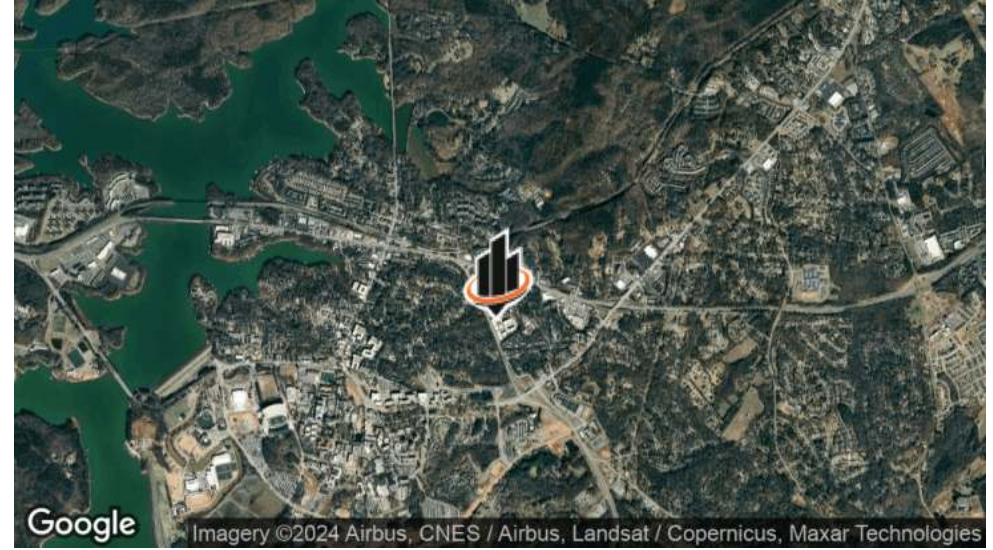


# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$25.00 SF/yr (NNN)
<b>AVAILABLE SF:</b>	±2,053 - ±3,947 SF
<b>BUILDING SIZE:</b>	11,621 SF
<b>YEAR BUILT</b>	2017
<b>LOT SIZE</b>	±9.52 AC

## PROPERTY DESCRIPTION

Reedy River Retail at SVN Blackstream is pleased to present an opportunity to lease the retail space at the Grandmarc Clemson. Three 1st floor units are available ranging from 2,053 SF, 3,391 SF, and 3,947 SF. The property boasts an unrivaled location in the heart of Clemson, offering an unparalleled blend of convenience, connectivity, and opportunity. Its prime positioning near Clemson University and Lake Hartwell makes it a magnet for businesses seeking to tap into a rich pool of talent, creativity, and natural beauty. With a bustling mix of local attractions, amenities, and a diverse business community, this sought-after address presents an exceptional opportunity for businesses to thrive and make their mark.

## PROPERTY HIGHLIGHTS

- Clemson University campus less than one mile from retail units
- High visibility and accessibility from Anderson Highway

