

FOR LEASE



ACE HARDWARE ANCHOR

6516 STATE PARK RD.
TRAVELERS REST, SOUTH CAROLINA



EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present the opportunity to lease within this new construction retail strip center located on State Park Road in Travelers Rest, SC, just off HWY 25 ($\pm 28,200$ VPD). Travelers Rest is a rapidly growing suburb of the Greenville, SC MSA with demand for more retail, coupled with a residential expansion and Furman University ($\pm 2,500$ students). Surrounded by national retailers, such as WalMart, Chickfila, Starbucks and Chipotle this center is prepared for additional national, regional and local retailers.

- Suites ranging in size from $\pm 1,488$ up to $\pm 2,790$ SF
- Cold Dark Shell delivery, with TI available based on deal terms
- One end cap restaurant space available (on the Ace Hardware side) - other suites available could be traditional retail, office or small restaurant use



PROPERTY SUMMARY

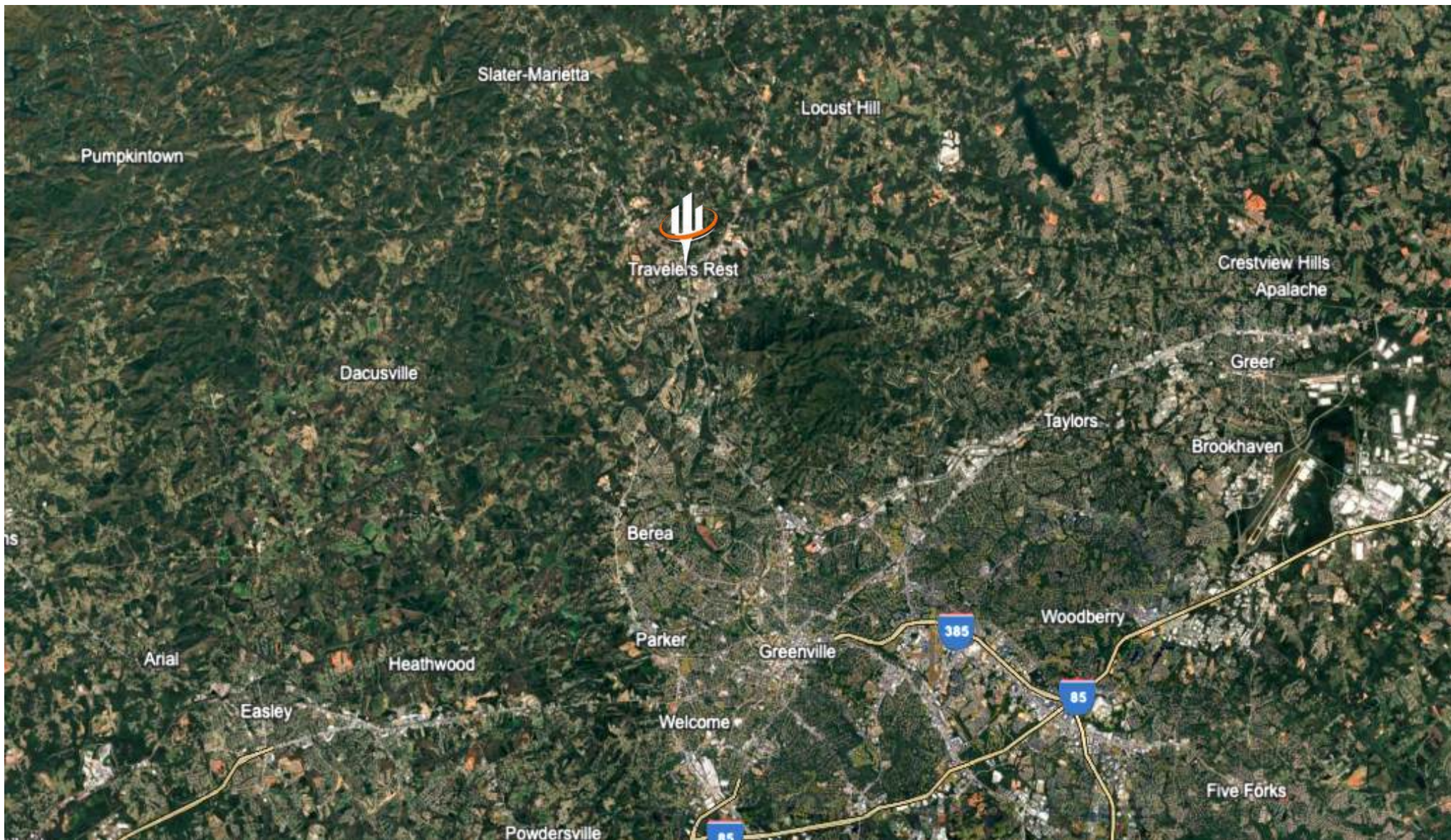
Lease Rate	Contact Broker
Year Built	2024
Lot Size	± .45 AC
Building Size	±11,500 Sf
Leasing Suite	Various (see site plan)
Type	Retail/Office
Parking	±100 spaces (shared)
Electrical	200 amp - 3 phase
HVAC	Not installed
Grease Trap	Available



