

# FOR LEASE



**6402 WHITE HORSE RD**  
Greenville, SC 29611

 **SVN**  
PALMETTO

  
**REEDY RIVER**  
**RETAIL**  
at SVN | PALMETTO

# EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present the opportunity to either ground lease or build-to-suit on this ±.38 AC tract on White Horse Road ( $\pm 29,300$  VPD) in Greenville, SC located near the intersection of White Horse Road, Cedar Lane Road ( $\pm 15,000$  VPD) and Farris Bridge Road ( $\pm 15,700$  VPD) and surrounded by several new developments along the corridor. Those new developments include a QuikTrip, Bojangles, and new townhome and single-family residential development. In addition, this site is between Berea First Baptist Church and Berea High School ( $\pm 1,500$  students).

- Small parcel at .38 AC pad ready for a coffee user ideally
- Great traffic counts with easy access in all directions
- Several national retailers in the area, in addition to Ingles Market recently closing on ±50 AC's across the street
- All utilities on site



# PROPERTY SUMMARY

<b>Lease Rate</b>	<b>\$/SF/NNN</b>
<b>Lot Size</b>	<b>±0.38 Acres</b>
<b>Space Available</b>	<b>±1,500 SF</b>
<b>Zoning</b>	<b>Commercial</b>
<b>Type</b>	<b>Retail</b>
<b>Parking</b>	<b>Surface</b>
<b>Delivery</b>	<b>2026</b>



## SITE DEVELOPMENT SUMMARY

0.38 Acres

TMS #B013020101304

C-1 Zoning

*\*Underground storm water detention anticipated*

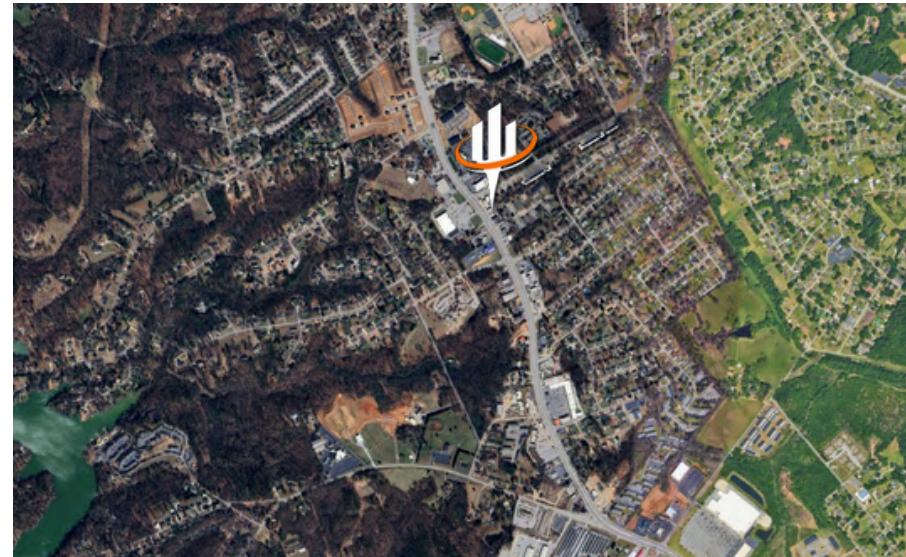
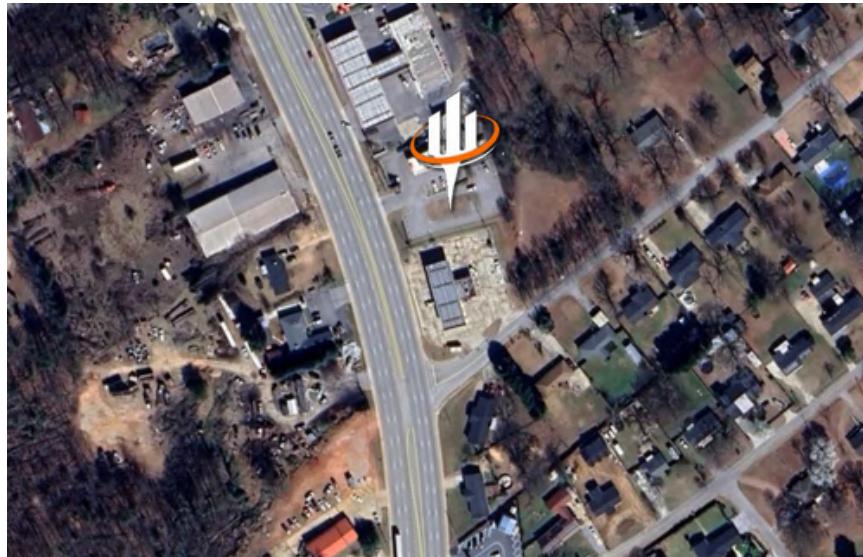
# RETAILER MAP



# DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
<b>Total Population (2024)</b>	±43,565	±113,481	±336,181
<b>Projected Growth (2029)</b>	+3.8%	+3.7%	+3.6%
<b>Average HH Income</b>	\$65,437	\$91,473	\$97,823
<b>Daytime Employees</b>	±7,946	±55,961	±164,516
<b>Average Age</b>	38.7	39.5	40.2
<b>Median Home Value</b>	\$246,322	\$392,904	\$419,599

Source: Site Seer Retail Data



# 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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