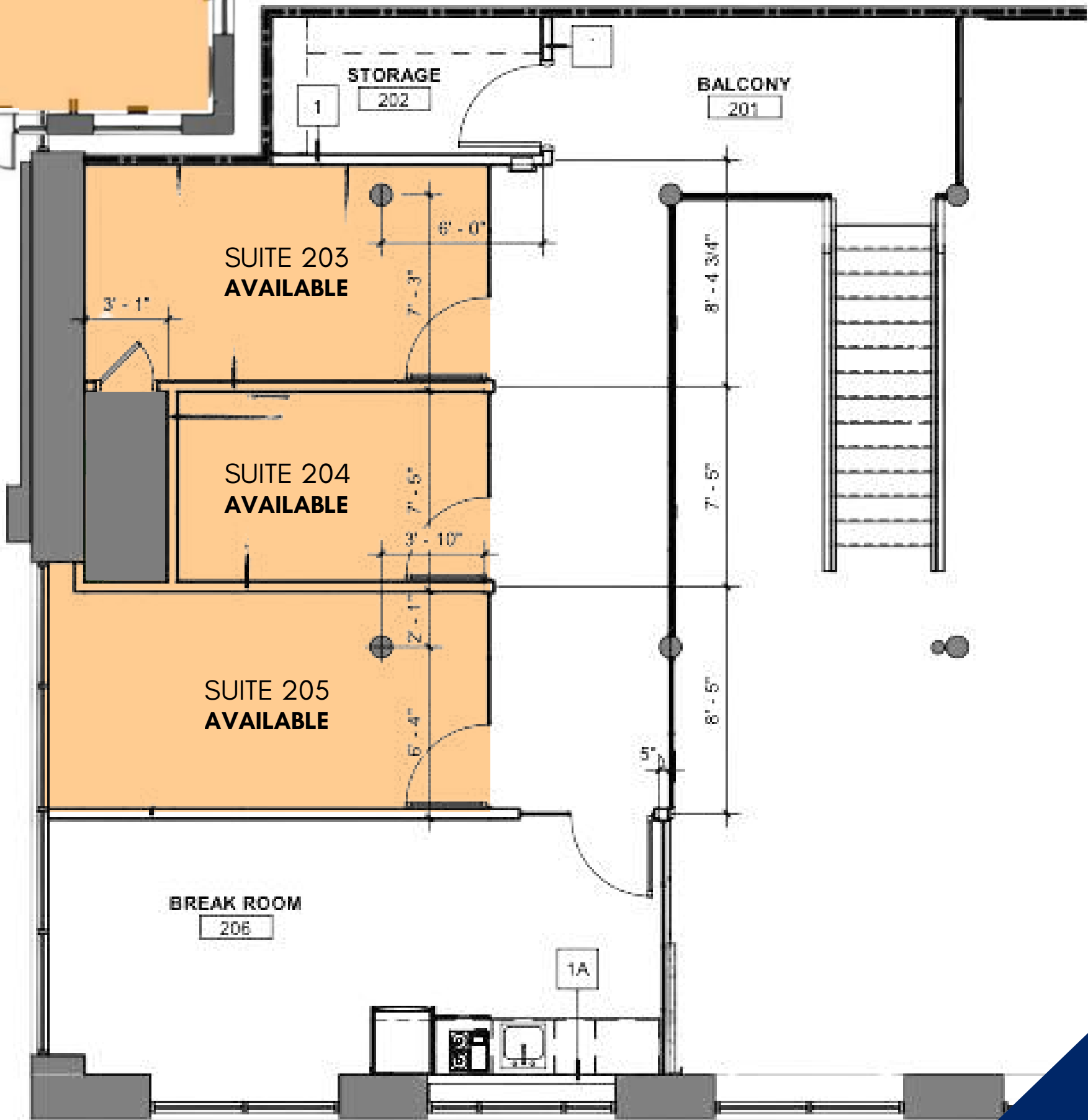
Suite	Monthly Rent
101	\$25/SF NNN
103	\$950
104	\$1300
203	\$1100
204	\$950
205	\$1300

