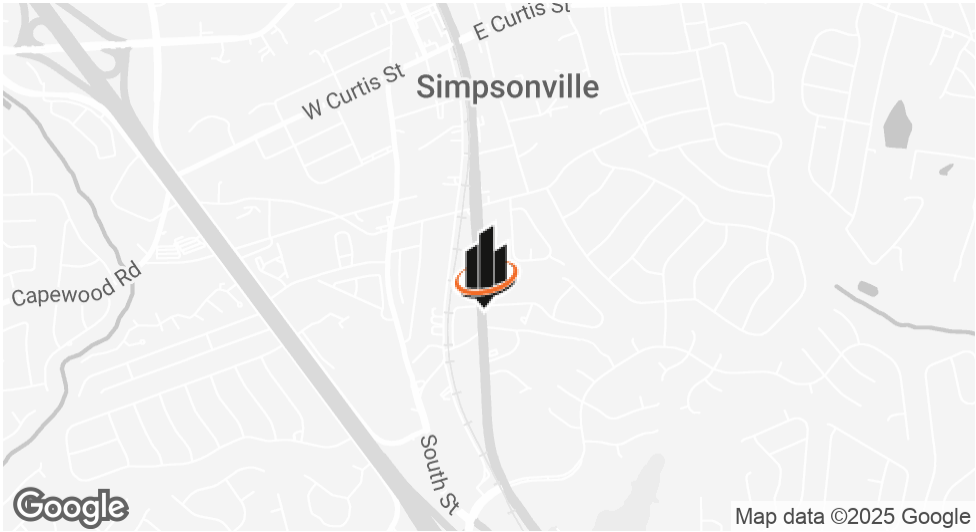


OFFICE SPACE FOR LEASE | ±4,187 SF | MOVE IN READY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (NNN)
NUMBER OF UNITS:	3
AVAILABLE SF:	4,187 SF
LOT SIZE:	1.3 Acres
BUILDING SIZE:	11,441 SF

PROPERTY DESCRIPTION

Reedy River Retail at SVN Elite is excited to present the opportunity to lease Class A office space in the thriving Simpsonville, SC market. The ±4,187 SF space is well suited for an office user that wants a turn key space, with high end finishes, and superb visibility along Main Street in Simpsonville. The buildout includes multiple offices, a large conference room, break room, restrooms, and storage. The endcap position affords excellent visibilty to Main Street and branding opportunities.

