



FOR LEASE

MULTI-PAD DEVELOPMENT
± 1.0 ACRE Pad & Multi-tenant strip
5028 Sunset Blvd, Lexington, SC



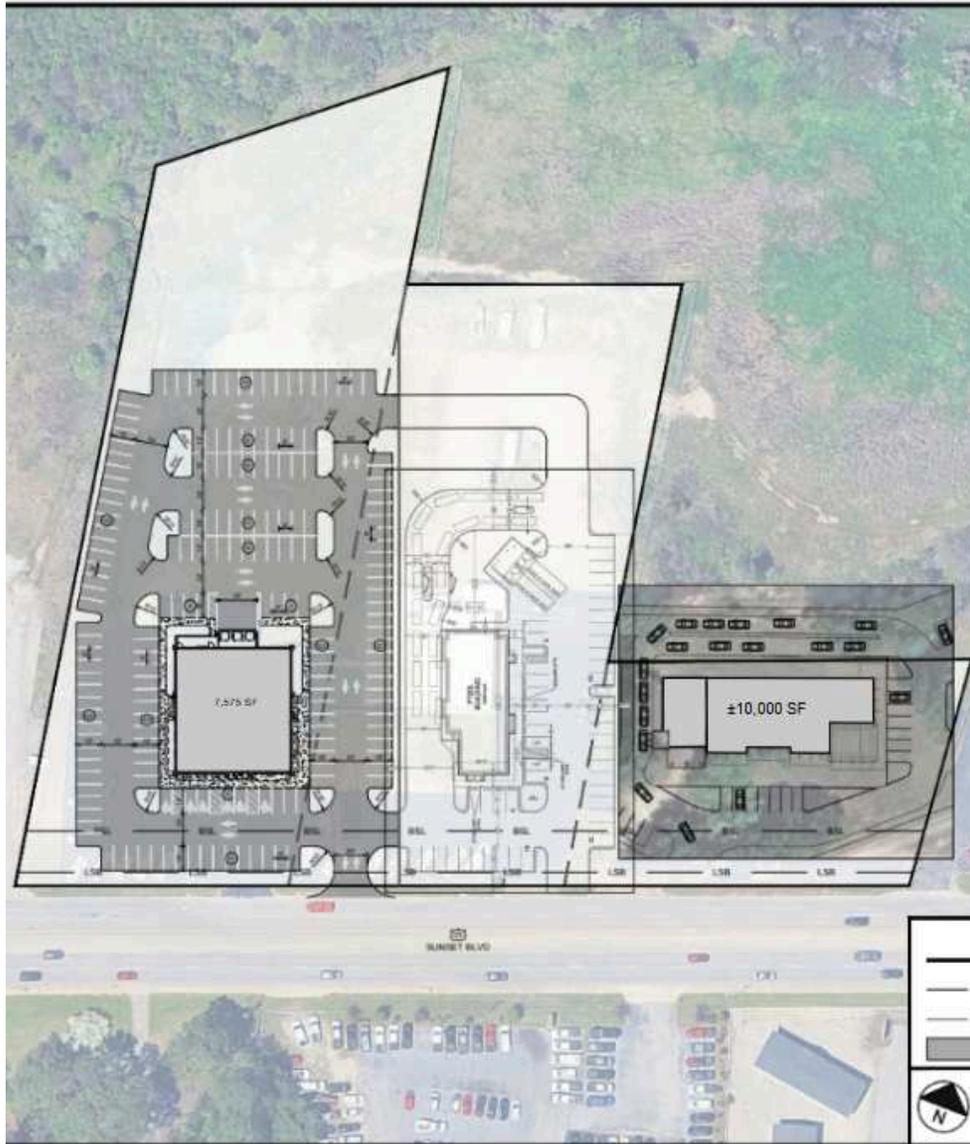
EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present a retail development opportunity at 5028 Sunset Boulevard in Lexington, South Carolina. The property is positioned along Sunset Boulevard, a dominant retail corridor with traffic counts of approximately $\pm 43,200$ vehicles per day, offering excellent visibility and access.

The site features a ± 1.0 -acre pad available for build-to-suit or ground lease, along with a flexible $\pm 2,000$ -10,000 SF building opportunity including an endcap with drive-thru capability. The property is located across from Target and surrounded by a dense mix of national retailers and service users. With strong co-tenancy, significant traffic exposure, and continued residential growth in the Lexington market, this location is well suited for retail, medical, financial, or QSR users seeking a high-profile presence along one of the Midlands' most active corridors.