FIRST FLOOR

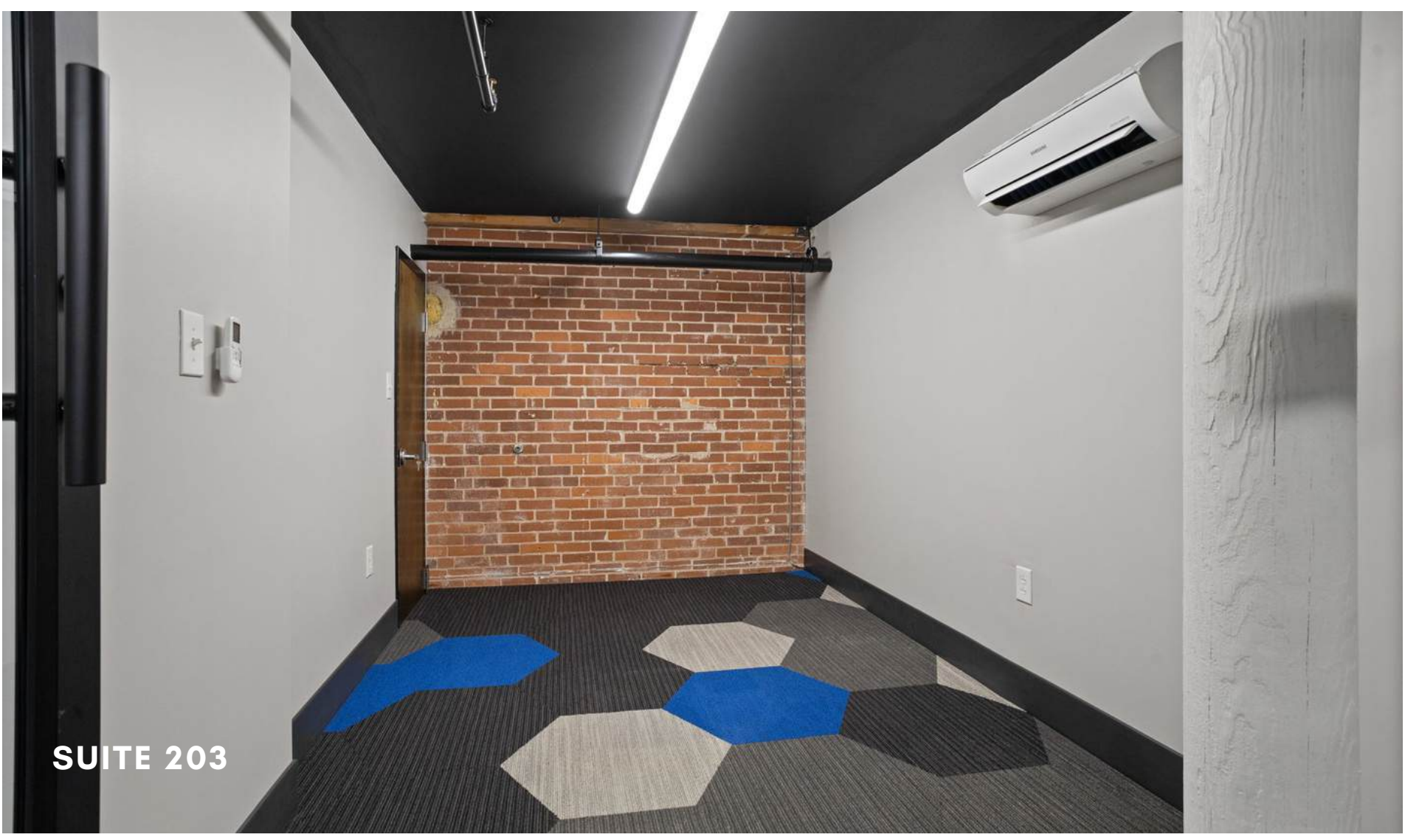
Notes:

- Suites 103, 104, 203-205 may be leased individually or combined for one tenant
- The individual office lease rates are Full Service
- Suite 101 will be a NNN lease
- Suites will be leased As-Is - Free rent will be available in lieu of TI allowance
- Anticipated Delivery is May 2025. Smaller office spaces may be available sooner.

