



**FOR SALE**  
**± 1.21 ACRE HOME DEPOT OUTPARCEL**  
**1700 Anderson Hwy, Hartwell, GA**





# PROPERTY SUMMARY

Price	<b>\$695,000</b>
Price / Acre	<b>\$575,000 / AC</b>
Acres	<b>± 1.21 AC</b>
Parcel No.	<b>C70B 096 010</b>
Zoning	<b>C4</b>
Condition	<b>PAD Ready</b>



## DUSTIN TENNEY

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SC #106880

## CHRIS PHILBRICK

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## Property Highlights

Reedy River Retail at SVN Palmetto is pleased to present an out parcel opportunity of ±1.21 AC in front of Home Depot and Walmart in Hartwell, GA. The Hartwell market continues to expand with new subdivisions under construction in and around Lake Hartwell, which also drives tourism for a large portion of the year. Recent commercial development in the area includes a new Starbucks, Popeyes, and Taco Bell.

Additionally, a new Mavis Tire, T-Mobile, and Take-5 have been constructed directly adjacent to this site. With excellent visibility and natural traffic generators like Walmart and Home Depot, this location is ideal for a QSR or multitenant development.

- Ideally positioned between major traffic drivers, Walmart and Home Depot
- ±275 ft of frontage along Anderson Hwy
- Excellent visibility and access from Anderson Hwy, which sees ±19,500 VPD
- Large site offering a flexible site plan





# RETAILER MAP







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# AERIAL MAP



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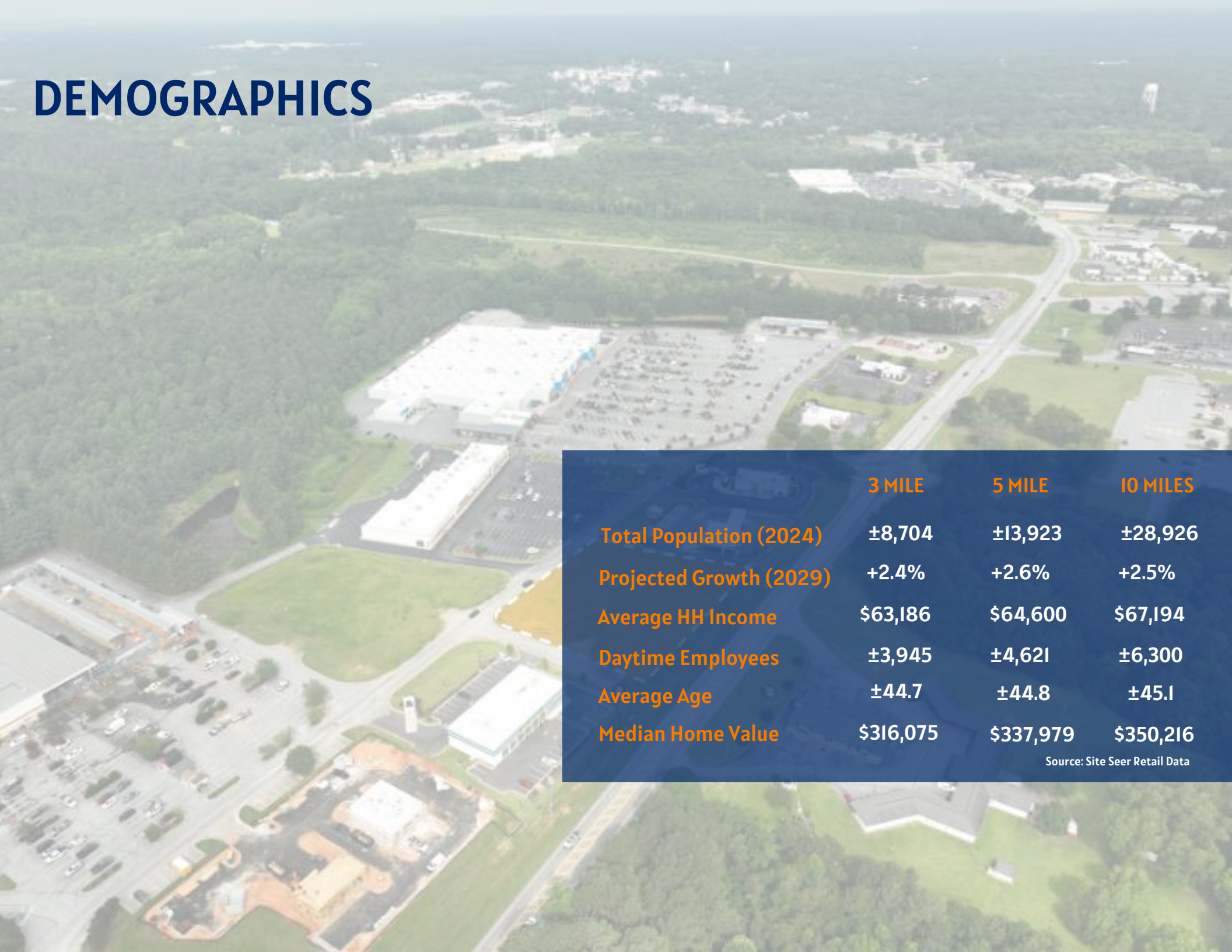
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# DEMOGRAPHICS



	3 MILE	5 MILE	10 MILES
Total Population (2024)	±8,704	±13,923	±28,926
Projected Growth (2029)	+2.4%	+2.6%	+2.5%
Average HH Income	\$63,186	\$64,600	\$67,194
Daytime Employees	±3,945	±4,621	±6,300
Average Age	±44.7	±44.8	±45.1
Median Home Value	\$316,075	\$337,979	\$350,216

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







**Dustin Tenney**  
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