



PROPERTY SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present an opportunity to ground lease this former Pizza Inn on HWY 25 in Travelers Rest, SC.

This .91 AC parcel has full access onto Roe Center Court with immediate access to a lighted intersection on HWY 25.

This corner parcel is surrounded by big name nationals such as Chick-fil-a, WalMart, McDonald's, Starbucks, etc and is ready for new possibilities.

This site is perfect for a national QSR, financial institution or med-tail that wants to capitalize on the exposure of frontage on HWY 25 in Travelers Rest, just outside of Greenville, SC.

PROPERTY HIGHLIGHTS

- GL rate of \$185,000 annually with 12.5% bumps every 5 years
- Site will become available to hand over on February 8, 2027
- Serious inquiries ONLY
- Do not disturb the restaurant or its employees regarding this matter
- Located on HWY 25 (±30,600 VPD)
- Easy access to the lighted intersection with the main thoroughfare and secondary access on the back side of the property

Lease Rate	\$185,000.00	Rental Bumps	12.5%
Site Size	±0.91 Acres	Taxes	Review Upon Redevelopment
Building Size	±4,500 SF	Zoning	C2
Year Built	1998	Market	Greenville MSA
Access	Roe Center Ct		



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Additional Photos

Former Pizza Inn - TR

515 Roe Center Ct, Travelers Rest, SC 29690




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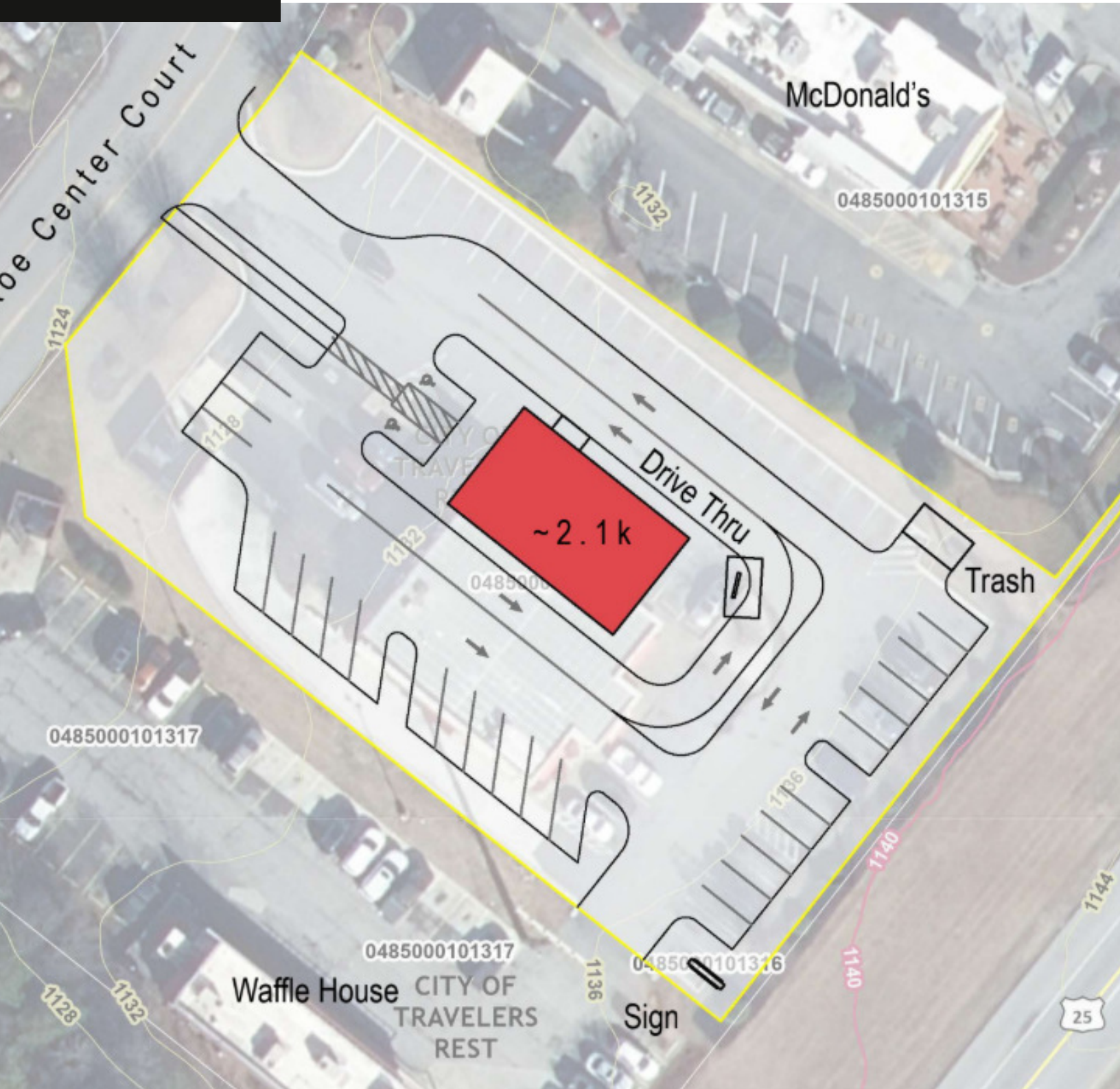