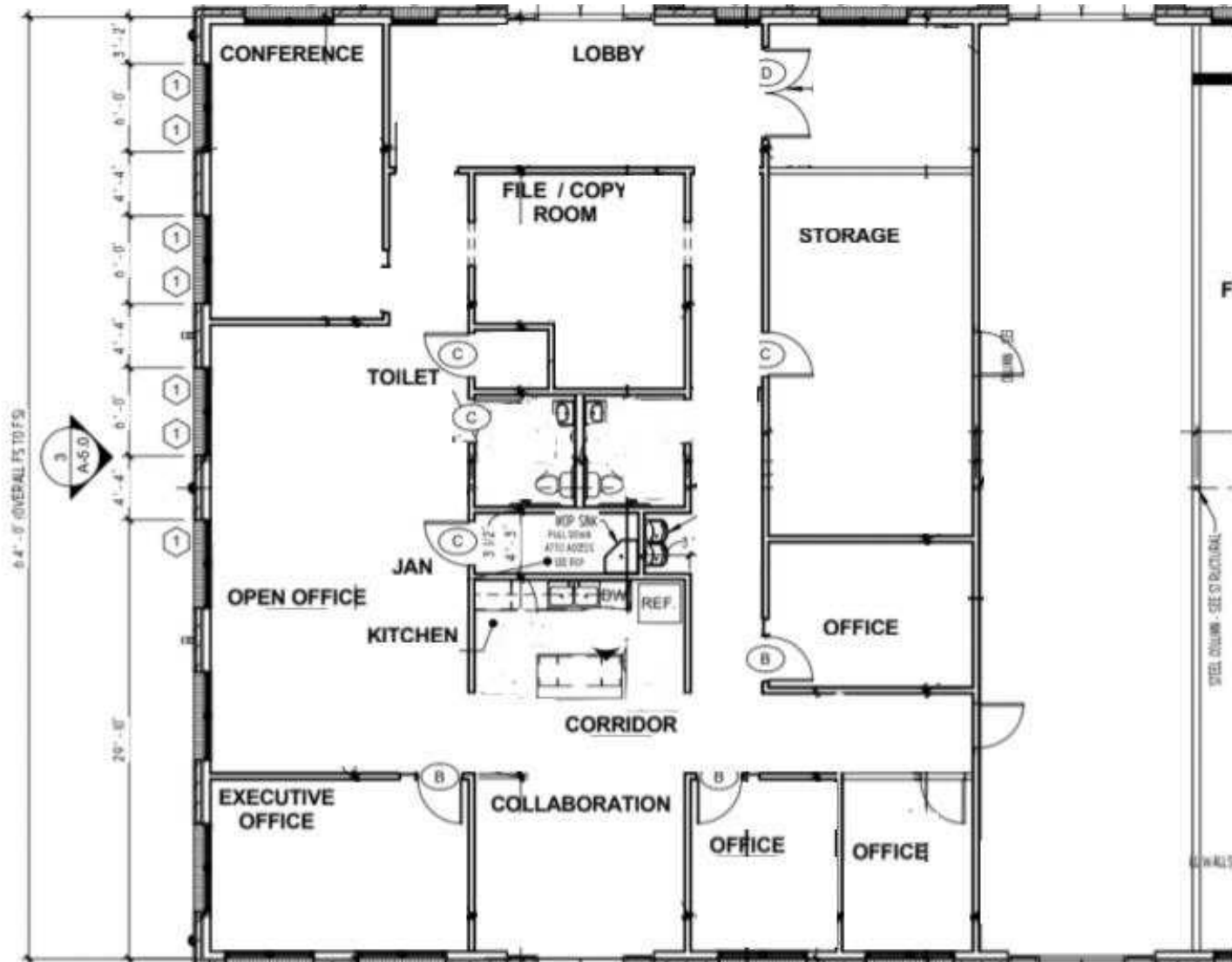
PROPERTY HIGHLIGHTS

- ±4,187 SF Turn Key Office Space
- High Visibility End Cap
- Fully built out, Move In Ready
- Ample Parking On-Site
- Convenient location in Simpsonville

