

FOR LEASE



THE PLAZA OF GREER
417 S BUNCOMBE RD, GREER, SC 29650



EXECUTIVE SUMMARY

Reedy River Retail at SVN | Palmetto is pleased to exclusively present multiple suites for lease at Plaza of Greer, a $\pm 13,000$ SF neighborhood strip center located at 417 S. Buncombe Road in Greer, SC. Positioned along a primary retail corridor with $\pm 26,200$ VPD, the property offers excellent visibility and two points of full access—directly from S. Buncombe Road and via Commerce Drive.

Originally built in 2002 and undergoing façade, signage, and parking lot improvements in 2026, Plaza of Greer presents an upgraded leasing opportunity for neighborhood retail and office users seeking strong traffic exposure in a growing corridor. The property is located just down the street from the recent ground breaking of the $\pm \$350$ M Prisma Health expansion at Greer Memorial Hospital, significantly increasing daytime population and long-term demand in the immediate trade area.



PROPERTY SUMMARY

		Lease Rate
Suite 3B	±1,000 SF	±\$18/SF/Yr
Suite 7B	±1,000 SF	±\$18/SF/Yr
Suite 9	±2,500 SF	±\$15.70/SF/Yr
NNN Est.		±\$2.16/SF/Yr
Access	Multiple entrances (2), Full Access on S. Buncomber Rd	
Year Built / Renovated	2002/2026	
Zoning	C-2	
Type	Neighborhood Strip Center	
Traffic	S Buncombe Rd (±26,200 VPD)	
Center Tenants	Elite Barbershop, Herbalife, Upstate Coin & Bullion, Carolina Tree Pros, KJ Music Academy	



