



FOR GROUND LEASE

±2.04 AC - 1467 HWY 101
GREER, SC



EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present the opportunity to ground lease this ±2.04 AC parcel located at HWY101 and Caliber Ridge Drive in Greer, SC provides a strategic development opportunity within one of the Upstate's most active industrial corridors.

Positioned just 0.5 mile from I-85 and adjacent to high-traffic employers—including BMW, Inland Port Greer, and GSP Airport—the site is ideal for another QSR to service the employees of this trade area.

Anchored by ±21,800 VPD and surrounded by Class-A industrial users, the site benefits from existing utility infrastructure, direct corridor access, and the momentum of regional industrial expansion. The site sits next to a recently opened Starbucks and is on hard corner across from the main entrance into the BMW.

- Shared access on HWY 101 in place with Starbucks and on the back side with connection down to Spinx
- Property is in Spartanburg County with Tax Map ID 5-24-00-137.01
- Utilities on site
- Across the street from stayAPT Suites and CPM Federal Credit Union

PROPERTY SUMMARY

Ground Lease	\$125,000/annually
Available	Immediate
Lot Size	± 2.04 AC
Type	Single Tenant
Parking	Surface
Access	Full Shared on HWY 101
Restrictions	Coffee Chicken Gasoline



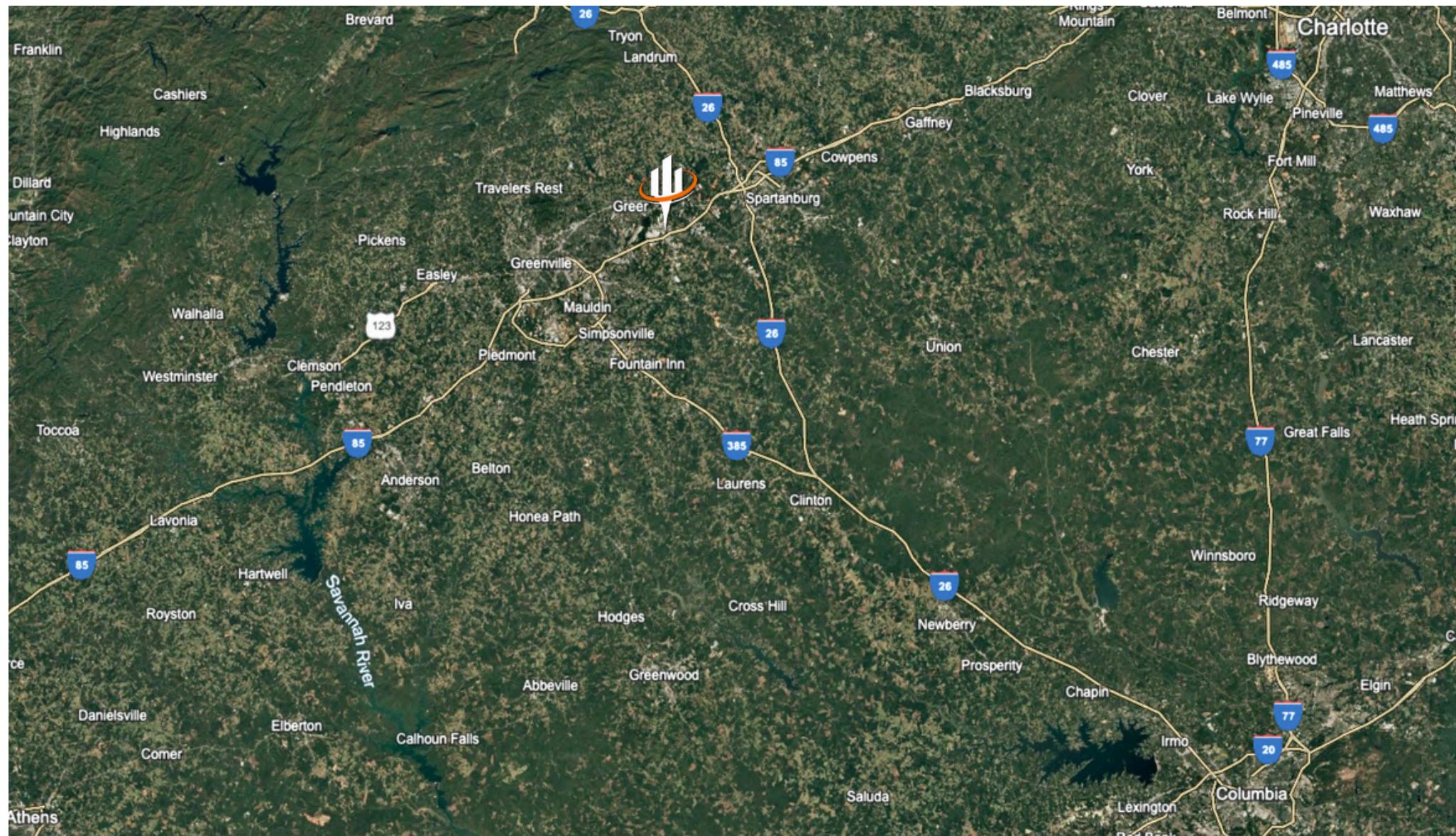
SITE PLAN



RETAILER MAP



LOCATIONAL MAP

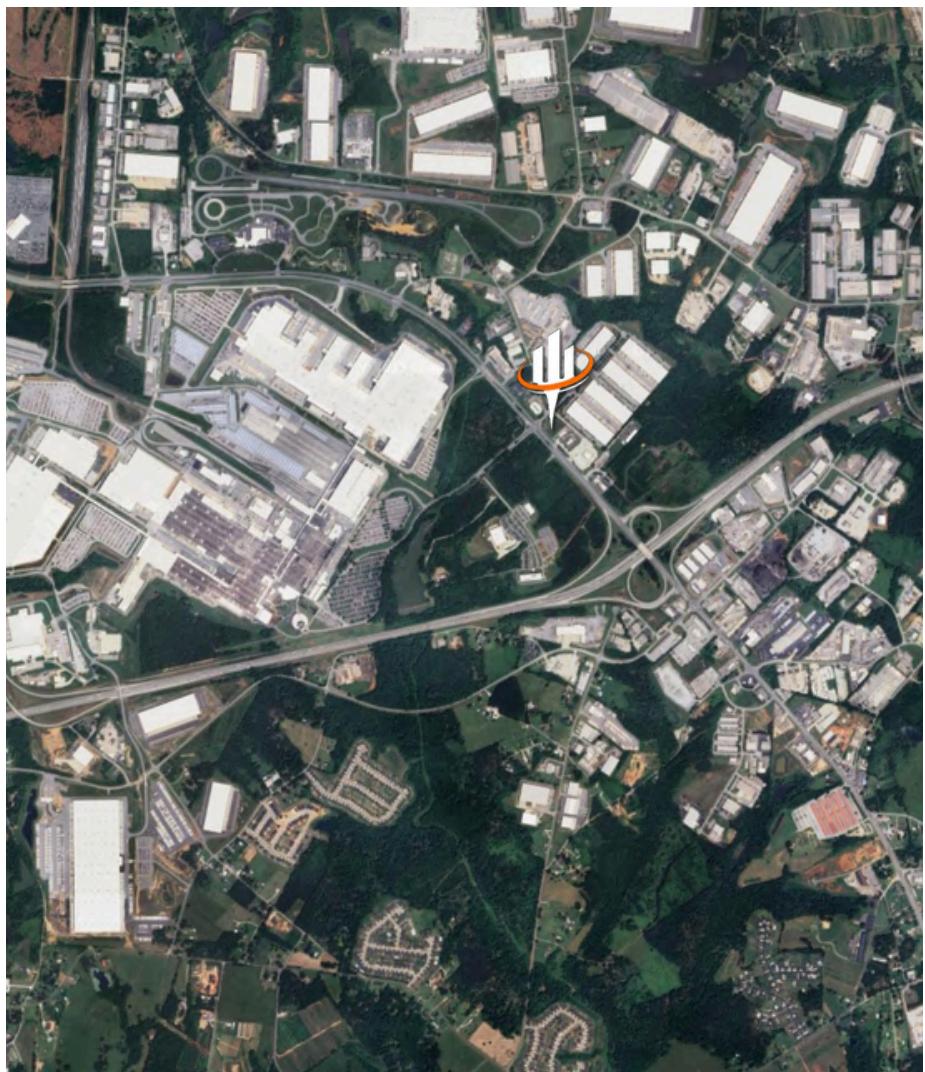


DEMOGRAPHICS

	1 MILE	5 MILES	7 MILES
2025 Population (Q2)	652	66,246	151,204
Avg HH Income	\$108,918	\$107,383	\$119,552
Daytime Employees	796	28,147	55,539
Average Age	40.6	39.1	40.2
Median Home Value	\$398,258	\$355,505	\$433,774
2029 Estimated Population	+6.8%	+6.5%	+5.0%

	8 Minutes	12 Minutes	4 Miles
2025 Population (Q2)	16,158	57,432	33,694
Avg HH Income	\$115,792	\$110,602	\$105,724
Daytime Employees	9,713	26,793	16,946
Average Age	38.6	39.0	38.3
Median Home Value	\$376,198	\$372,246	\$341,910
2029 Estimated Population	+6.9%	+6.7%	+5.1%

Source: SiteSeer Retail Data



Source: SCDDOT Traffic Data

AREA OVERVIEW

UPSTATE SOUTH CAROLINA