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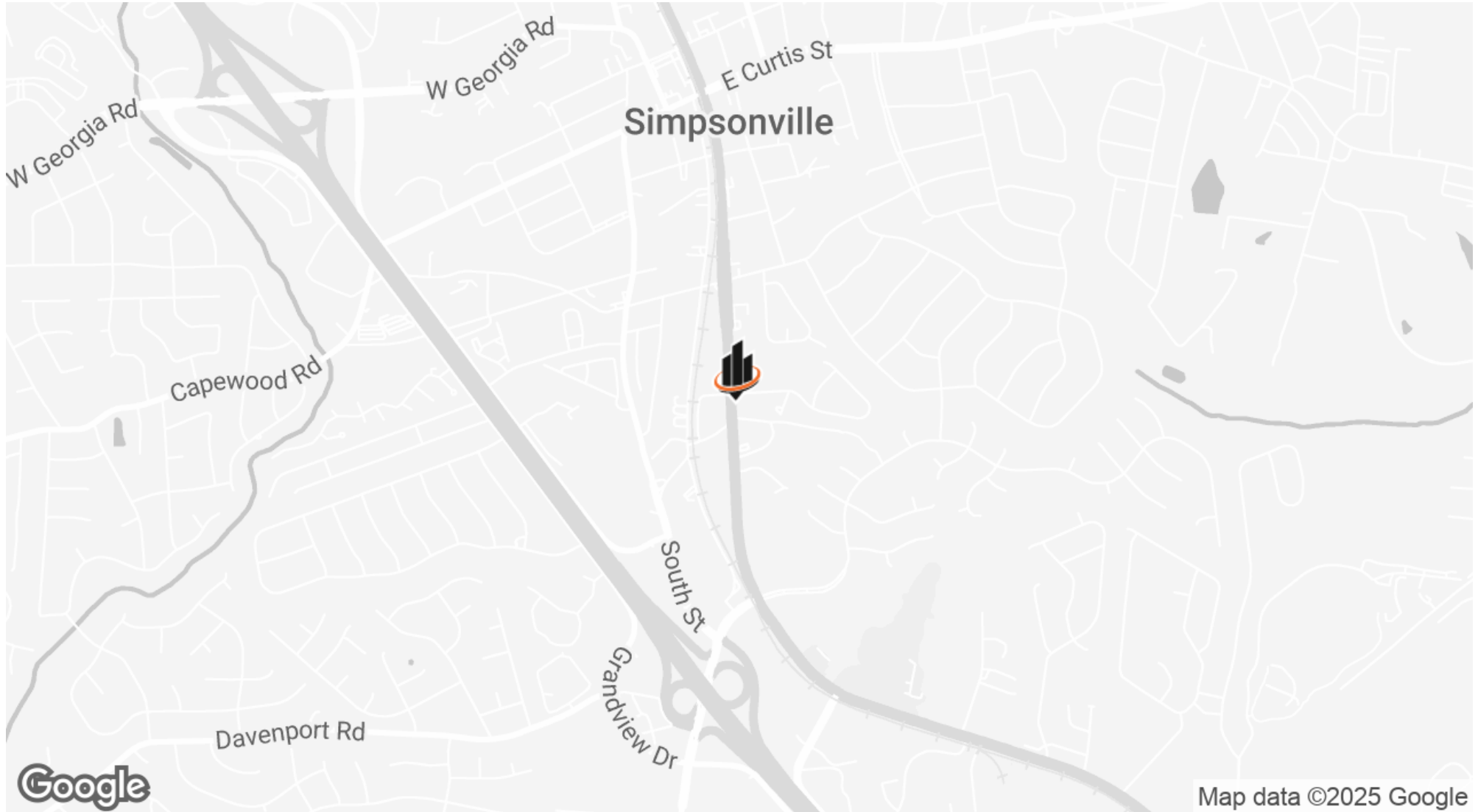
FLOOR PLAN



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LOCATION MAP



