

# SECOND-GEN RESTAURANT AVAILABLE

*1174 Woodruff Road, Greenville, SC*



*Woodruff Road Corridor, Surrounded By National Retailers*



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REEDY RIVER RETAIL  
at SVN | BLACKSTREAM



# EXECUTIVE SUMMARY

Reedy River Retail at SVN Blackstream is pleased to present you with a second generation restaurant space in Greenville, SC. This property is located in one of the premier retail corridors within the Greenville, SC MSA. The property has  $\pm 160$  ft of frontage to Woodruff Road with over 43,100 VPD.

The Woodruff Road corridor boasts premier national retailers, such as Costco, Whole Foods, REI and Bass Pro Shops, while incorporating countless restaurants. This site is roughly a 10 minute drive to downtown Greenville, SC, which is regularly ranked one of America's "Top 10" cities due to its vibrant food scene and MSA growth and 8 minutes from the Greenville-Spartanburg International Airport which serves  $\pm 5$  mil travelers per year and was recently ranked the "Top Airport in America in 2022" by the Airport Council of America. In addition to the numerous retailers in the immediate area, there are several hotels and office parks that boost the daytime employee count. FF&E may be included and is subject to negotiation.

*$\pm 3,500$  SF of 2nd Gen Restaurant Space Available*

*Contact broker for lease rate & terms*

*Expansive indoor seating as well as large exterior patio*

*Great visibility to Woodruff Rd and access to I-385/I-85*

*Four national chain hotels within walking distance*

*Large employers Michelin, BMW, GE and more in area*



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ETHAN ALLEN



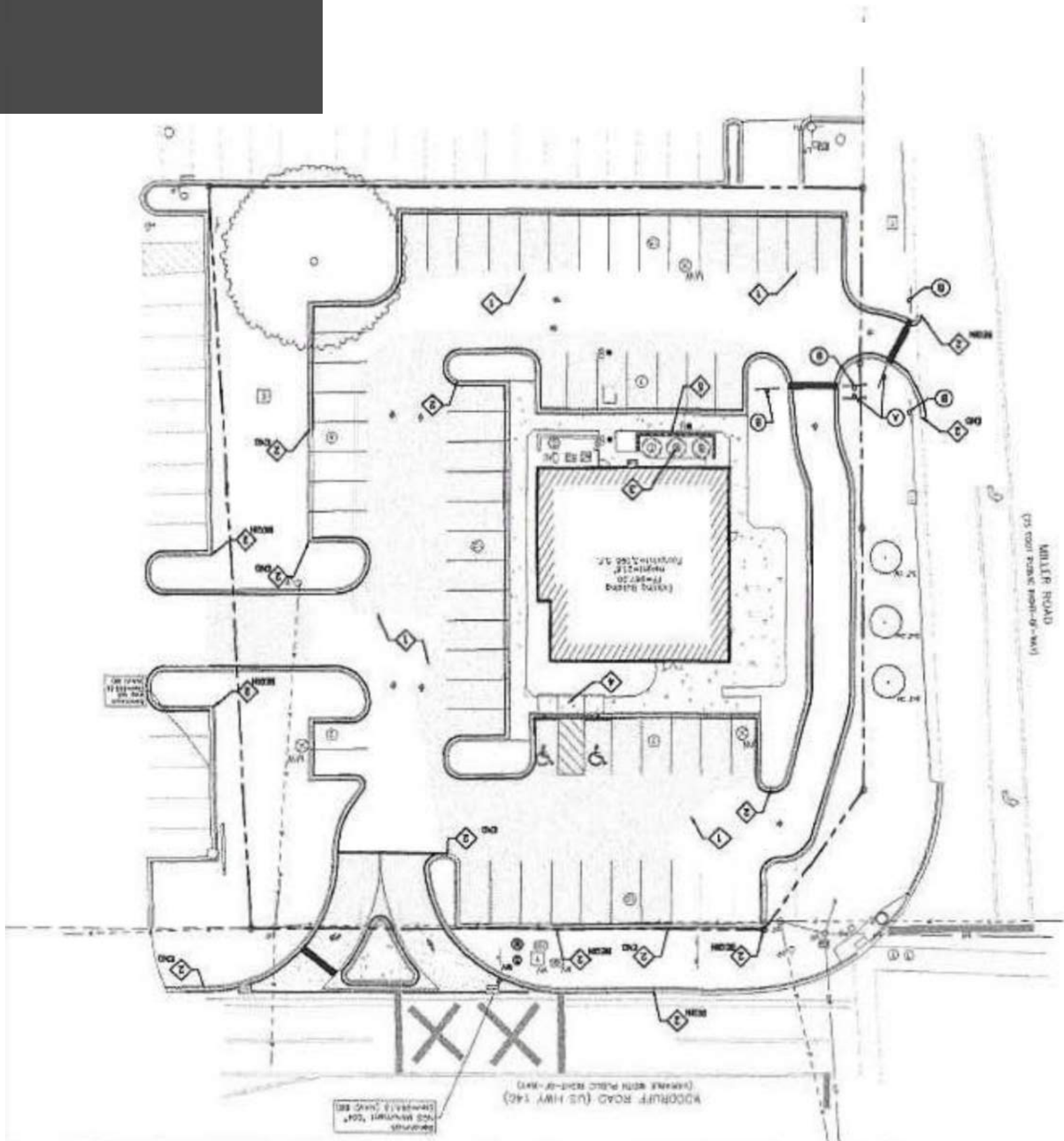
Woodruff Road (±43,100 VPD)







