



**FOR LEASE**  
**351 Whitney Rd.**  
**Spartanburg, SC**

 **SVN**  
COMMERCIAL REAL ESTATE ADVISORS



REEDY RIVER RETAIL  
at SVN | BLACKSTREAM

# PROPERTY SUMMARY

Price	\$12 / SF NNN
Square Footage	±6,644 SF
Acres	±1.12 AC
Parcel No.	7-08-10-012.02
Zoning	Regular Commercial   Restaurant
Parks	±81 Parking Spaces

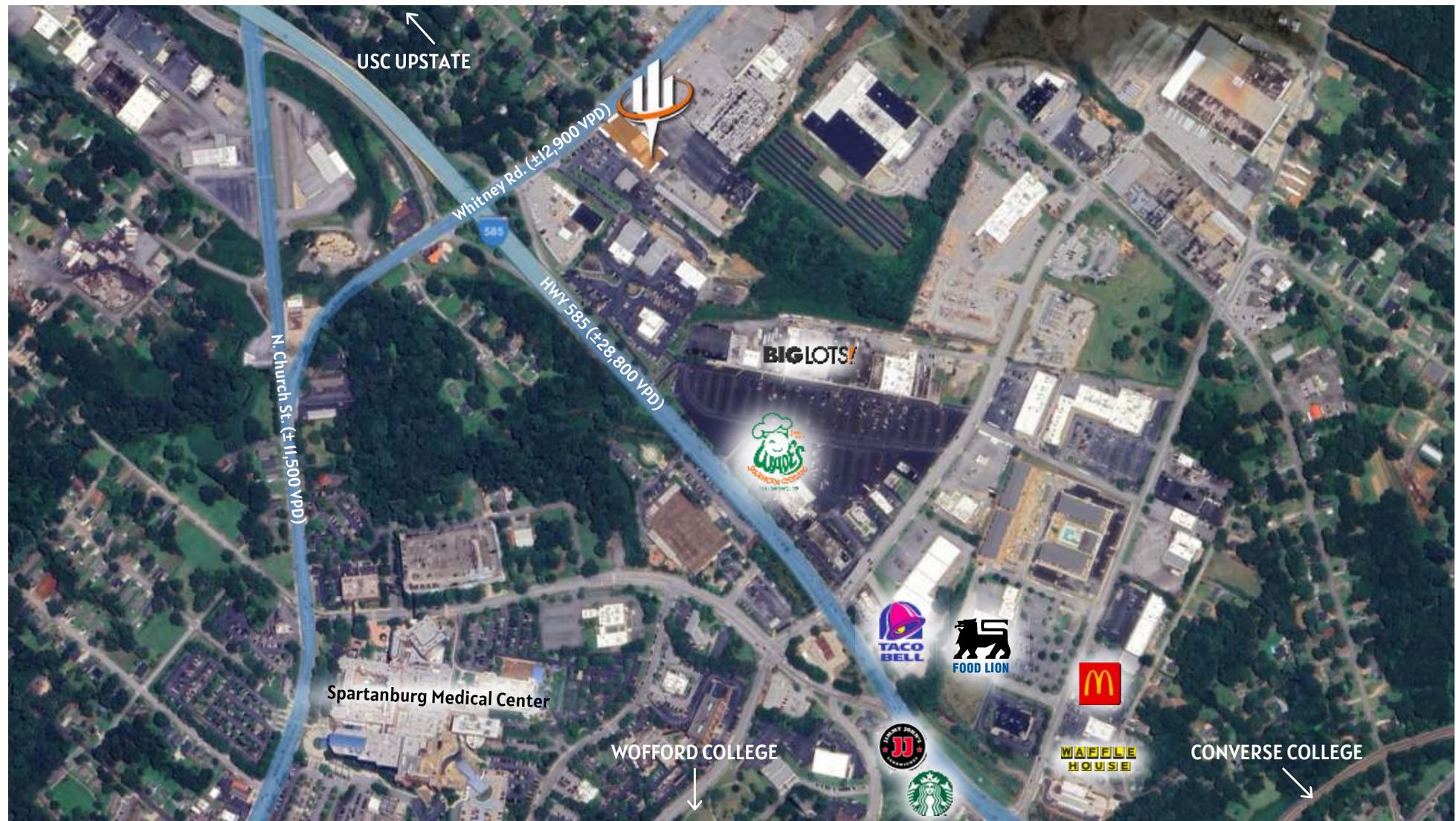


## Property Highlights

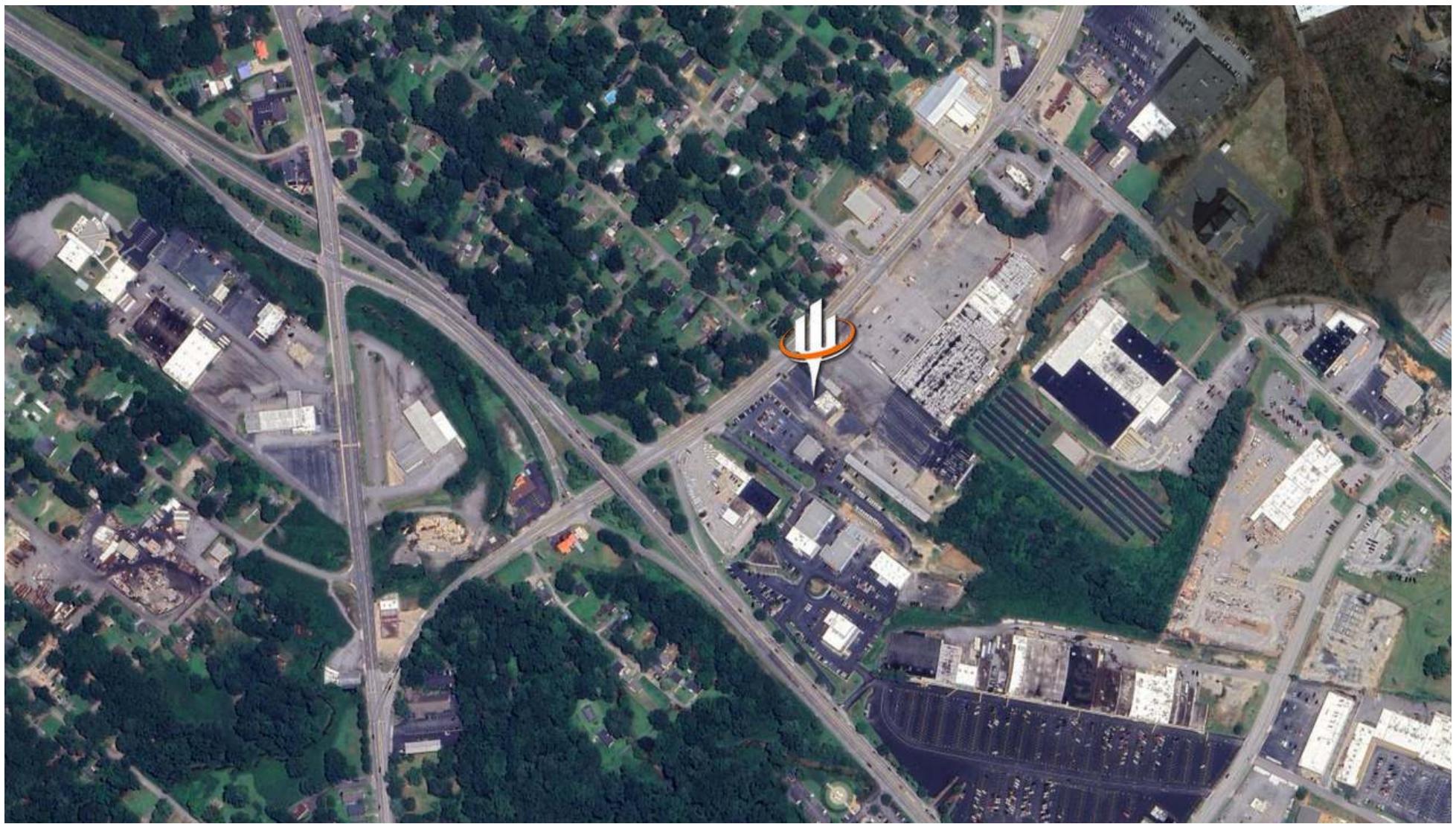
- 2nd Generation Restaurant
- Excellent Access and visibility from N Pine St (±28,800 VPD), and Whitney Rd (±12,900 VPD)
- Large Footprint: ±6,644 SF on ±1.12 AC
- Remaining FF&E available
- Low NNN expenses
- ±1 mile from
  - Spartanburg Medical Center
  - Wofford College (±1,900 students)
  - ±400 lot Halton Oaks neighborhood development
  - National retailers such as McDonald's, Taco Bell, Starbucks