The Upstate is the region in the westernmost part of South Carolina, United States, also known as the Upcountry, which is the historical term. Although loosely defined among locals, the general definition includes the ten counties of the commerce-rich I-85 corridor in the northwest corner of South Carolina. This definition coincided with the Greenville–Spartanburg–Anderson, SC Combined Statistical Area, as first defined by the Office of Management and Budget in 2015.

The region's population was 1,647,112 as of 2020. Situated between Atlanta and Charlotte, the Upstate is the geographical center of the "Char-lanta" mega-region.

After BMW's initial investment, foreign companies, including others from Germany, have a substantial presence in the Upstate; several large corporations have established regional, national, or continental headquarters in the area.

Greenville is the largest city in the region with a population of 72,227 and an urban-area population of 540,492, and it is the base of most commercial activity. Spartanburg and Anderson are next in population.

In fact, the Greenville–Spartanburg–Anderson MSA was ranked seventh in the nation by site consultants considering the top markets for economic development. Many financial institutions have regional offices located in downtown Greenville.

Other major industry in the Upstate is the healthcare and pharmaceuticals. Prisma Health System and Bon Secours St. Francis Health System are the area's largest in the healthcare sector, while the pharmaceutical corporation of Bausch & Lomb have set up regional operations alongside smaller recently developed local companies like IRIX Manufacturing, Incorporated and Pharmaceutical Associates. The Upstate is also home to a large amount of private sector and university-based research.



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.

INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

330 Pelham Rd. Ste 100A
Greenville, SC 29615



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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