# SITE PLAN

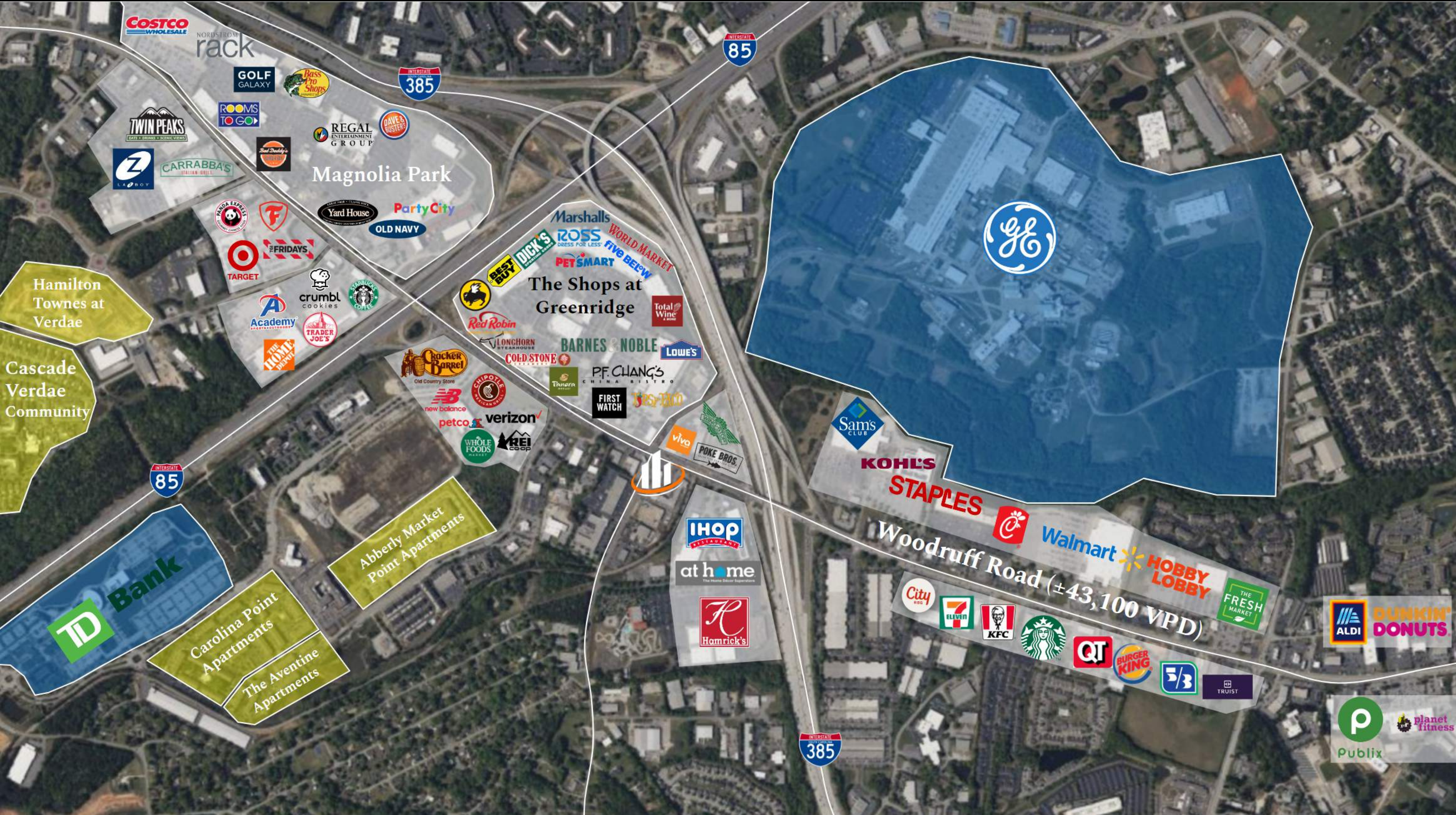






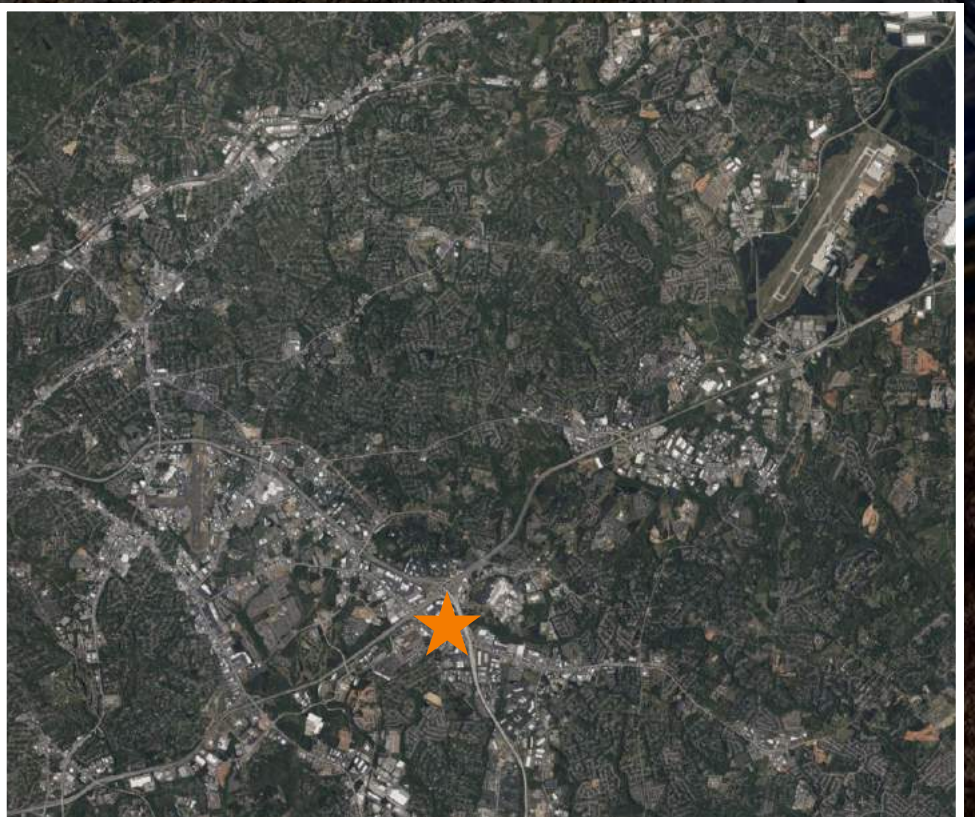
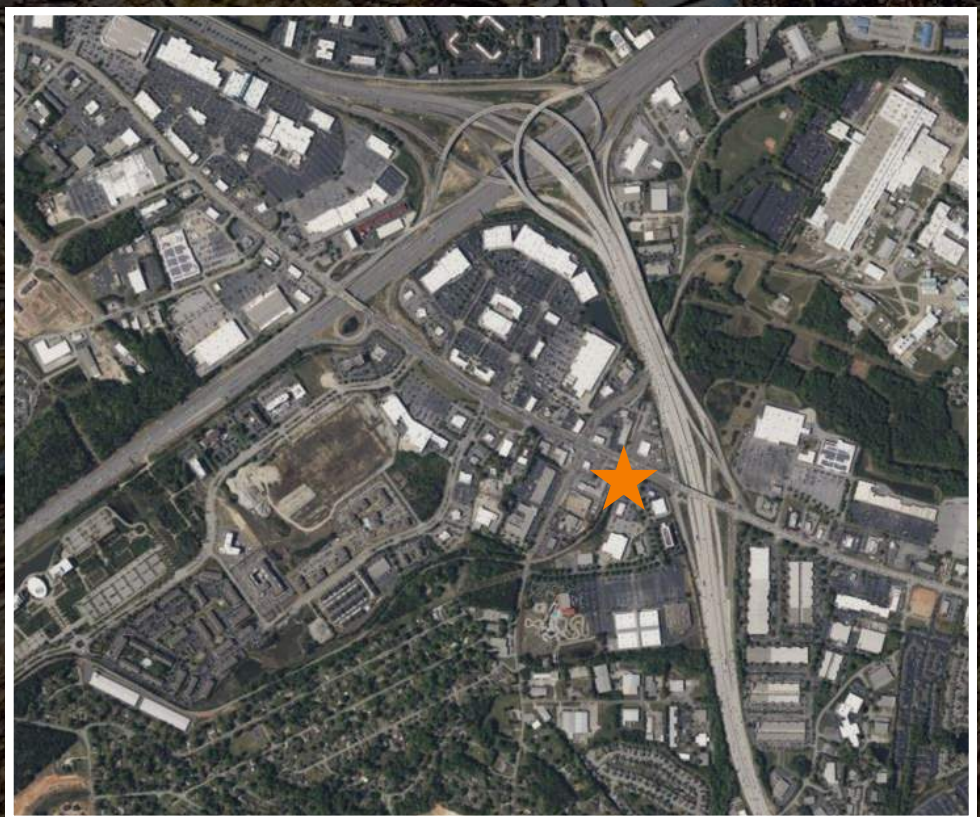


# RETAILER MAP





# DEMOGRAPHICS



	3 MILE	5 MILE	10 MILES
<b>Total Population (2023)</b>	±56,654	±160,001	±469,107
<b>Projected Growth (2028)</b>	±72,275	±196,986	±579,568
<b>Average HH Income</b>	\$97,557	\$100,947	\$91,600
<b>Daytime Employees</b>	±46,472	±130,167	±375,726
<b>Average Age</b>	±40.1	±40.6	±39.8
<b>Median Home Value</b>	\$440,965	\$432,047	\$379,954

