



For Sale

Hwy 29 Lot E - 9.4 AC

00 International Park Dr. , Spartanburg, SC 29301



PROPERTY SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present Lot E, a ±9.4-acre parcel fronting directly on US Highway 29 (30,400 VPD) at a signalized intersection.

The grocery void within the immediate trade area represents a well-documented market gap.

There is no grocery anchor within a 7-minute drive time, yet over 30,000 households exist within a 5-mile radius with a median household income of \$80,410 and consistent population growth projected through 2030.

PROPERTY HIGHLIGHTS

- Asking Price: Contact Broker
- Size: ±9.4 acres
- Frontage: 500+ ft of direct frontage on Hwy 29
- Signalized intersection across from Global Academy of SC and Upward Sports
- Utilities: Power ✓ | Water ✓ | Gas ✓ | Sewer ✓
- Zoning: Unzoned — Spartanburg County (maximum use flexibility)
- Restriction: No fuel sales or convenience store uses
- Grocery Void: No grocery anchor within the 7-minute drive time trade area
- Ideal Users: Grocery operators, neighborhood/community center developers, retail investors, medical users



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Additional Images

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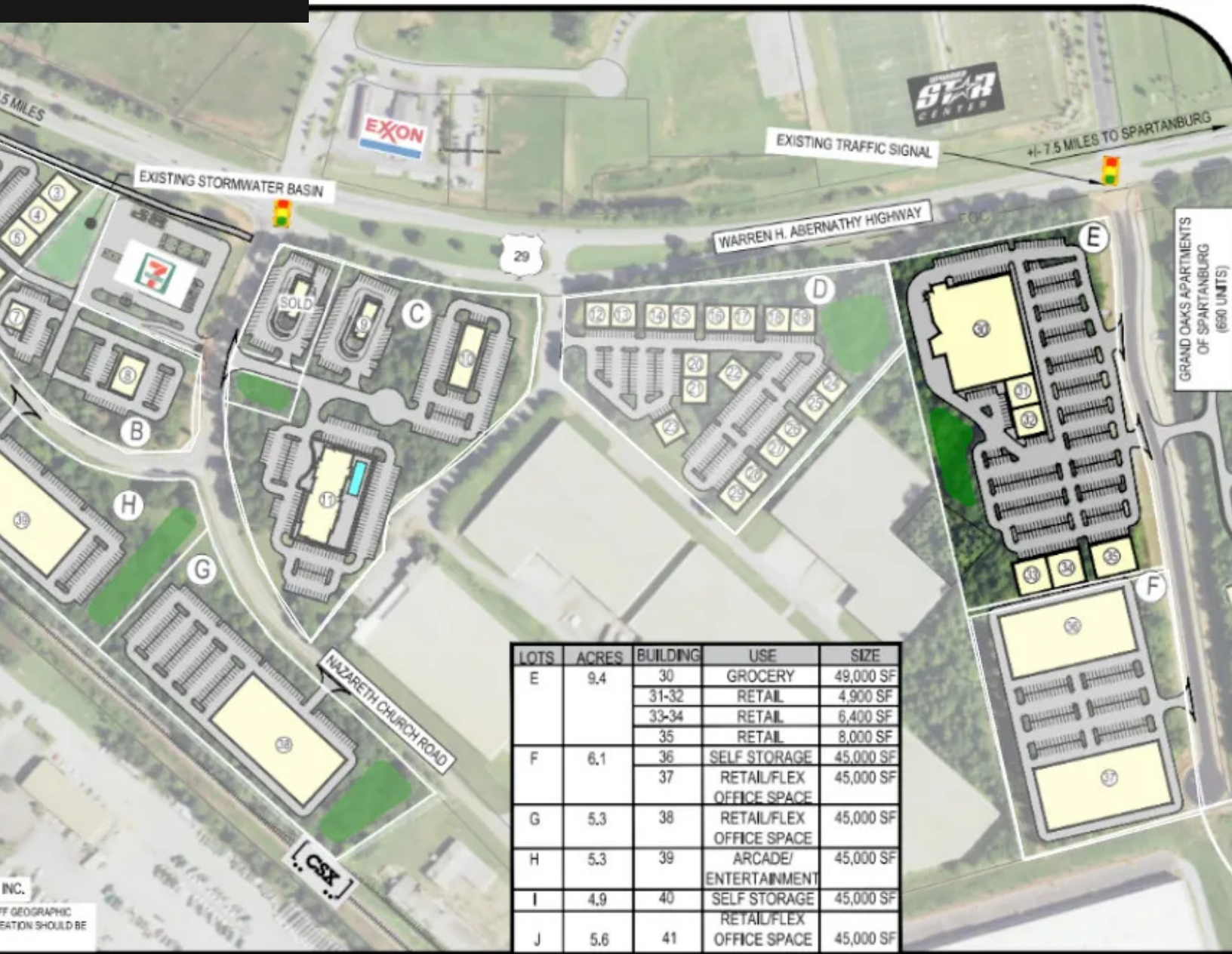