SECOND FLOOR



PHOTOS



ADDITIONAL PHOTOS



UPSTAIRS MEZZANINE



SHARED BREAK ROOM

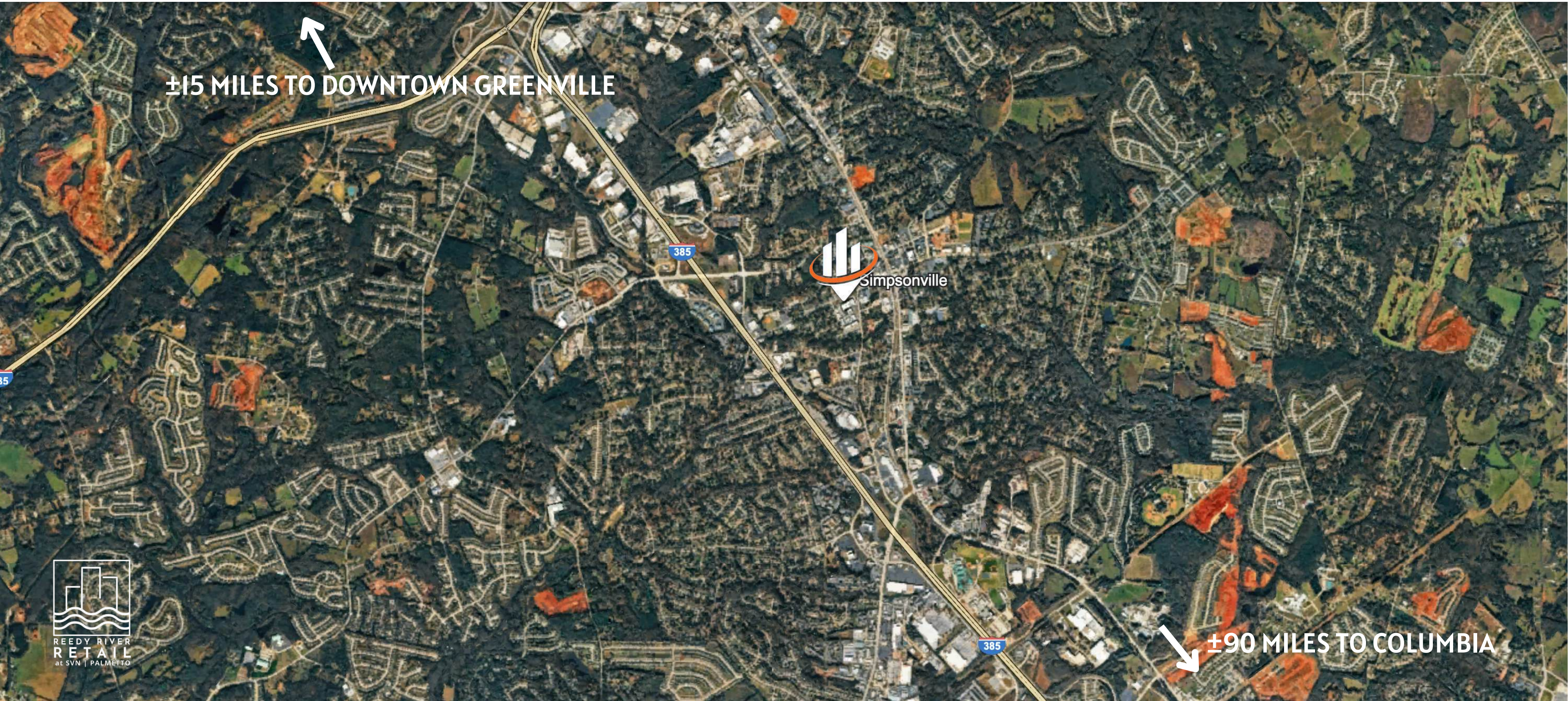


SUITE 104

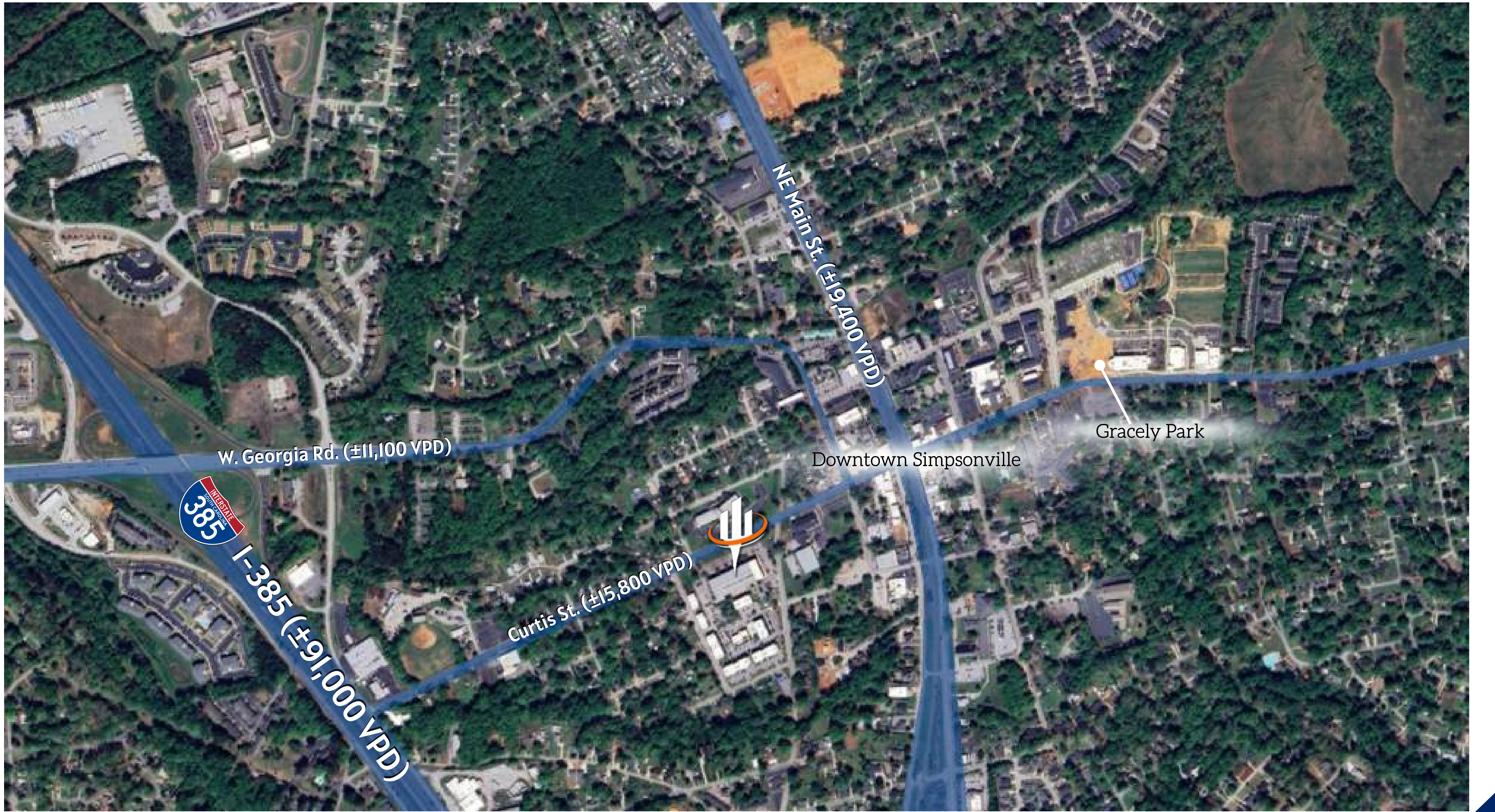


SHARED RESTROOMS