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**ADDITIONAL PHOTOS**



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# REGIONAL MAP



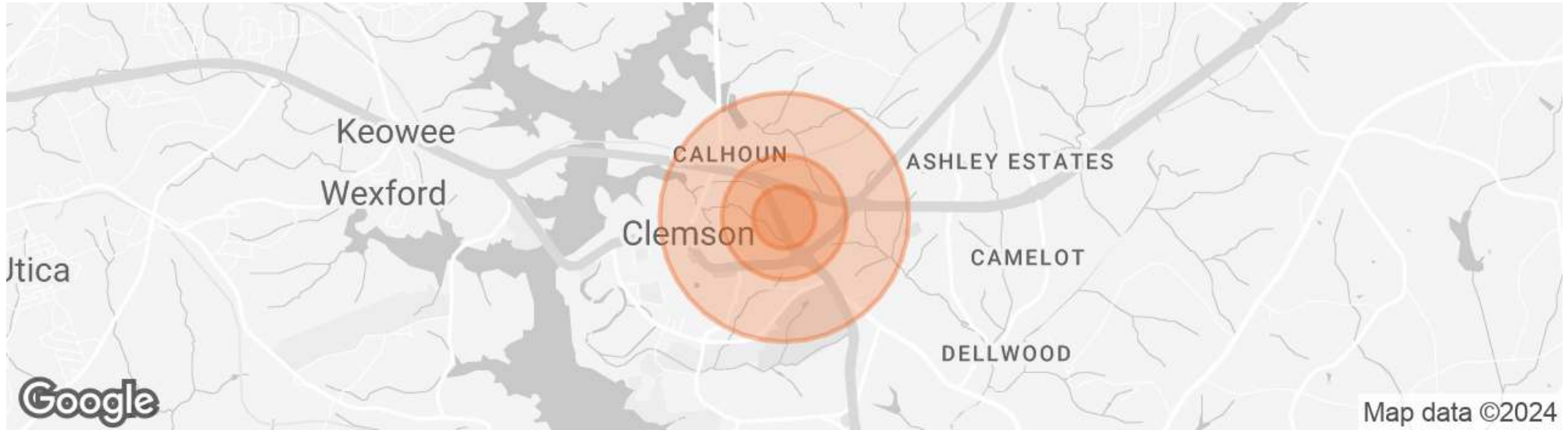
Map data ©2024 Google

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# DEMOGRAPHICS MAP & REPORT



SiteSeer Data (2024)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION 2023	±13,174	±31,765	±47,313
PROJECT POP. 2028	±13,803	±34,781	±53,377
AVG. HOUSEHOLD INCOME	\$73,479	\$81,053	\$79,243
MEDIAN HOME VALUE	\$399,948	\$412,914	\$382,467
AVERAGE AGE	24.7	31.5	34.4

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# REEDY RIVER RETAIL

## SPECIALIZED RETAIL BROKERAGE TEAM

In 2018, Dustin and Daniel took a leap of faith and left their jobs as classroom teachers to pursue a career in commercial real estate. Fast forward several years and they have built one of the most dominant retail brokerage teams in the Upstate. Drawing on their experience in the classroom, Dustin and Daniel focus on building relationships, educating their clients, and adding value through hustle, reliability, and creativity.

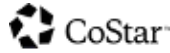
Specializing in investment sales, landlord/tenant representation and development allows this team to fully commit to retail brokerage, giving their clients full confidence in the services that are provided. Between the grit that Dustin and Daniel bring to the table and leveraging the collaborative SVN network with over 220 offices nationwide, Reedy River Retail has gained recognition in various markets across the country.

As the world of retail continues to evolve from the battle against e-commerce to COVID and now labor shortages, Reedy River Retail continues to adapt as well. In 2023, Dustin and Daniel expanded their brokerage services by bringing Nate Hober, Chris Philbrick and Brett Mitchell onto the team.

A team that did over \$80 million in deal volume in 2023 they strive to do right by their clients and it has shown by the market share they have gained and continue to obtain throughout the Southeast - from developers, to Tenants and Landlords, Reedy River Retail is here to serve you!



SVN | CERTIFIED SPECIALIST  
RETAIL



POWERBROKER™ AWARD



SVN | CERTIFIED SPECIALIST  
LAND



Candidates



2022 CREXI PLATINUM  
BROKER AWARD RECIPIENT



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Charlotte, NC 28203

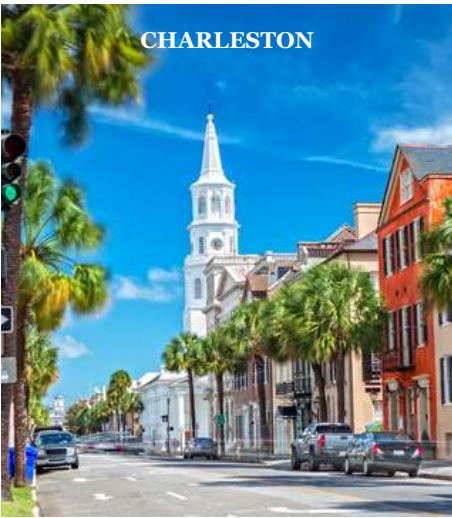


REEDY RIVER RETAIL  
at SVN | BLACKSTREAM

GREENVILLE



CHARLESTON



CHARLOTTE



NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST



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 Topsy Taco