



Build-To-Suit Available

Outparcel Opportunity - Travelers Rest

11 Roe Center Court, Travelers Rest, SC 29690



PROPERTY SUMMARY

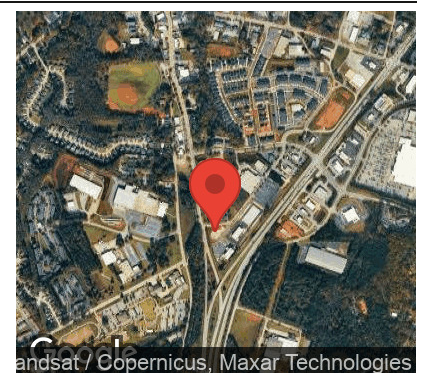
Reedy River Retail at SVN Palmetto is pleased to present an opportunity to for a build-to-suit on this outparcel opportunity at the corner of S Main Street & Roe Center Court in Travelers Rest, SC as part of the TR Gateway retail master development.

This parcel is part of Phase III for the TR Gateway project that already includes national tenants, such as: Chipotle, AT&T, Caribou Coffee, Aspen Dental, ATI Physical Therapy and WellStreet Urgent Care.

PROPERTY HIGHLIGHTS

- Rare opportunity for a build-to-suit on the major retail corridor of Travelers Rest
- Excellent visibility to Hwy 25 Bypass ($\pm 30,400$ VPD) & S Main Street ($\pm 16,400$ VPD)
- Surrounded by high performing national retailers
- Adjacent Tractor Supply store is ranked #1 store in SC and top 20 nationwide (per PlacerAI)

Lease Rate	Contact Broker
Site Size	± 0.93 Acres
Building Size	Negotiable SF
Year Built	2027
Market	Greenville MSA
Zoning	C2



andsat / Copernicus, Maxar Technologies



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Additional Images

Outparcel Opportunity - Travelers Rest

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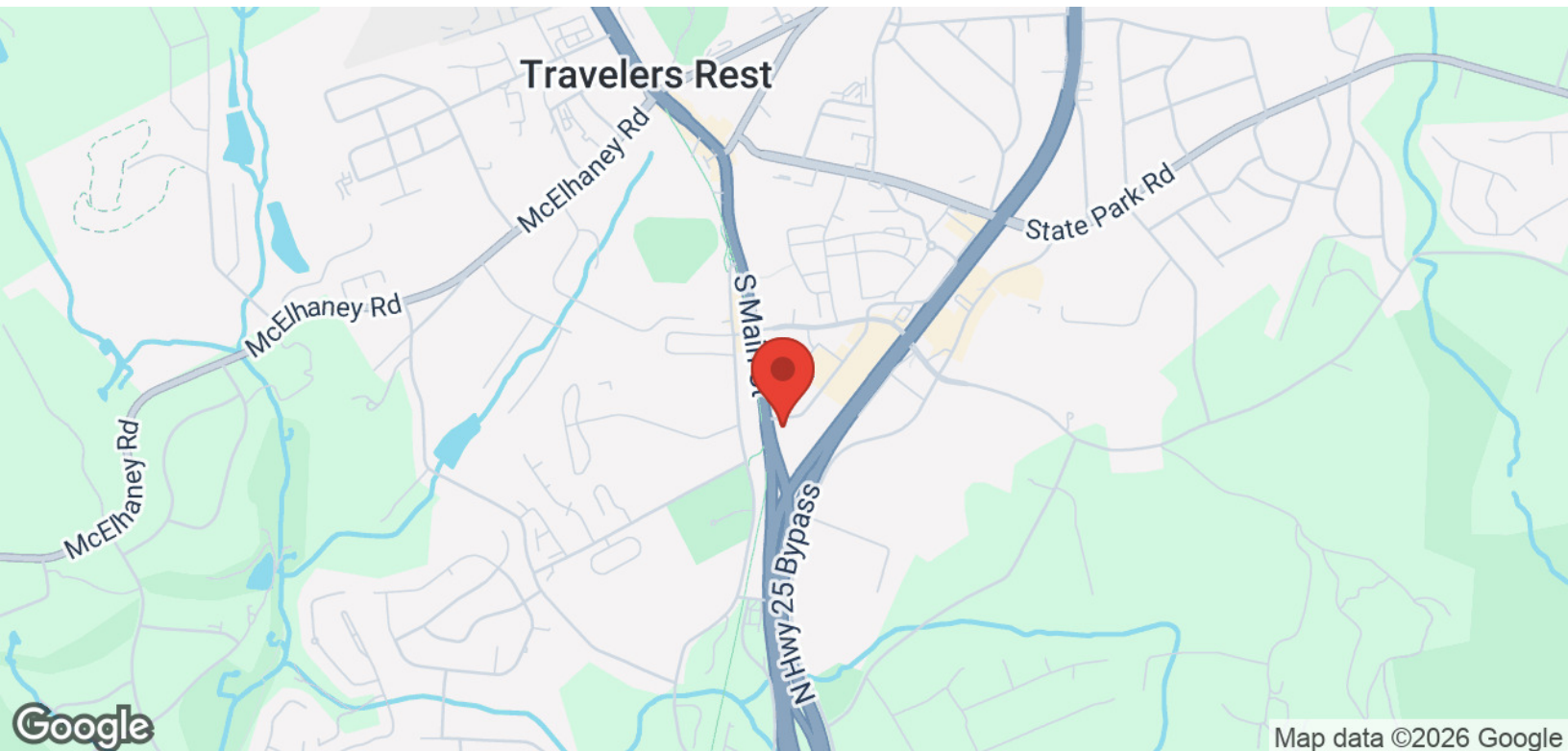