LOCATIONAL MAP



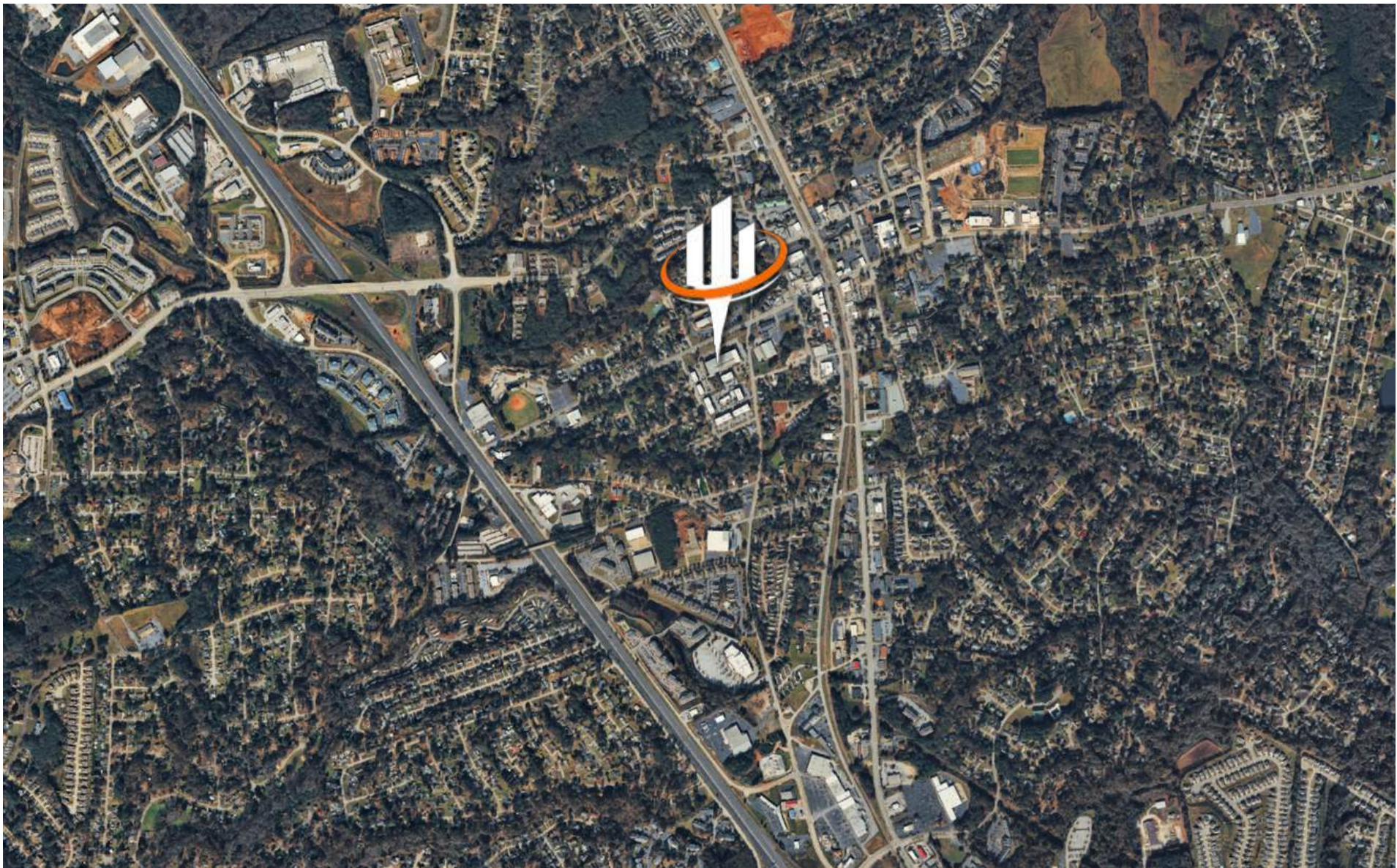
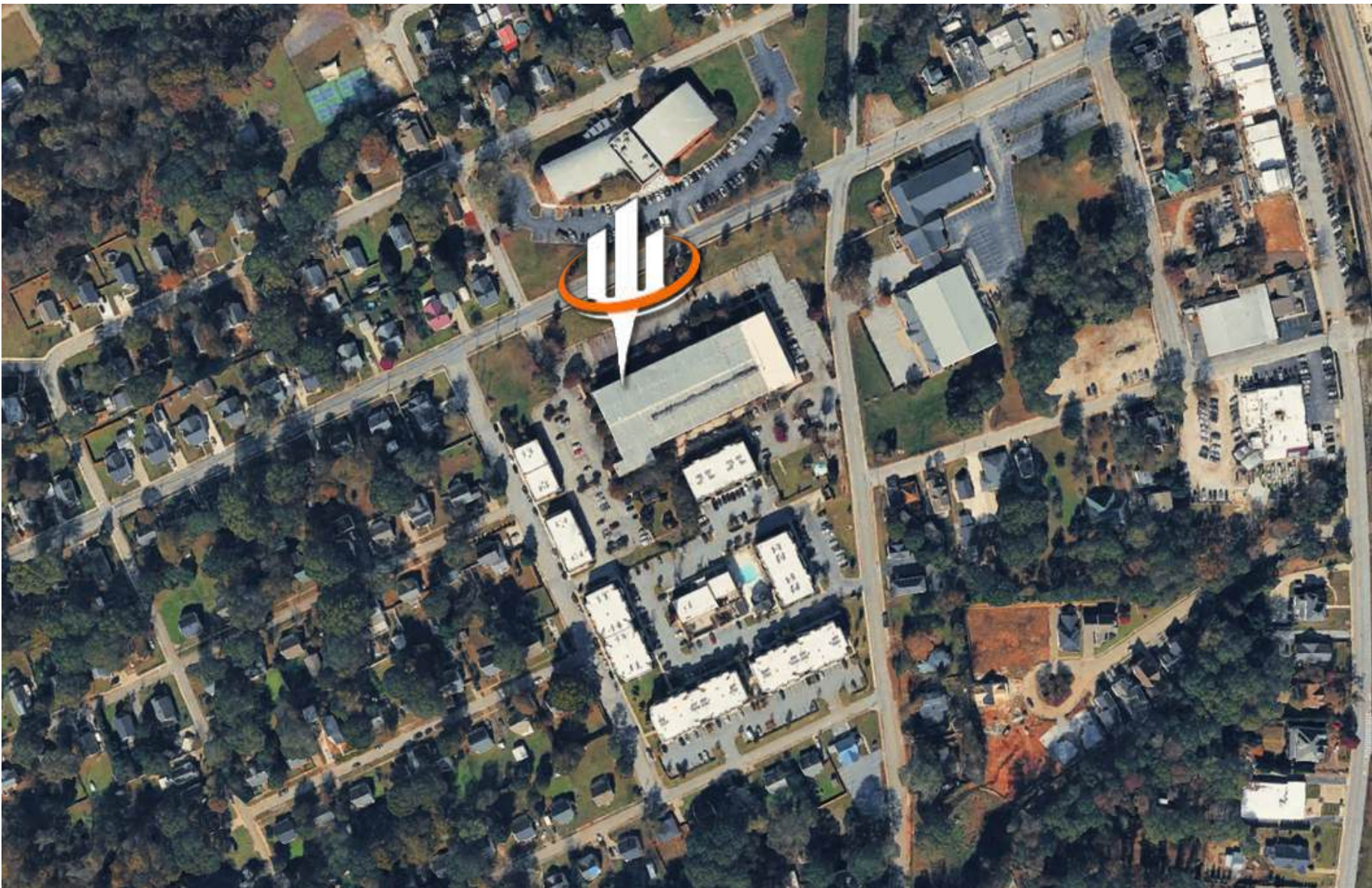
TRAFFIC MAP