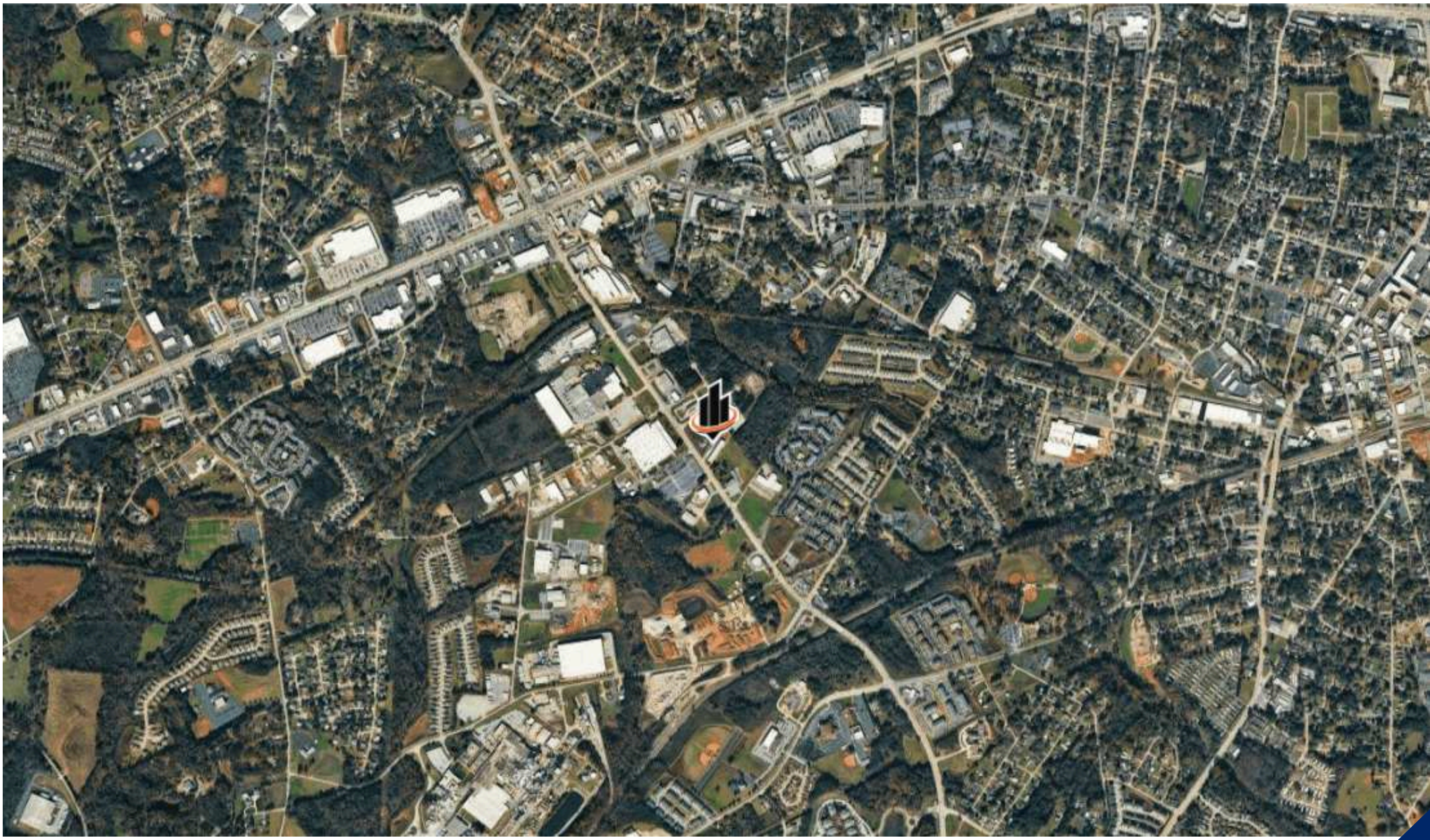
RETAILER MAP



INTERIOR PHOTOS



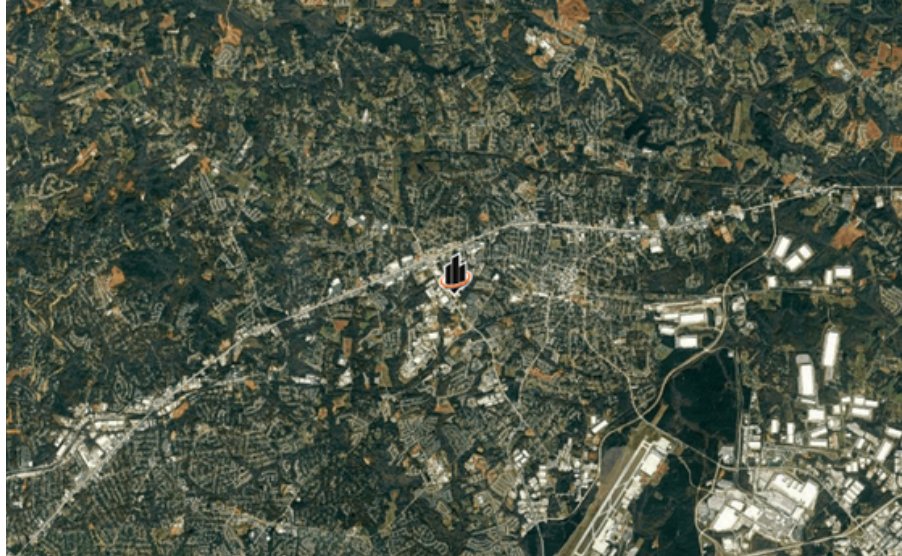
LOCATIONAL MAP



DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Total Population (2025)	±49,430	±113,121	±187,240
Projected Growth (2030)	+3.5%	+3.1%	+3.3%
Average HH Income	±\$94,959	±\$106,886	±\$112,919
Daytime Employees	±17,664	±33,192	±67,720
Average Age	40.5	41.0	41.2
Median Home Value	±\$339,390	±\$441,818	±\$440,927

Source: Site Seer Retail Data





GREER - AREA INFORMATION

Downtown Greer is experiencing exciting momentum, with new investments and revitalization continuing to shape its future. From locally owned restaurants and unique shops to vibrant community spaces and events, Downtown Greer offers an inviting atmosphere for both residents and visitors. The city's charm, walkability, and growing energy make it a standout destination in the Upstate.



- **Growing Economy:** Greer benefits from a diverse economic base, supported by manufacturing, logistics, healthcare, and small business growth. The presence of major employers such as BMW Manufacturing helps drive job creation and long-term stability.
- **Population Growth:** The Greer area continues to see strong residential development and population increases, expanding the local customer base and supporting sustained retail and restaurant demand.
- **Accessibility:** Conveniently located along the I-85 corridor between Greenville and Spartanburg, Greer offers excellent connectivity and easy access to Greenville-Spartanburg International Airport, making it attractive for businesses and travelers alike.
- **Community and Events:** The city hosts year-round events, farmers markets, and festivals that create consistent foot traffic and strengthen the sense of community in the downtown district.
- **Family-Friendly Market:** With strong neighborhoods and a growing number of young families, Greer provides a dependable and expanding customer base.
- **Opportunity for Growth:** Continued investment and development are creating opportunities for new concepts to enter the market and serve a community that values quality, convenience, and local character.
- **Supportive Business Environment:** Greer and the surrounding region actively encourage business growth through infrastructure improvements, partnerships, and a pro-business approach.

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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