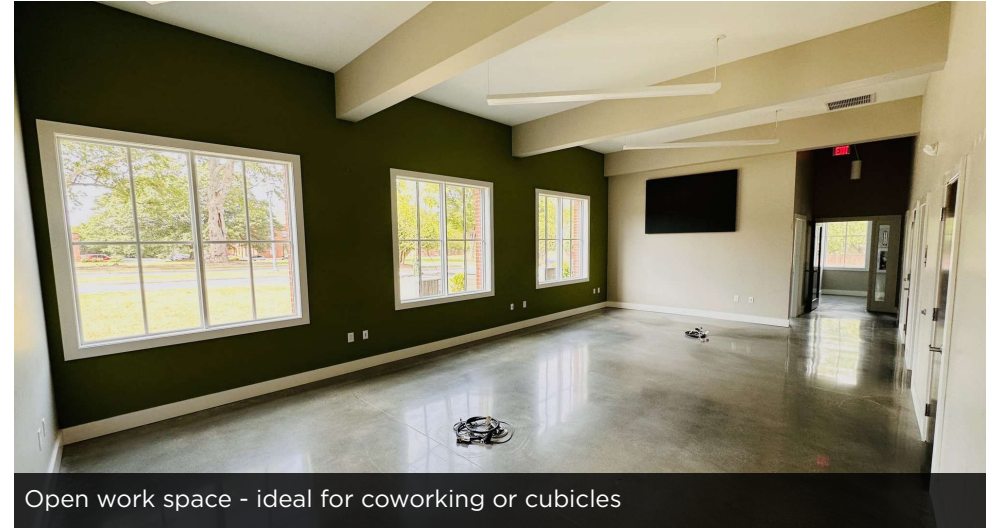
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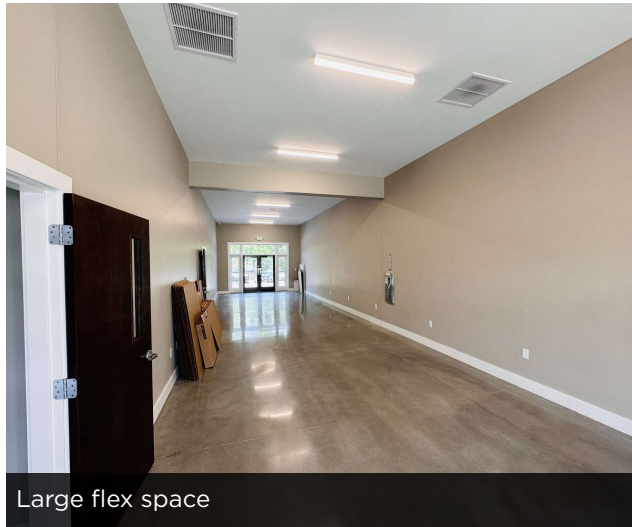
INTERIOR PHOTOS



