

FOR LEASE



MULTI-TENANT DEVELOPMENT

1963 SC-101
Greer, SC 29651



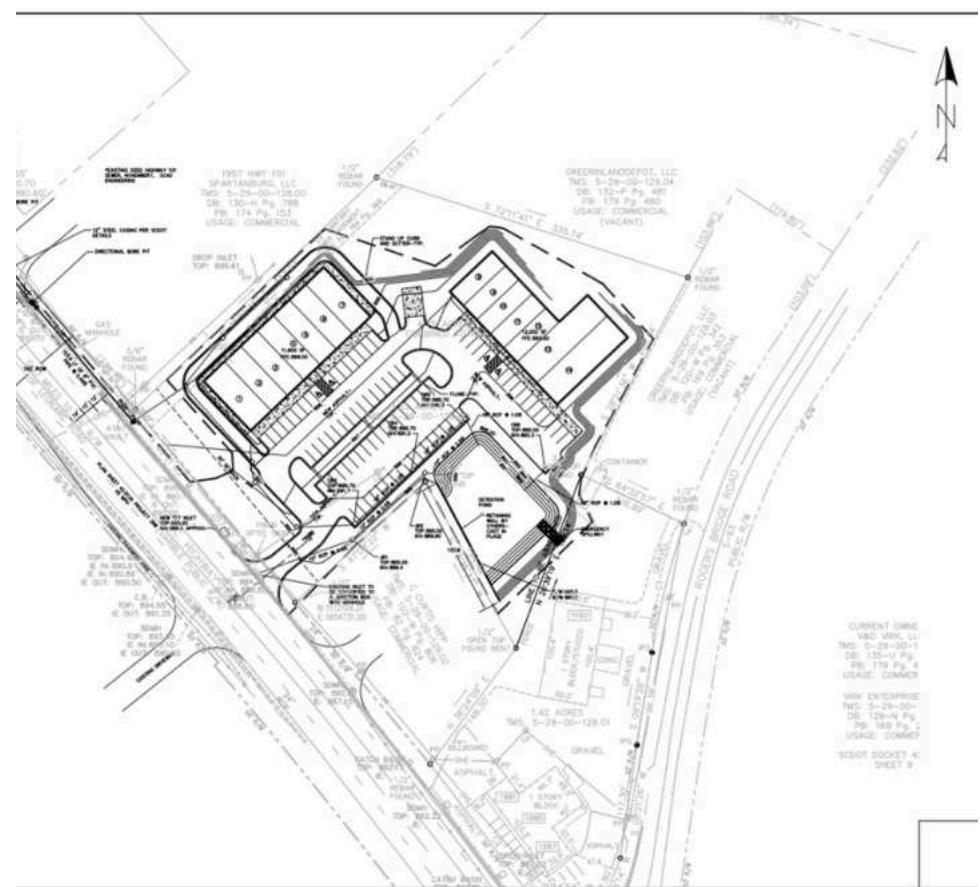
EXECUTIVE SUMMARY

Reedy River Retail at SVN | Palmetto is pleased to present 11,900 SF of new construction multi-tenant retail space available at 1963 SC-101 in Greer, SC. This development sits on ± 3.33 acres in one of the Upstate's fastest-growing corridors, offering excellent visibility and accessibility with full access on SC-101 and a secondary ingress proposed onto Rogers Bridge Road. The property benefits from strong traffic counts and proximity to national retailers, making it ideal for retail, medical, or office users seeking a prominent location in a high-demand market.

The property will be delivered in Warm Grey Shell condition in 2026, featuring HVAC in place and flexible layout options ready for tenant-specific buildout.

