



TURN-KEY 2ND GEN RESTAURANT FOR SALE

102 Southern Center Way Easley, SC



REEDY RIVER RETAIL
at SVN | BLACKSTREAM



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EXECUTIVE SUMMARY

Reedy River Retail at SVN Blackstream is pleased to present the opportunity to purchase a turn-key, second generation restaurant with expansive patio, ample parking, and outstanding signage and visibility in one of the Upstate's fastest growing markets. Prominently located at the gateway into Easley, SC, this free standing restaurant is well positioned to capture a wide customer base from Greenville, Powdersville, Easley and Clemson. The building is just over 8,400 SF and boasts a large covered patio, large bar, plenty of seating and a fully equipped kitchen. Built in 2007 and remodeled in 2021, the restaurant sits on 1.37 AC along Calhoun Memorial Highway which sees more than 39,000 vehicles per day. To schedule a showing, please reach out to the listing agents and do NOT disturb the current tenant or employees.

± 8,409 SF

± 1.37 AC

100 Parking Spaces

\$303.25/SF

Includes most furniture, fixtures, and equipment

Sits next to top performing Outback and Golden Corral

Please DO NOT disturb current tenant or employees.



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PROPERTY SUMMARY

Price	\$2,550,000
Year Built	2007
Lot Size	± 1.37 AC
Building Size	±8,409 SF
Zoning	GC
Type	Free Standing Restaurant
Parking	100



RETAILER MAP













SUBMARKET MAP



DEMOGRAPHICS



	3 MILE	5 MILE	10 MILES
Total Population (2024)	±1,967	±66,967	±260,362
Projected Growth (2029)	+3.3%	+3.2%	+3.4%
Average HH Income	\$83,266	\$89,349	\$94,292
Daytime Employees	±589	±17,243	±112,489
Average Age	±41.9	±41.5	±40.2
Median Home Value	\$343,398	\$351,579	\$384,781

Source: Site Seer Retail Data

GENERAL 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.



2
Best City to
Start a Business



1
US Best Urban
Bike Path
Swamp Rabbit Trail



Top 10
U.S. Vacation
Spots



4 Fastest
Growing City



"Top 10 Best
Places To Live"
Greenville, SC

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4 Best Place to
Raise a Family



5 South's Best
Cities



6 "Small City"
In the US



#9 Best Cities
for People
Under 35



GREENVILLE - AREA INFORMATION



Main Street - Hailed as a "Great American Main Street" by the National Trust for Historic Preservation, this 10-block stretch teems with enticing shops and restaurants. Tree-lined Main Street makes a delightful place to eat, shop and stroll—especially after dark, when its maples and oaks twinkle enchantingly with tiny white lights.

- **Growing Population:** Greenville has seen population growth, which can lead to a larger customer base for fast food.
- **Economic Development:** The area has a strong economy and a diverse job market, making it attractive for new businesses.
- **Tourism:** Greenville attracts visitors with its parks, downtown events, and vibrant cultural scene, providing additional foot traffic.
- **Family-Oriented Community:** With a focus on family-friendly dining options, fast food restaurants can cater to local families and kids.
- **Market Demand:** There's often a steady demand for quick, affordable meal options, especially in busy urban areas.
- **Strategic Location:** Greenville's location along major highways can attract travelers looking for convenient dining options.
- **Competitive Landscape:** Depending on the specific area, there may be opportunities to fill gaps in the market or introduce new concepts.





EASLEY - AREA INFORMATION



Easley, South Carolina, is a charming small city located in the Upstate region of the state, just about 12 miles west of Greenville, one of South Carolina's fastest-growing cities. Known for its southern hospitality and a more relaxed pace of life, Easley serves as a gateway to both suburban living and easy access to urban amenities.

- **Proximity to Larger Markets** - A business in Easley could attract both local residents and visitors who are in the area for business or leisure activities in Greenville.
- **Strong Local Community** - Easley has a close-knit community, and local residents often support businesses that are seen as part of the town's fabric. A business that is able to connect with the local population through events, promotions, and a personalized dining experience could build strong customer loyalty.
- **Tourism Potential** - Easley is close to popular outdoor attractions like Lake Hartwell, the Blue Ridge Mountains, and hiking areas. People visiting for outdoor activities or nearby events may seek local dining options, creating opportunities for restaurants to attract tourists. Being near these attractions can bring in visitors who are looking for places to eat during their stay.



Easley ranks as the second fastest growing market in the Carolinas with a population over 20,000. -Charlotte Business Journal

Walmart in Easley ranks in the 96th percentile statewide and 89th percentile nationwide. -PlacerAI

Outback Steakhouse ranks in the 75th percentile nationwide. -PlacerAI

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.



301 Roper Creek Drive
Greenville, SC 29607

214 W Tremont Avenue
Charlotte, NC 28203



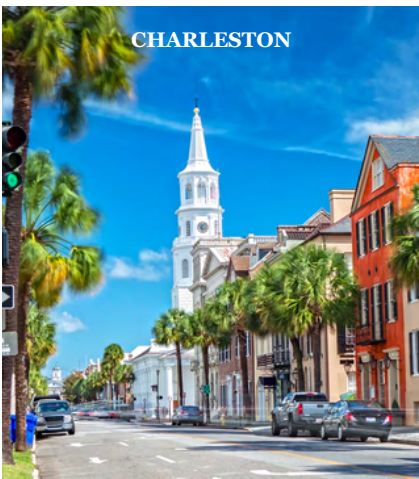
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INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

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 Tippy Taco**

NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST





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