Lobby/Foyer



Open work space - ideal for coworking or cubicles



Large flex space



Dedicated offices with lots of natural light

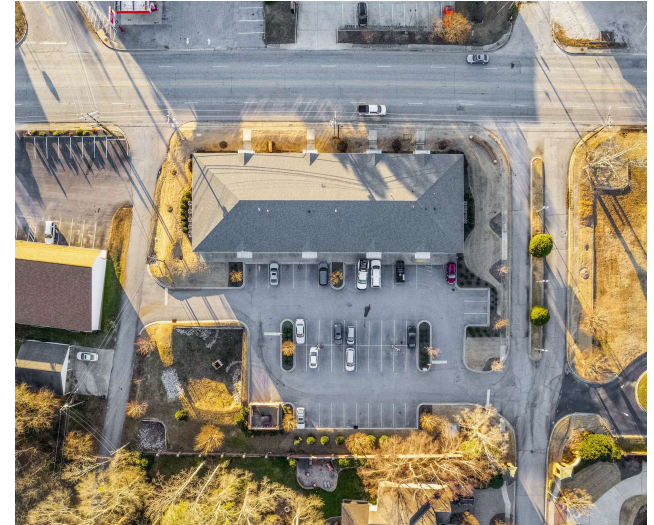


Includes breakroom, restrooms, and copy room

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EXTERIOR PHOTOS



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DEMOGRAPHICS MAP & REPORT

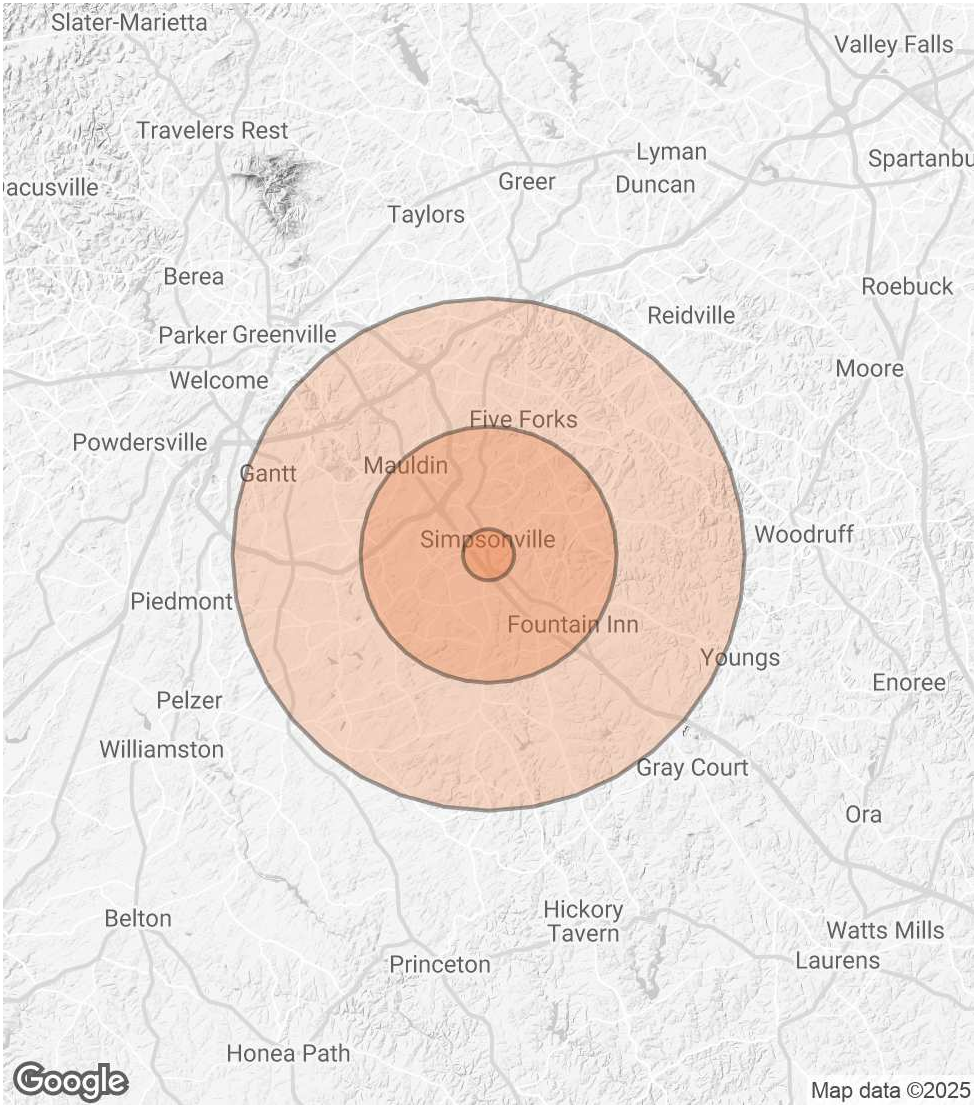
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,306	76,625	198,475
AVERAGE AGE	38.0	37.3	37.4
AVERAGE AGE (MALE)	37.2	35.4	36.1
AVERAGE AGE (FEMALE)	38.9	38.3	38.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,745	28,884	75,912
# OF PERSONS PER HH	2.5	2.7	2.6
AVERAGE HH INCOME	\$60,164	\$71,195	\$76,553
AVERAGE HOUSE VALUE	\$183,840	\$211,824	\$244,077

2020 American Community Survey (ACS)



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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.



301 Roper Creek Drive
Greenville, SC 29607

214 W Tremont Avenue
Charlotte, NC 28203



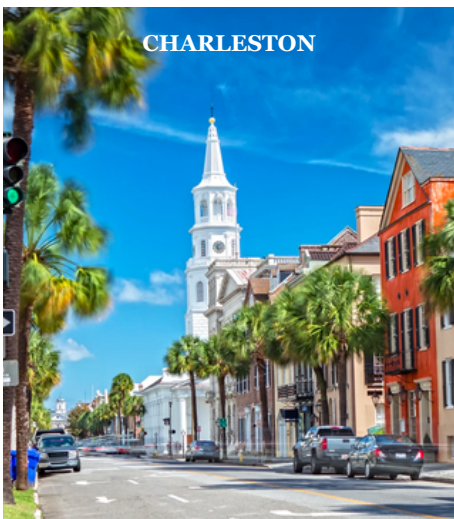
REEDY RIVER RETAIL
at SVN | BLACKSTREAM

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 Topsy Taco

NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST