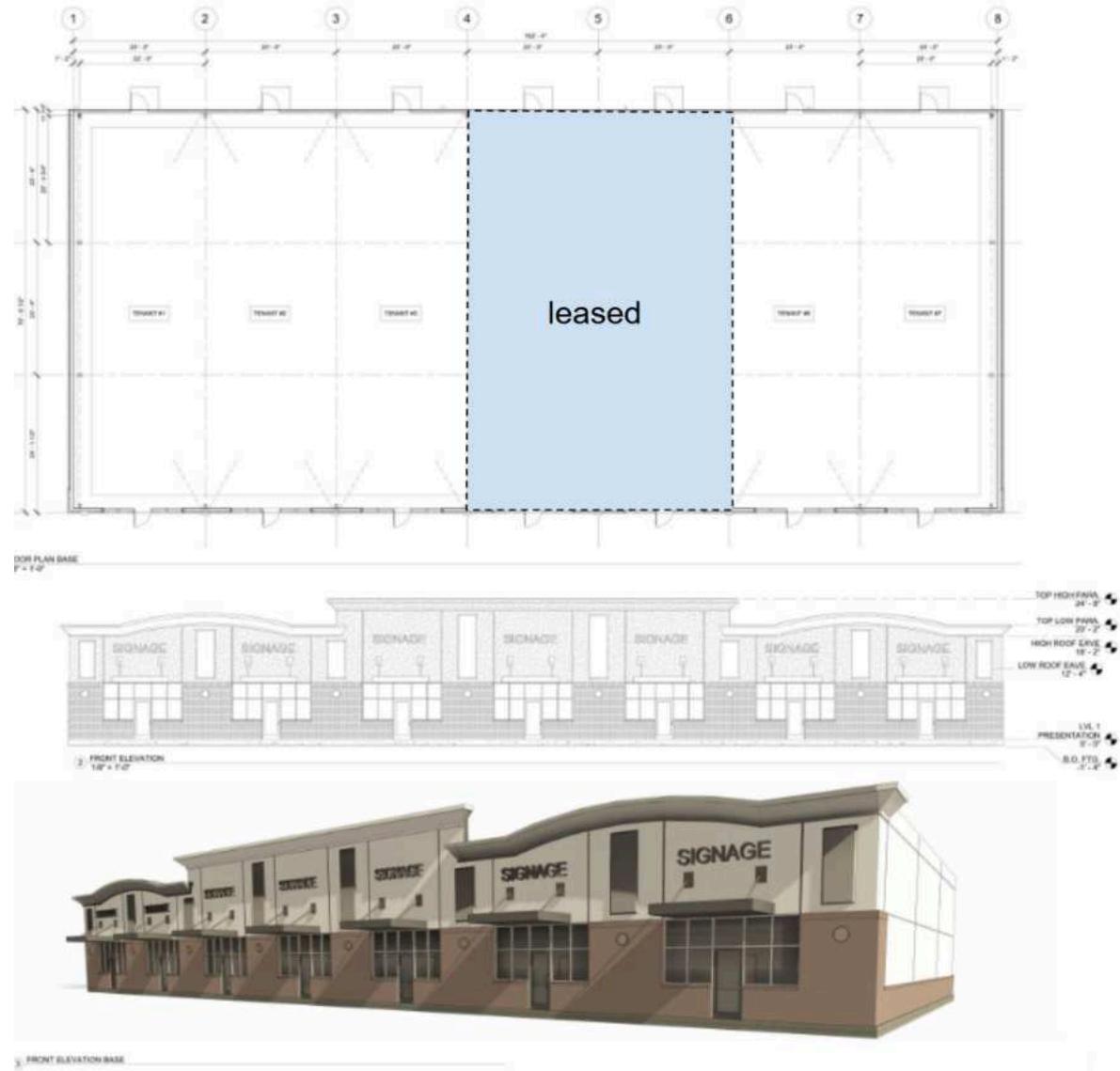
Key Highlights:

- Proposed Drive-thru endcap Available
- Lease Rate: $\pm \$30-35/\text{SF NNN}$
- Space Available: $\pm 1,700-8,500 \text{ SF}$
- Traffic Count: $\pm 27,000 \text{ VPD}$ on SC-101
- Parking: $\pm 87 \text{ spaces}$ ($\pm 3.64/1,000 \text{ SF}$)



PROPERTY SUMMARY

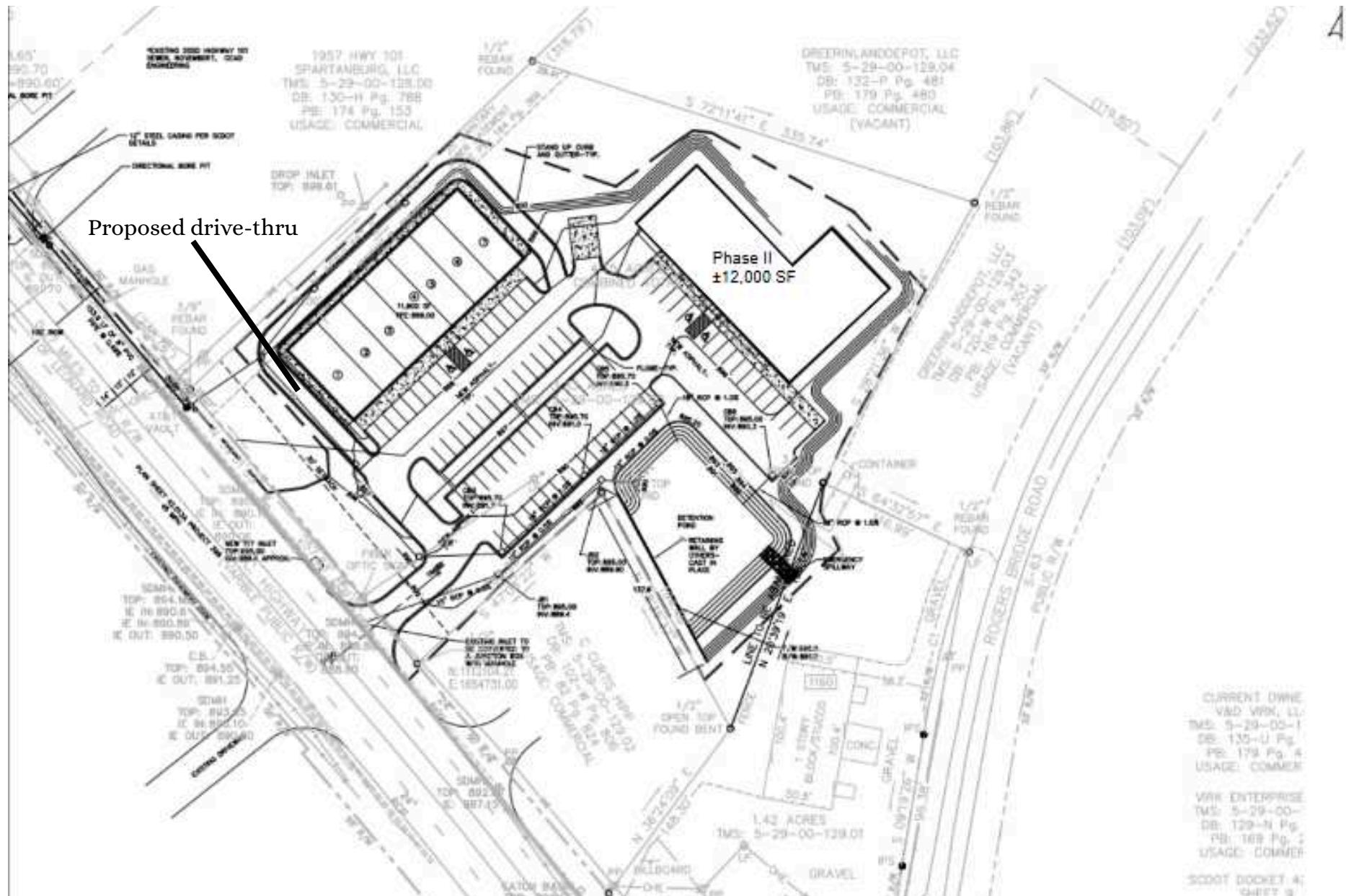
Lease Rate	±\$35-30/SF/NNN
Lot Size	±3.33 Acres
Space Available	±1,700-8,500 SF ±5,100 SF Max contig.
Zoning	Regular Commercial
Type	Multi-Tenant Retail
Parking	±87 parks
Delivery	Warm Grey Shell
Traffic	±27,000 VPD
Frontage	258' on SC-101
Use	Ideal for Retail, Medical, Office
Delivery	Q1 2026
Access	full access on SC-101 Secondary proposed on Rogers Bridge Rd
Parking Ratio	±3.64/1000 SF
Nearby Retailers	Zaxby's, Wendy's, Spinx, Starbucks, Burger King