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population (2025)	±54,526	±126,047	±299,042
Projected Growth (2030)	+6.0%	+5.3%	+5.4%
Average HH Income	\$115,020	\$118,327	\$124,825
Daytime Employees	±11,006	±20,333	±42,524
Average Age	40.7	40.7	40.5
Median Home Value	\$394,889	\$380,653	\$425,689

Source: Site Seer Retail Data





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**Best City to
Start a Business**



1

**US Best Urban
Bike Path**



**Top 10
U.S. Vacation
Spots**



**# 4 Fastest
Growing City**



**"Top 10 Best Places
To Live"**

Greenville, SC



**# 4 Best Place to
Raise a Family**



**# 5 South's Best
Cities**



**# 6 "Small City"
In the US**



**#9 Best Cities
for People
Under 35**

MARKET OVERVIEW

Simpsonville, SC

In a small town like Simpsonville, you'd expect to find an assortment of cute little shops, local restaurants and family-friendly events, from the traditional Easter egg hunt to an all-American Fourth of July celebration. But in this Upstate community, located 20 minutes from downtown Greenville, you're as likely to see big-name, headlining bands like Darius Rucker, Counting Crows, Paul Simon, Mumford & Sons and Foreigner. One of the city's biggest attractions is the CCNB Amphitheatre at Heritage Park, an outdoor entertainment venue with a seating capacity of 15,000.

The city's downtown also sets it apart from other communities with a working railroad line running along Main Street, dividing the thoroughfare into two corridors. On the west side of the tracks is Simpsonville's iconic brick clock tower. Built in 1986, it's a more modern version of the classic Southern clock tower.