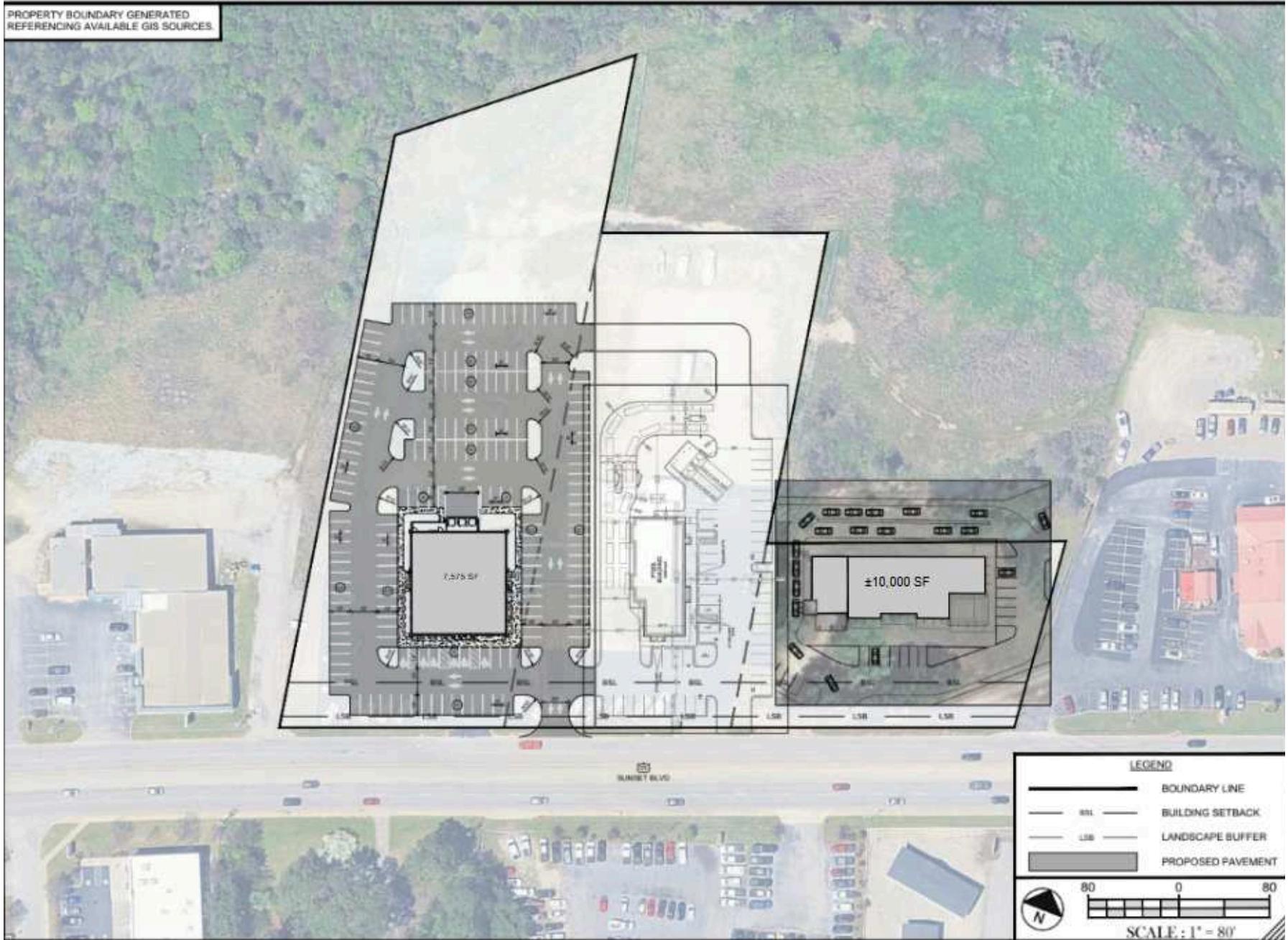
PROPERTY HIGHLIGHTS



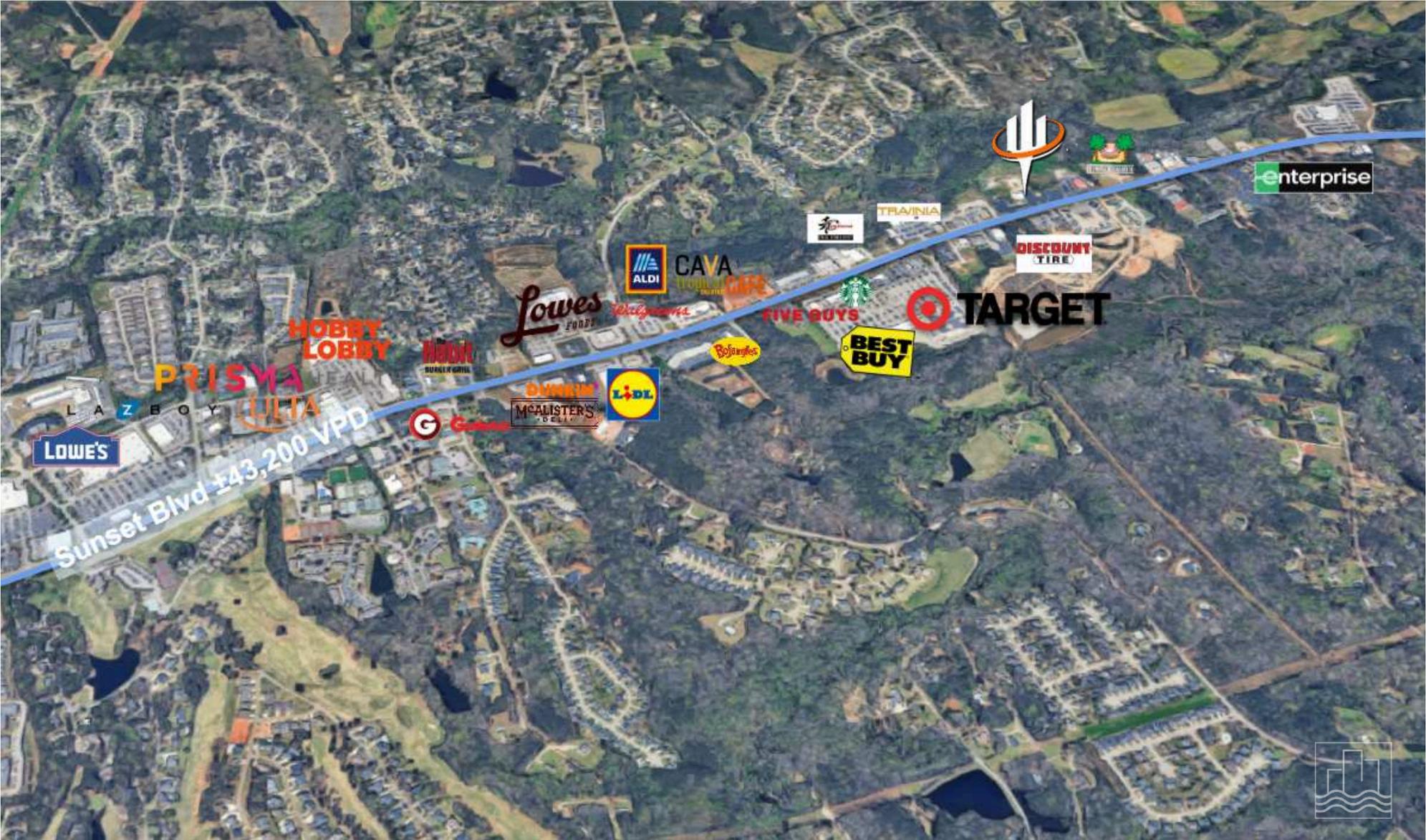
Lease Rate	Contact Broker
Space Available	±1 Acre & ±2,000 - 10,000 SF
Type	Retail Pad & Multi-Tenant Retail
Delivery Timeframe	Early 2027
Zoning	Unincorporated
Delivery Condition	Negotiable
Parking Spaces	±135
Traffic	± 43,200 VPD on Sunset Blvd
Use	Ideal for Retail, Medical, Service
Access	proposed full access on Sunset Blvd
Parking Ratio	± 6.76/1,000 SF
Nearby Retailers	Target, Lowes Foods, Best Buy, Aldi, Lidl

SITE PLAN