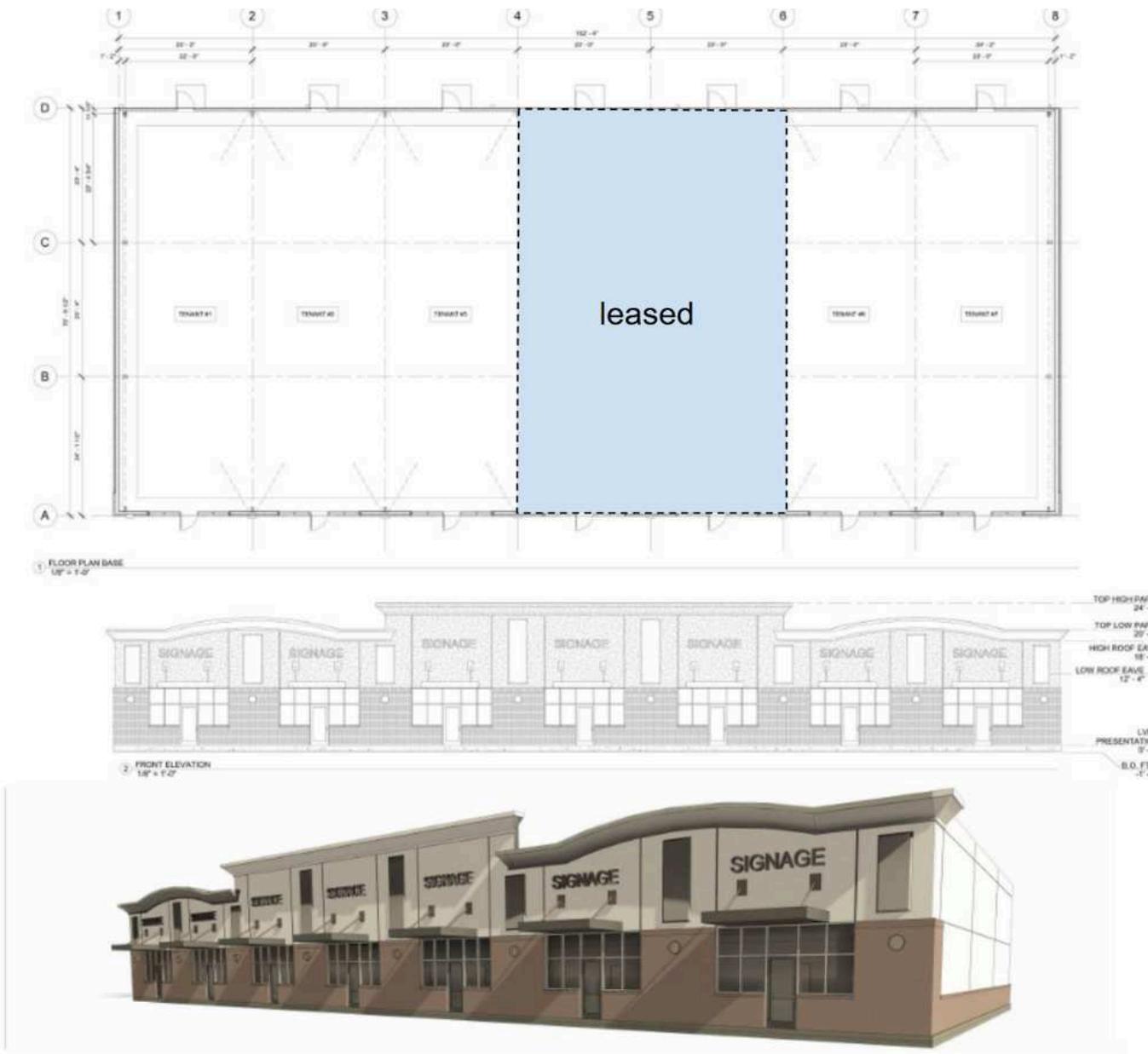
RETAILER MAP



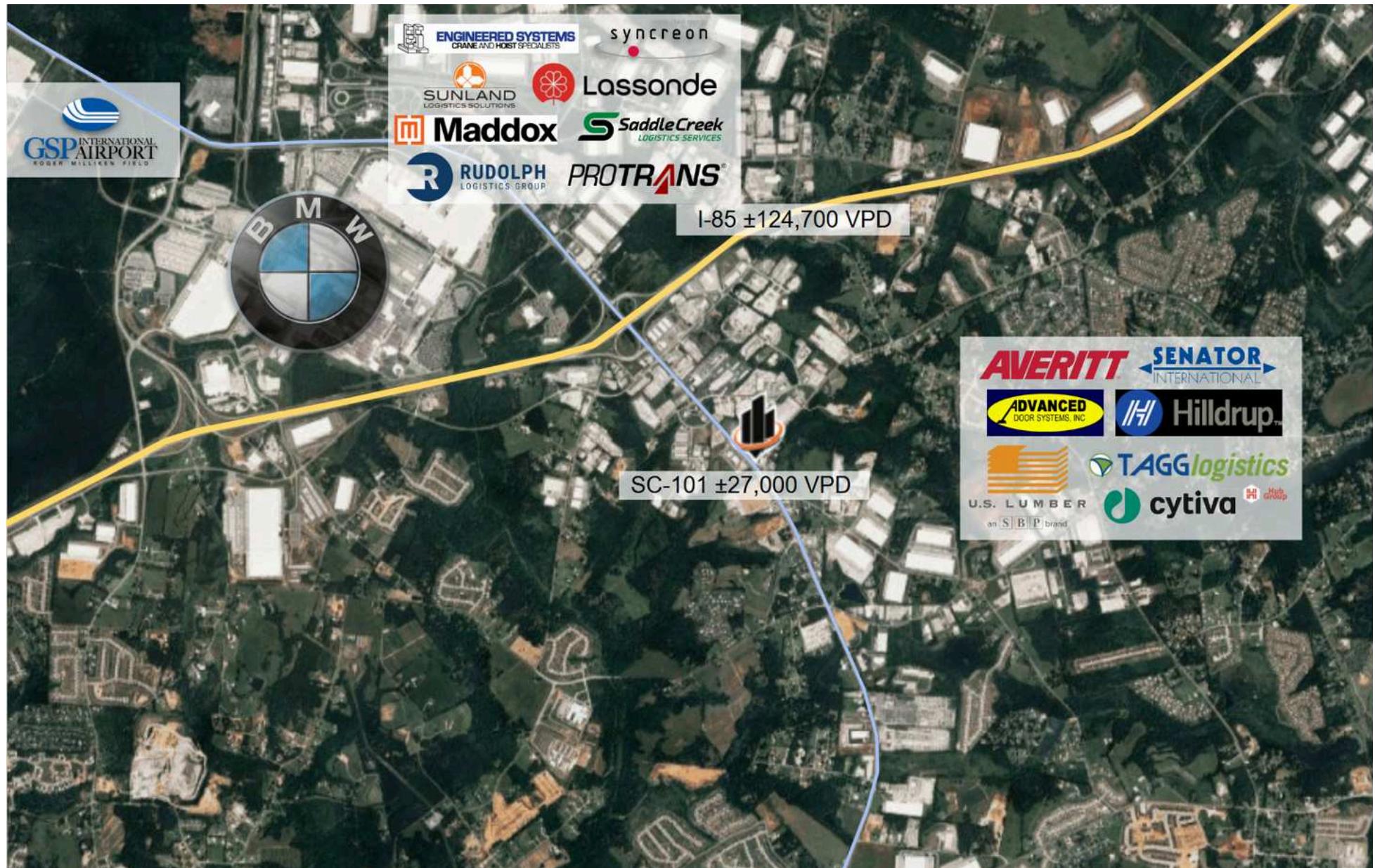
SITE PLAN



RENDERINGS



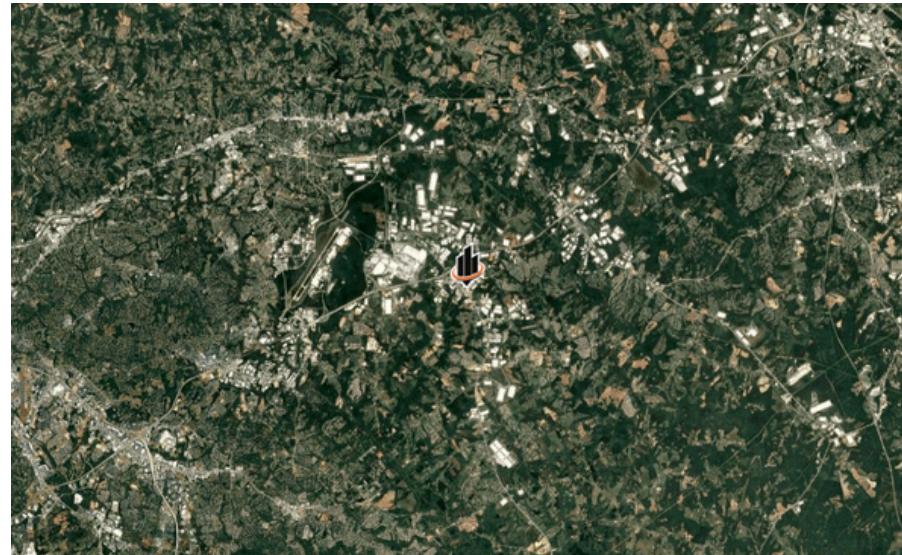
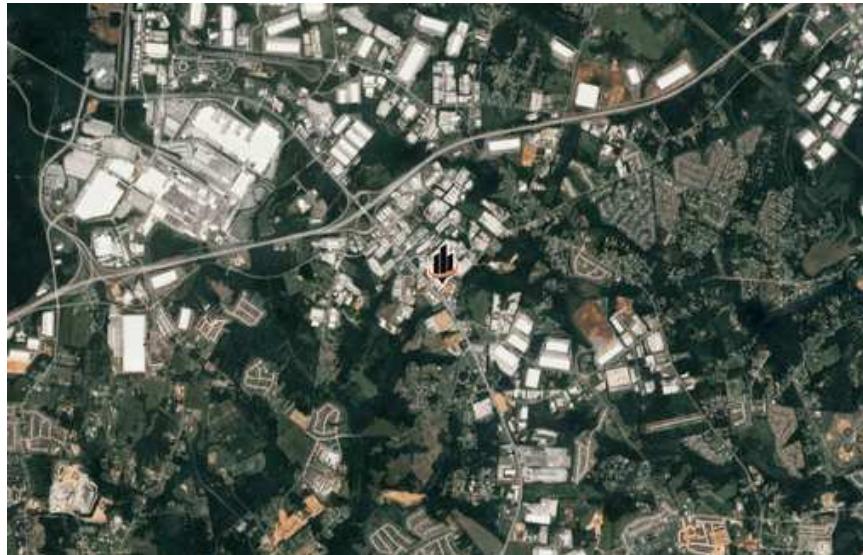
AERIAL MAP



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population (2025)	±14,692	±53,896	±304,234
Projected Growth (2030)	+7.0%	+7.2%	+4.2%
Average HH Income	\$118,889	\$116,755	\$118,777
Daytime Employees	±6,267	±22,185	±99,533
Average Age	39.1	39.1	40.7
Median Home Value	\$391,014	\$388,424	\$427,734

Source: Site Seer Retail Data



GENERAL 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.

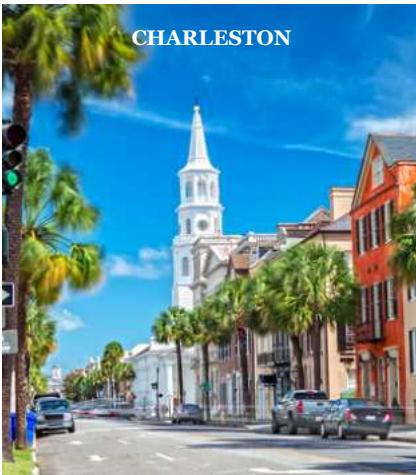
330 Pelham Rd. Ste 100A
Greenville, SC 29615



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT



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

"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 Tipsy Taco

NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST





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