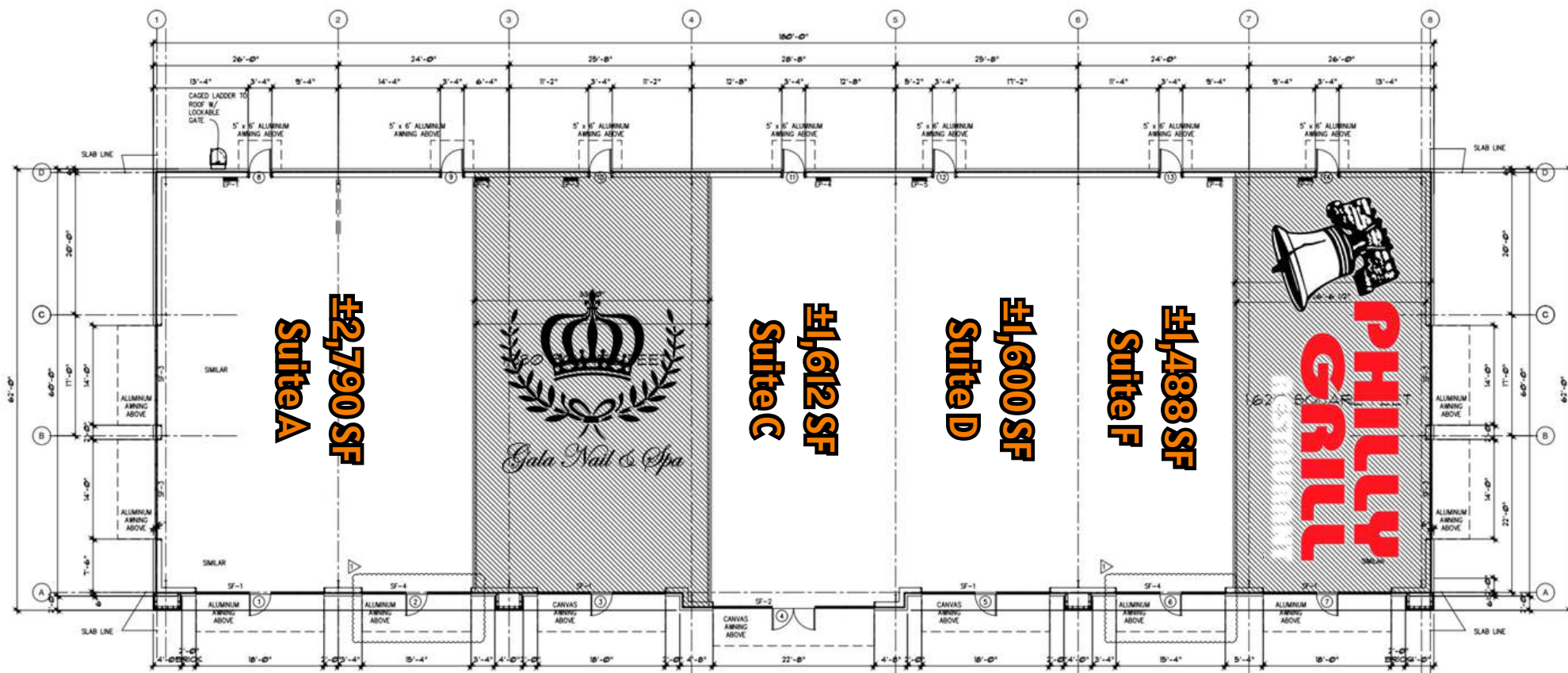
RETAILER MAP



LOCATIONAL MAP



SITE PLAN



DEMOGRAPHICS

	1 MILE	5 MILES	7 MILES
2024 Population (Q3)	3,546	50,654	114,569
Avg HH Income	\$95,884	\$91,832	\$91,173
Daytime Employees	1,157	8,116	23,209
Average Age	40.6	41.1	40.4
Median Home Value	\$447,191	\$371,614	\$363,105
2029 Estimated Population	+3.2%	+3.1%	+2.5%

	8 Minutes	12 Minutes	4 Miles
2024 Population (Q3)	22,515	44,389	33,115
Avg HH Income	\$95,515	\$88,029	\$94,365
Daytime Employees	4,477	7,188	5,636
Average Age	40.9	40.8	41.2
Median Home Value	\$406,009	\$356,677	\$391,398
2029 Estimated Population	+3.3%	+3.4%	+3.2%

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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