Source: Site Seer Retail Data



# AERIAL MAP



GREER



DOWNTOWN SPARTANBURG

DOWNTOWN GREENVILLE

HAYWOOD MALL

PELHAM RD

WOODRUFF RD



MAULDIN



SIMPSONVILLE



FOUNTAIN INN







# 4

Fastest Growing City

Liberty Bridge



# 6

"Small City" In The US

Peace Center



# 1

US Best Urban Bike Path

Swamp Rabbit Trail



# 10

Most Romantic Getaways

Bon Secours Wellness Arena



"Top 10 Best Places To Live"  
Greenville, SC



# 5

South's Best Cities

Paris Mountain State Park



# 9

Best Cities For People Under 35

Main Street Greenville



# 4

Best Place To Raise A Family

Flour Field - AA Red Sox



# 2

Best City To Start A Business

Falls Park On The Reedy



# REEDY RIVER RETAIL

## SPECIALIZED RETAIL BROKERAGE TEAM

In 2018, Dustin and Daniel took a leap of faith and left their jobs as classroom teachers to pursue a career in commercial real estate. Fast forward several years and they have built one of the most dominant retail brokerage teams in the Upstate. Drawing on their experience in the classroom, Dustin and Daniel focus on building relationships, educating their clients, and adding value through hustle, reliability, and creativity.

Specializing in investment sales, landlord/tenant representation and development allows this team to fully commit to retail brokerage, giving their clients full confidence in the services that are provided. Between the grit that Dustin and Daniel bring to the table and leveraging the collaborative SVN network with over 220 offices nationwide, Reedy River Retail has gained recognition in various markets across the country.

As the world of retail continues to evolve from the battle against e-commerce to COVID and now labor shortages, Reedy River Retail continues to adapt as well. In 2023, Dustin and Daniel expanded their brokerage services by bringing Nate Hober, Chris Philbrick and Brett Mitchell onto the team.

A team that did over \$80 million in deal volume in 2022 they strive to do right by their clients and it has shown by the market share they have gained and continue to obtain throughout the Southeast - from developers, to Tenants and Landlords, Reedy River Retail is here to serve you!



SVN | CERTIFIED SPECIALIST  
RETAIL



CoStar™  
POWERBROKER™ AWARD



SVN | CERTIFIED SPECIALIST  
LAND



Candidates



2022 CREXI PLATINUM  
BROKER AWARD RECIPIENT



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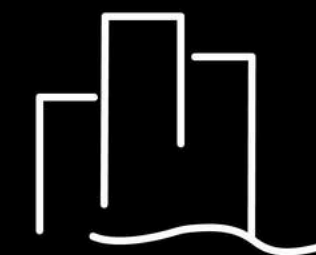
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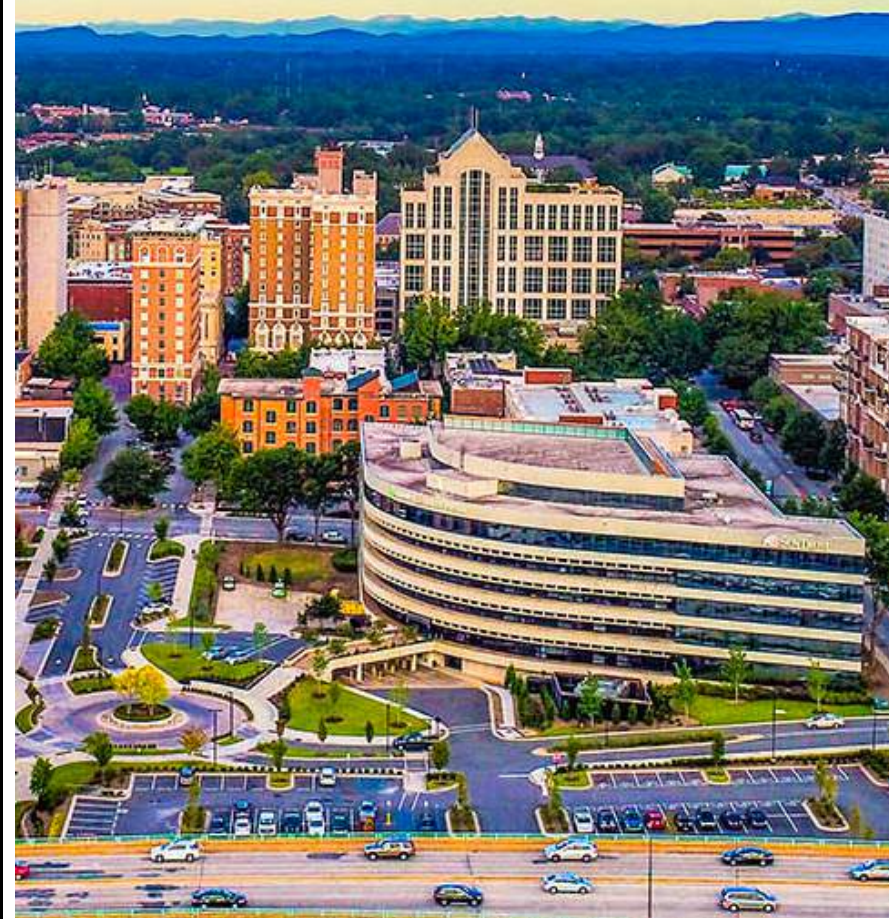
214 W Tremont Avenue  
Charlotte, NC 28203



