



FOR LEASE
351 Whitney Rd.
Spartanburg, SC



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

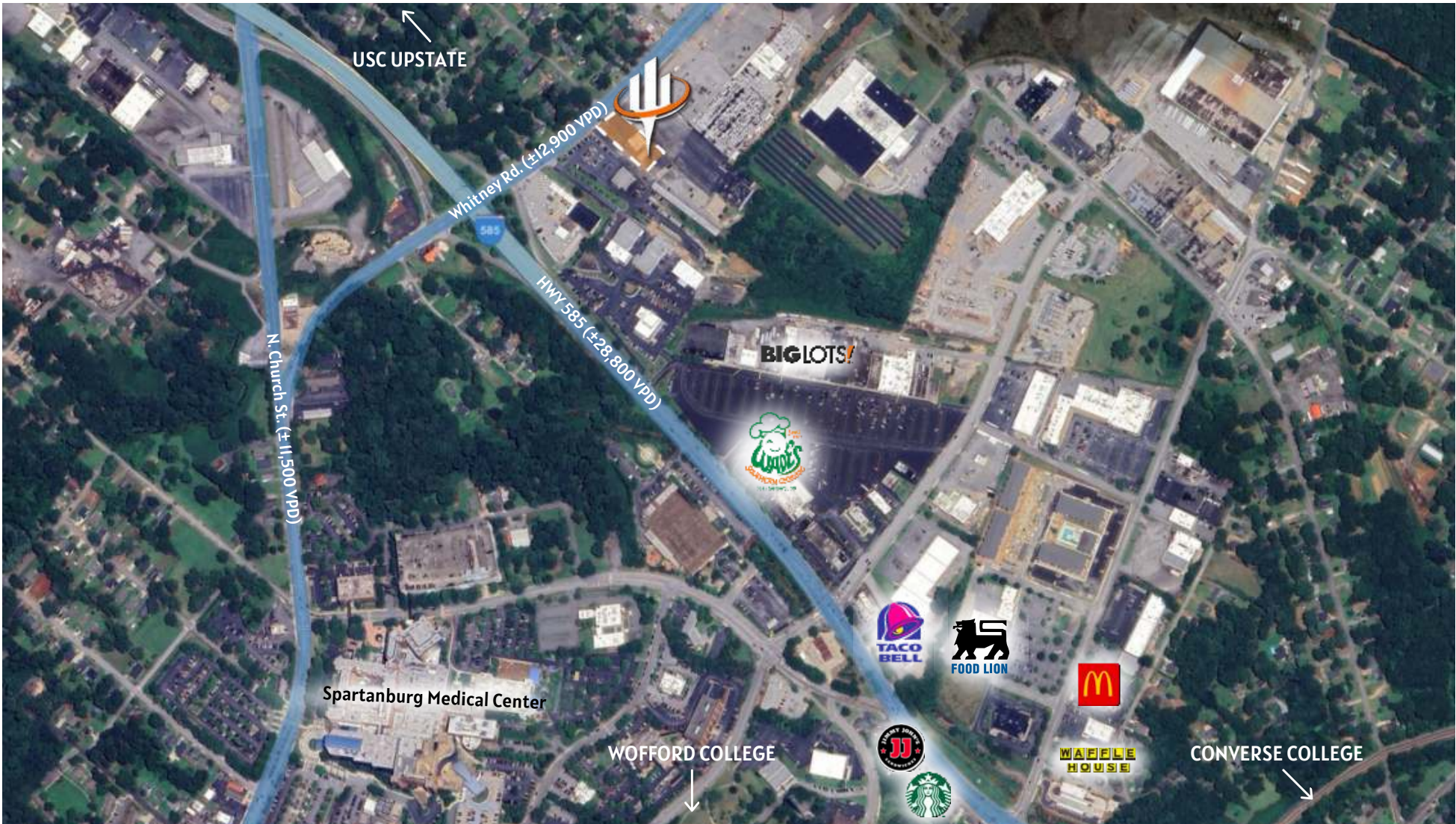


Property Highlights

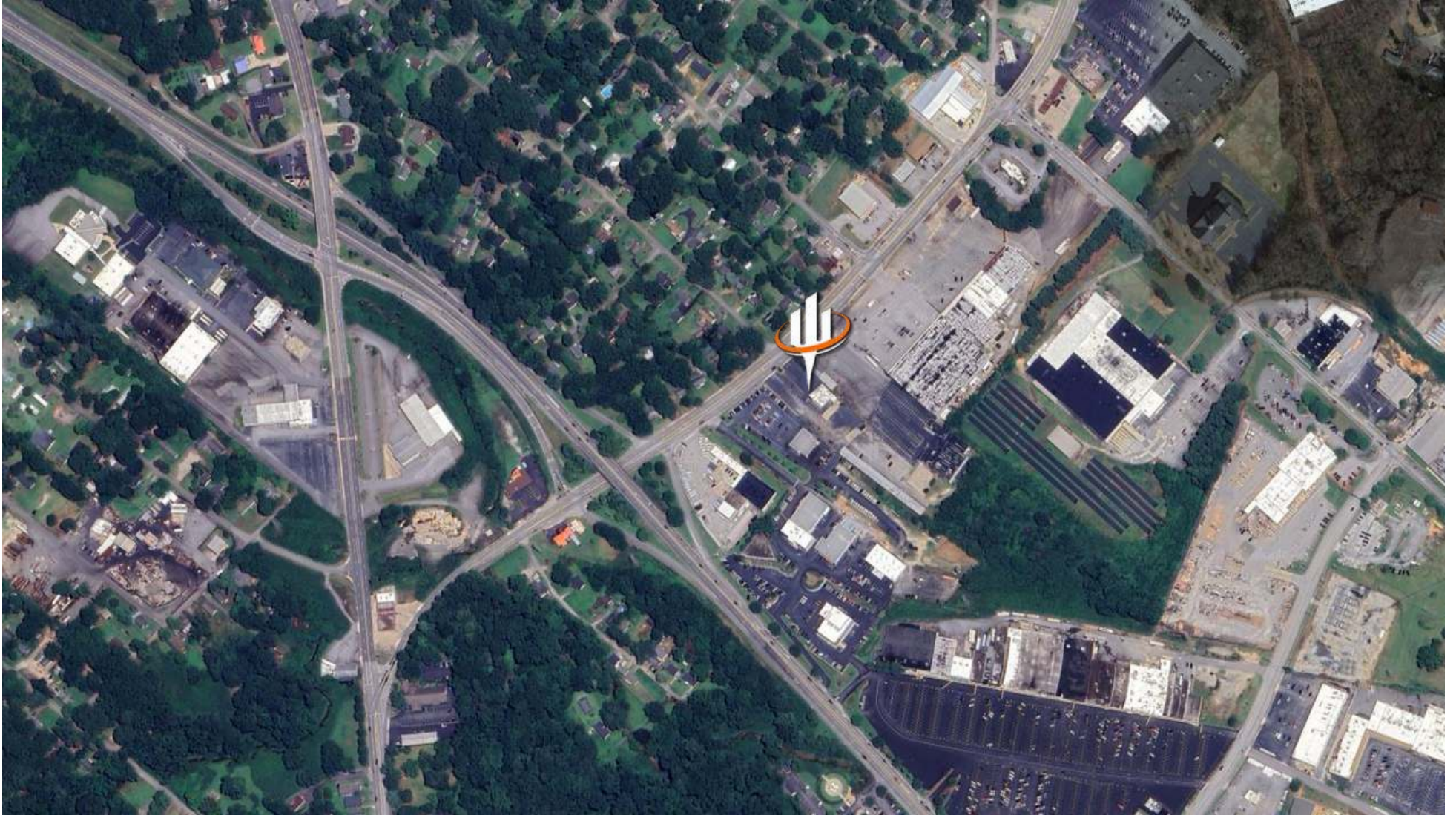
- 2nd Generation Restaurant
- Excellent Access and visibility from N Pine St (±28,800 VPD), and Whitney Rd (±12,900 VPD)
- Large Footprint: ±6,644 SF on ±1.12 AC
- Remaining FF&E available
- Low NNN expenses
- ±1 mile from
 - Spartanburg Medical Center
 - Wofford College (±1,900 students)
 - ±400 lot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