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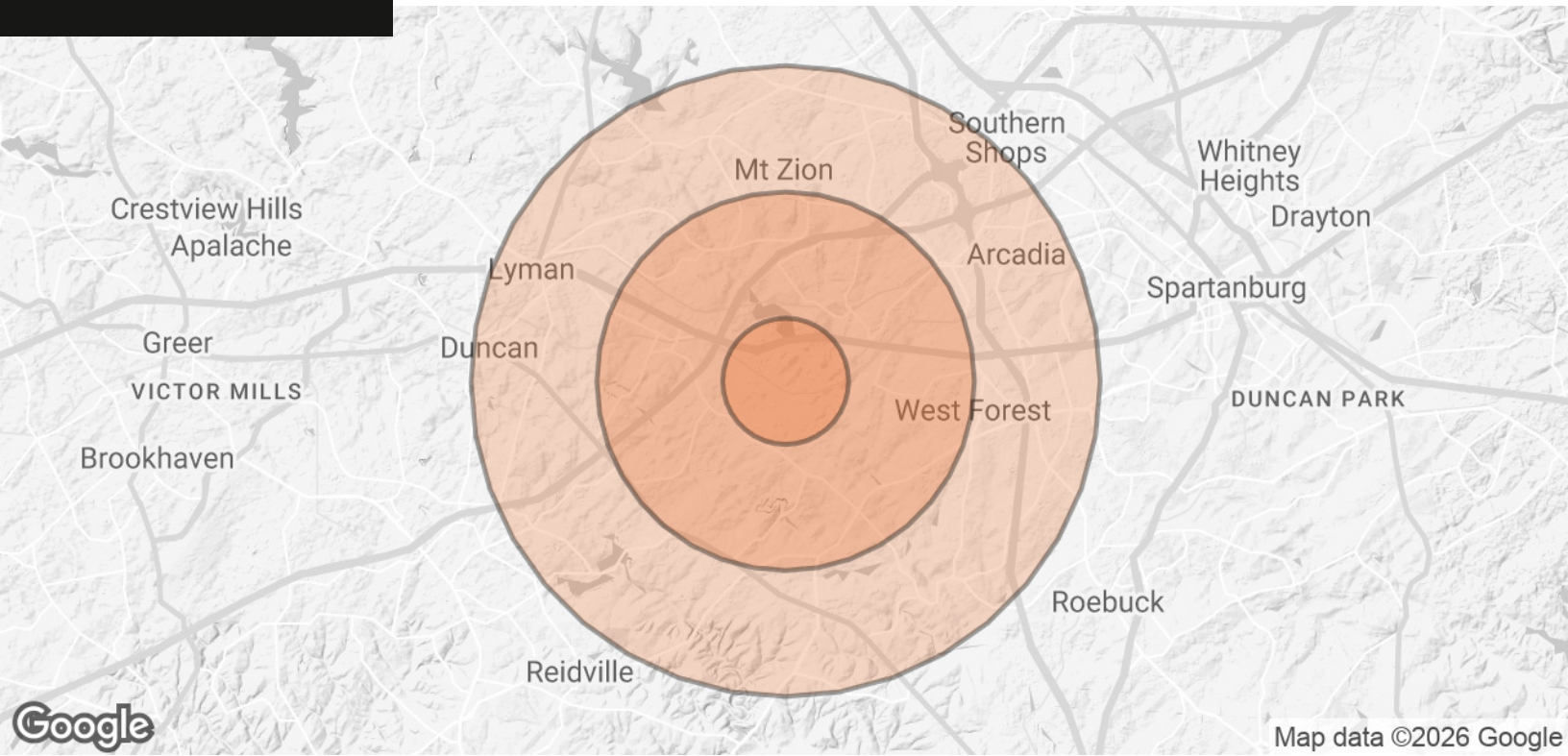
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Demographics

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (2026)	±372	±19,378	±76,826
PROJECTED GROWTH (2030)	+7.4%	+5.4%	+5.6%
AVERAGE AGE	39.6	39.8	39.7
AVERAGE HH INCOME	±\$72,307	±\$93,877	±\$98,936
MEDIAN HOME VALUE	\$321,706	\$338,791	\$351,481
DAYTIME POPULATION	±77	±6,633	±25,925



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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.

330 Pelham Rd. Ste 100A
Greenville, SC 29615



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT



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