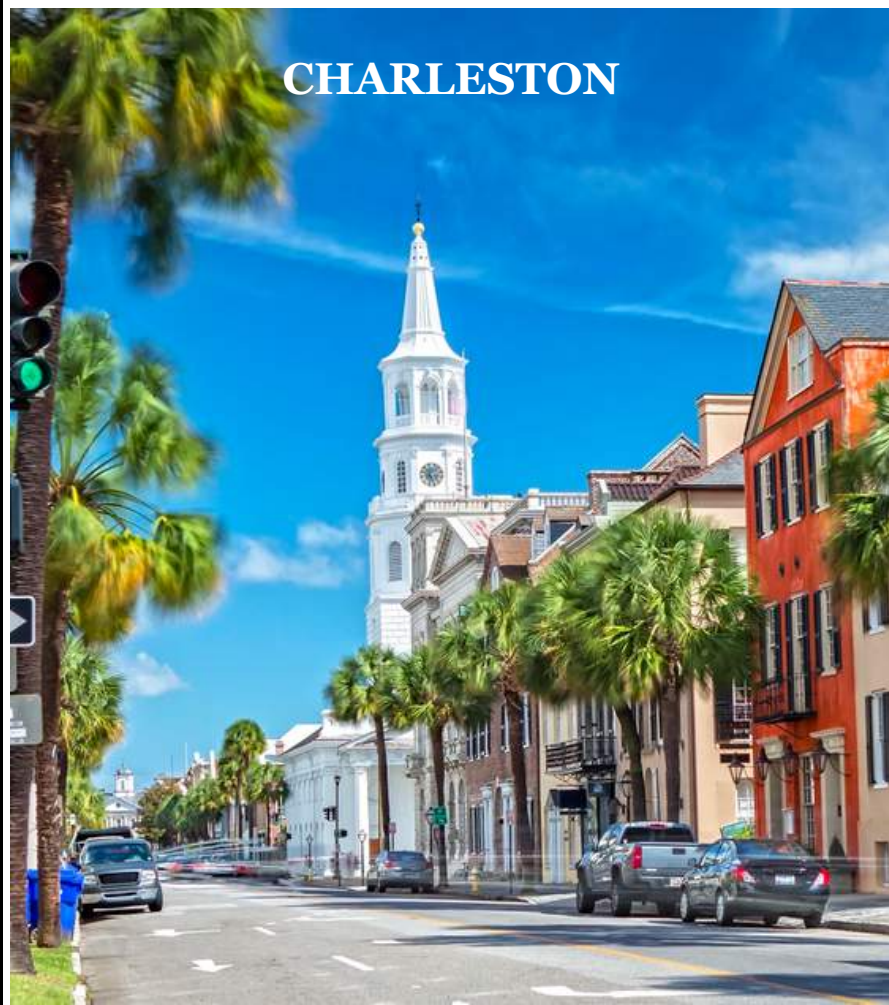
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GREENVILLE



CHARLESTON



CHARLOTTE



REEDY RIVER RETAIL at SVN BLACKSTREAM'S SOUTHEAST REACH

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