PROPERTY BOUNDARY GENERATED
REFERENCING AVAILABLE GIS SOURCES



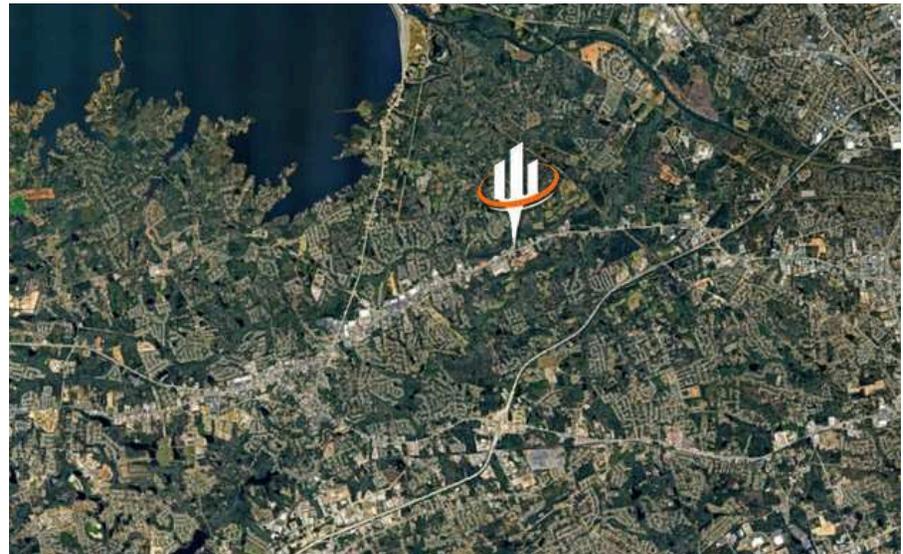
RETAILER MAP



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population (2025)	±34,505	±103,801	±338,020
Projected Growth (2030)	+2.4%	+2.4%	+2.5%
Average HH Income	\$128,699	\$110,909	\$100,485
Daytime Employees	±10,390	±48,371	±197,228
Average Age	40.4	42.0	39.6
Median Home Value	\$441,573	\$375,676	\$355,245

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





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