Nearby is the former Seaboard Air Line Railroad passenger train depot built in 1960. Now the Ice Cream Station, it has become a popular gathering destination for locals.

Once a stagecoach stop, Simpsonville traces its history to 1838 when a farmer named Peter Simpson established a blacksmithing shop at the intersection of what was the Old Stage Road and Cherokee Trail. The crossroads eventually became known as Simpsonville.

With the construction of the Greenville and Laurens Railroad in the 1880s, the town became a cotton-processing center. The Simpsonville Cotton Mill remained the town's largest employer until after World War II.

In 1953, Greenville Water Works extended its system through the towns of Mauldin, Simpsonville and Fountain Inn, bringing industrial development to the area and transforming it to what came to be known as the "Golden Strip."

Despite a 254% growth in the city's population from 1970-1990, Simpsonville has retained its small-town charm. Today, the downtown corridor is home to an array of fun shops and restaurants, including Unterhausen The Castle Cellar Pub, a unique underground eatery with a distinctly Bavarian bent. A newer addition to the Simpsonville scene is Warehouse at Vaughns, a shipping container food hall offering an array of eats and live music in the courtyard.

It's no wonder Family Circle Magazine named Simpsonville one of the Ten Best Towns for Families in South Carolina.



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

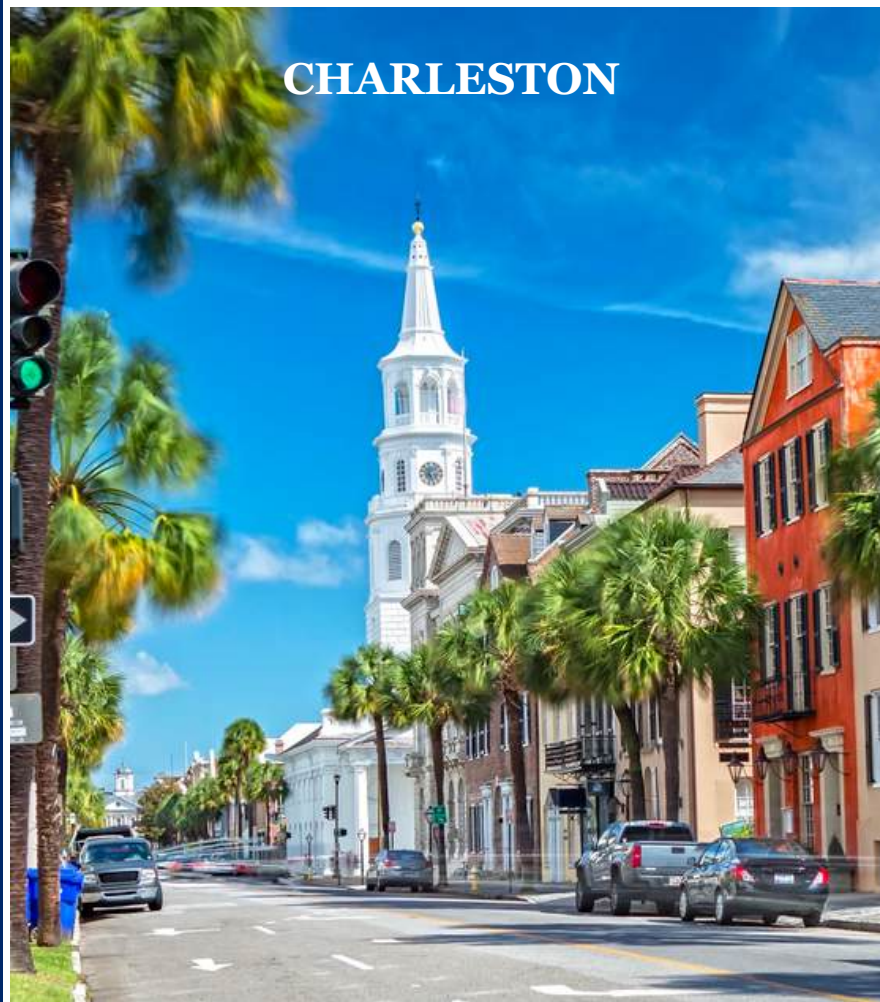


INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

GREENVILLE



CHARLESTON



CHARLOTTE



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**





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