# RETAILER MAP



# AERIAL MAP



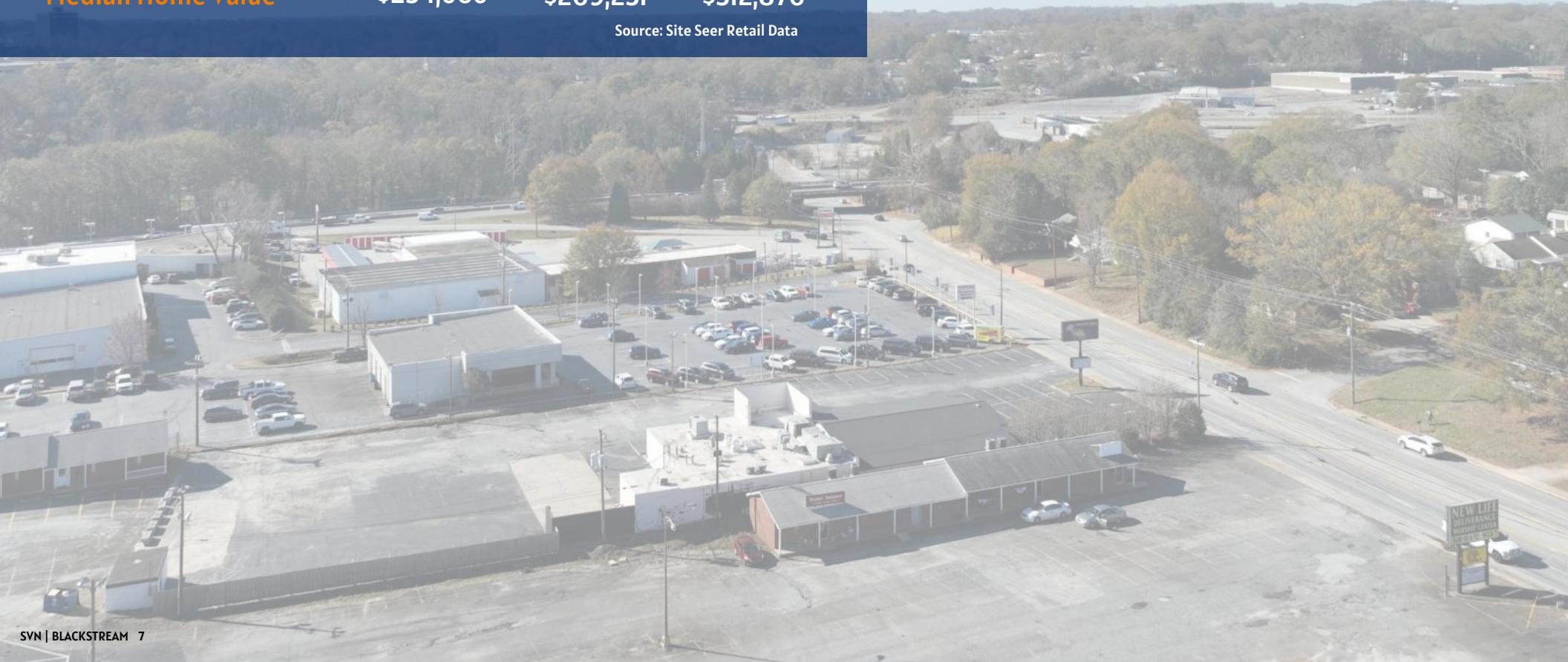




# DEMOGRAPHICS

	3 MILE	5 MILE	10 MILES
<b>Total Population (2024)</b>	<b>±44,697</b>	<b>±107,008</b>	<b>±228,099</b>
<b>Projected Growth (2029)</b>	<b>+3.0%</b>	<b>+3.6%</b>	<b>+4.3%</b>
<b>Average HH Income</b>	<b>\$65,794</b>	<b>\$73,277</b>	<b>\$82,525</b>
<b>Daytime Employees</b>	<b>±47,435</b>	<b>±69,054</b>	<b>±93,408</b>
<b>Average Age</b>	<b>±38.0</b>	<b>±39.0</b>	<b>±40.0</b>
<b>Median Home Value</b>	<b>\$234,060</b>	<b>\$269,231</b>	<b>\$312,876</b>

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.

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.

In 2023, they expanded by welcoming Stephan Thomas, Chris Philbrick, and Brett Mitchell. With over \$80 million in deal volume this year, Reedy River Retail is dedicated to serving developers, tenants, and landlords throughout the Southeast.

INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT



301 Roper Creek Drive  
Greenville, SC 29607

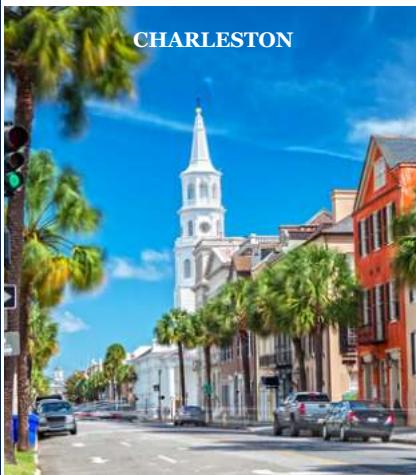
214 W Tremont Avenue  
Charlotte, NC 28203

 SVN  
BLACKSTREAM  
COMMERCIAL REAL ESTATE

  
REEDY RIVER RETAIL  
at SVN | BLACKSTREAM



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 Tipsy Taco*

## NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST





**Dustin Tenney**  
SVP of Retail Services  
[dustin.tenney@svn.com](mailto:dustin.tenney@svn.com)  
**864.757.4761**



**Daniel Holloway**  
SVP of Retail Services  
[daniel.holloway@svn.com](mailto:daniel.holloway@svn.com)  
**864.593.6644**



**Chris Philbrick**  
Associate of Retail Services  
[chris.philbrick@svn.com](mailto:chris.philbrick@svn.com)  
**864.631.3419**

#### DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor. Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.