RETAILER MAP



AERIAL MAP







DEMOGRAPHICS

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

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.



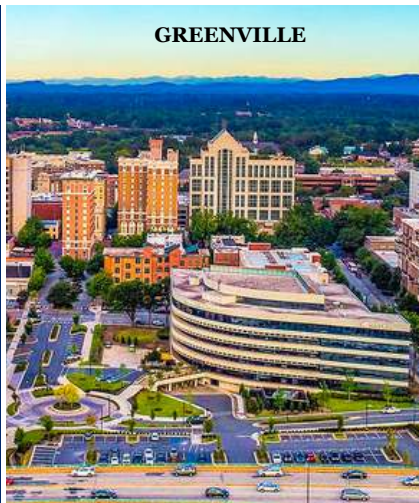
INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

301 Roper Creek Drive
Greenville, SC 29607

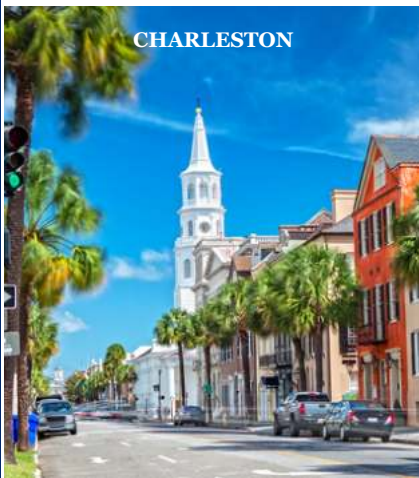
214 W Tremont Avenue
Charlotte, NC 28203



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





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