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Site Plan Ideas

Former Pizza Inn - TR

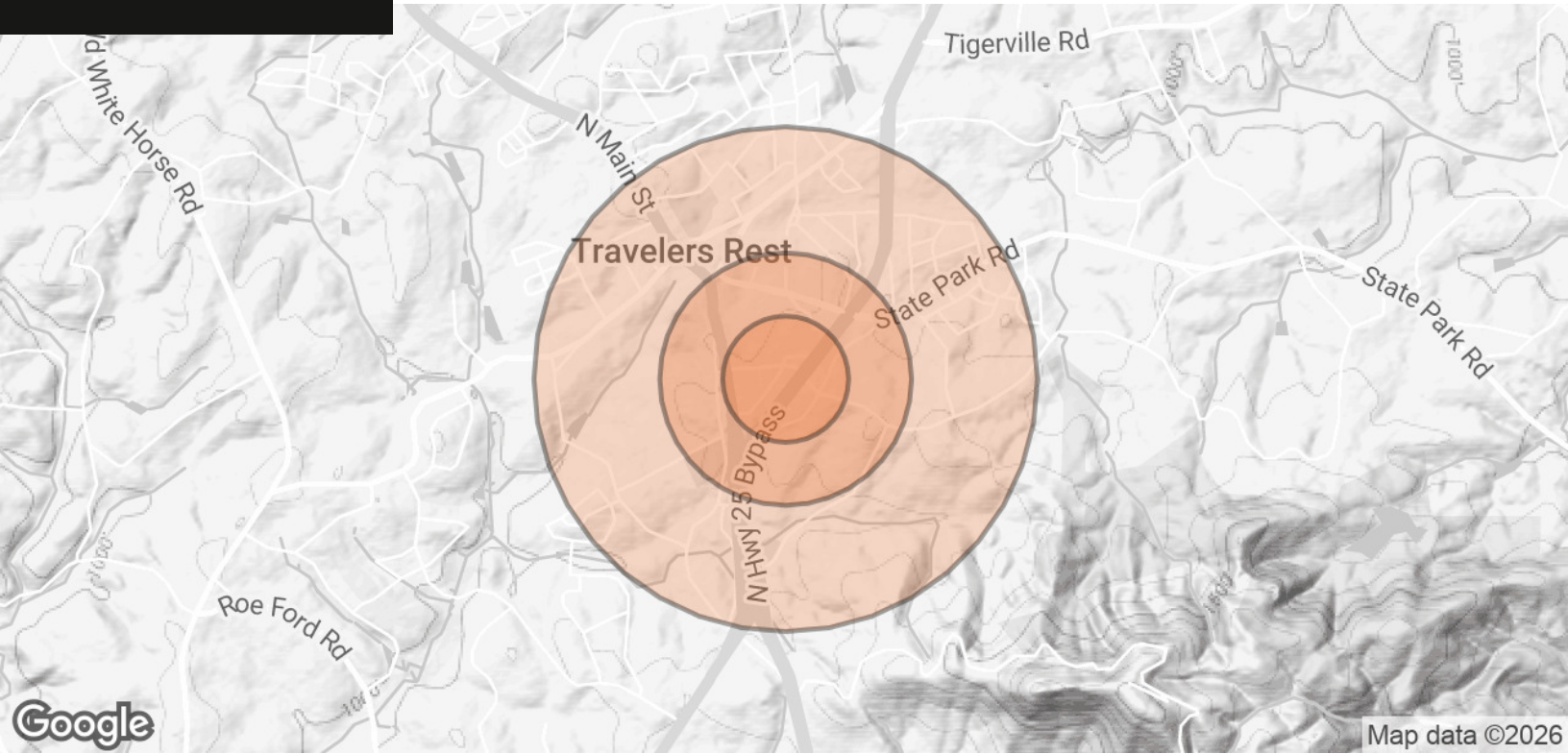
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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (Q4 2025)	±3,784	±19,079	±48,421
PROJECTED GROWTH (2028)	+3.5%	+3.0%	+2.9%
AVERAGE HH INCOME	\$99,433	\$113,844	\$100,920
MEDIAN HOME VALUE	\$518,344	\$490,145	\$409,224
DAYTIME POPULATION	±1,358	±4,258	±7,421



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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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