

FOR LEASE



± 1.42 Acres Lighted
Intersection

1985 SC-101, Greer, SC 29651



PROPERTY SUMMARY

Ground Lease Rate **contact broker**

Delivery Conditions **negotiable**

Frontage **±210 ft on SC-101**

Acres **± 1.42 AC**

Parcel No. **5-29-00-129.01**

Traffic **± 27,000 VPD on SC-101
± 124,700 VPD on I-85**



Property Highlights

Reedy River Retail at SVN Palmetto is pleased to present a strategically located corner along SC-101 in Greer, SC. Situated next to the BMW Manufacturing and minutes from Greenville-Spartanburg International Airport, this site benefits from constant traffic from both commuters and employees in one of the region's strongest employment hubs. Continued residential and industrial growth in Greer further enhances the steady demand and long-term viability of this corridor.

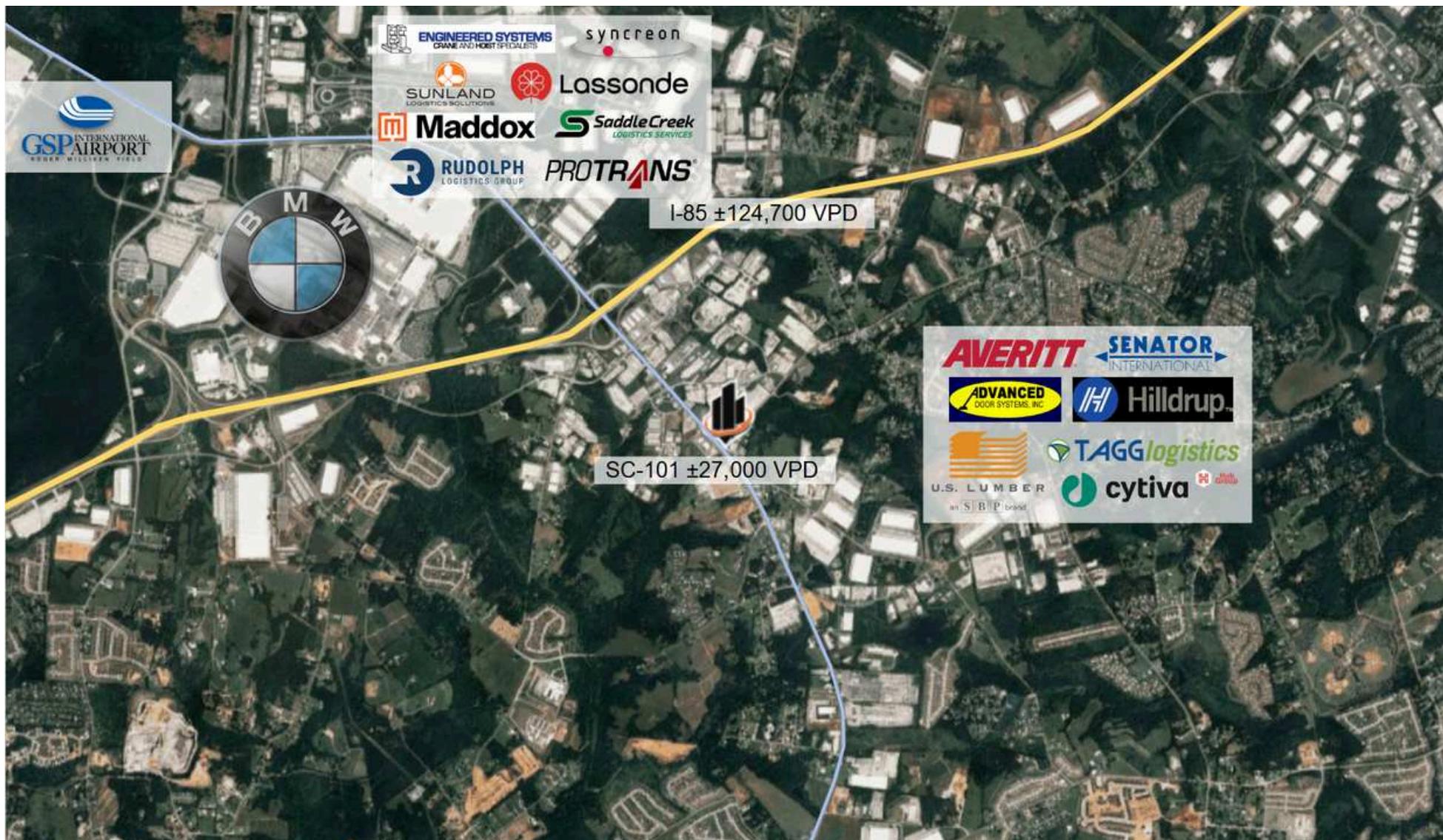
Surrounding development includes a mix of national retail, quick-service restaurants, and service operators, demonstrating the strength of the market. With direct access, strong visibility, and immediate connectivity to I-85, this location offers an exceptional opportunity for users seeking to capture both local and regional traffic.

- Ideally positioned near BMW, GSP Airport, and I-85
- ±210 ft of frontage along SC-101
- Excellent visibility and access along a high-traffic commuter corridor
- Large site situated on lighted intersection

RETAILER MAP



AERIAL MAP



DEMOGRAPHICS



	3 MILE	5 MILE	10 MILES
Total Population (2025)	±15,021	±52,854	±302,753
Projected Growth (2030)	+7.1%	+7.3%	+4.2%
Average HH Income	\$119,956	\$117,387	\$118,820
Daytime Employees	±6,255	±21,856	±99,443
Average Age	±39.1	±39.1	±40.7
Median Home Value	\$393,140	\$390,170	\$427,849

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





Chris Philbrick
Associate of Retail Services
chris.philbrick@svn.com
864.631.3419



Dustin Tenney
SVP of Retail Services
dustin.tenney@svn.com
864.905.7226

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible lease of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Offering Brochure must be returned to the SVN Advisor. Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective leaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective leaser, any prospective leaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate lease Agreement shall bind the property and each prospective leaser proceeds at its own risk.