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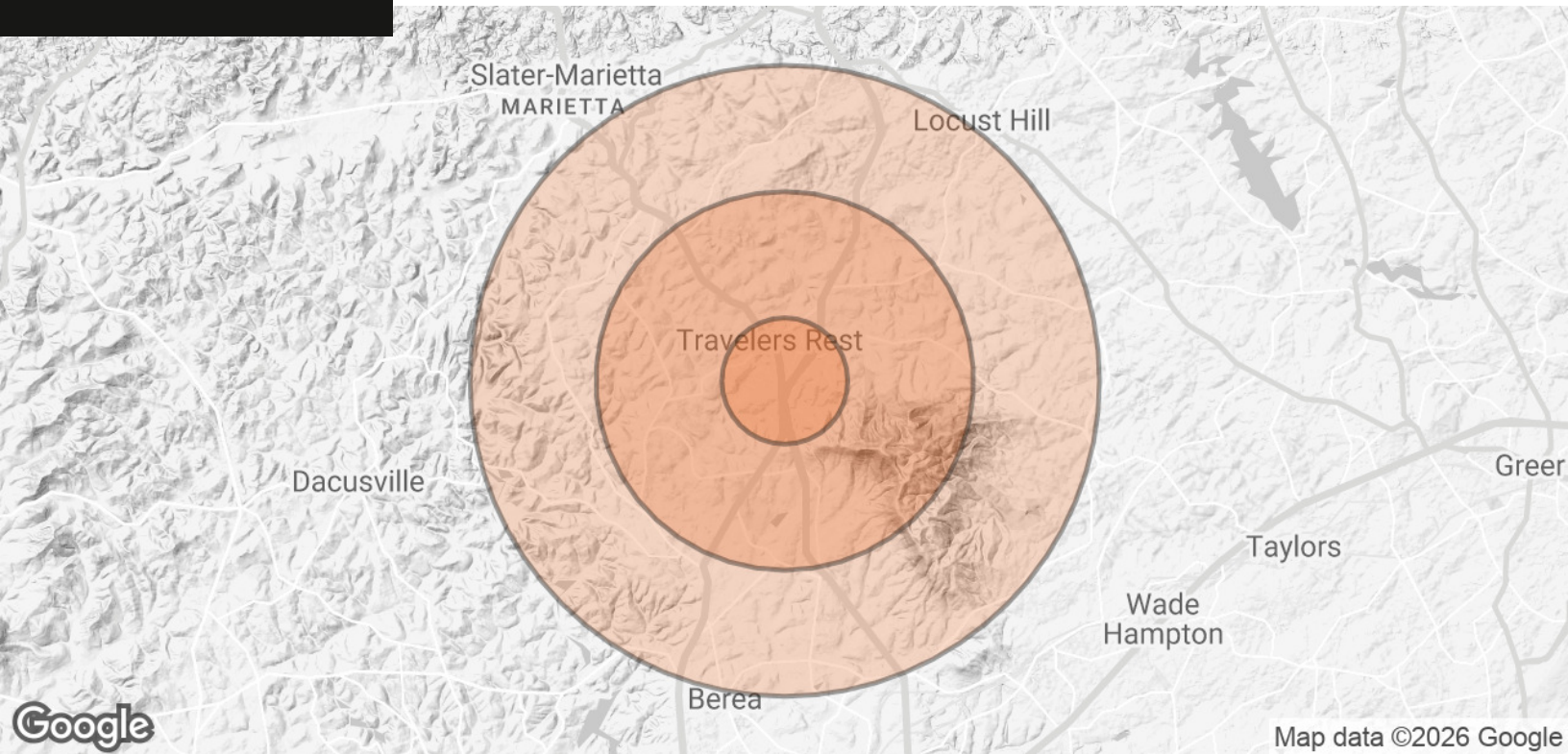
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Demographic Information

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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (Q2 2026)	±3,759	±20,510	±51,655
PROJECTED GROWTH (2031)	+3.0%	+2.8%	+2.8%
AVERAGE AGE	41.1	41.1	41.4
AVERAGE HH INCOME	\$120,235	\$109,852	\$101,323
MEDIAN HOME VALUE	\$564,232	\$487,122	\$412,264
DAYTIME EMPLOYEES	±1,186	±4,364	±8,052



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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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