



# 6516 STATE PARK RD

6516 State Park Rd, Travelers Rest, SC 29690

**JOHN RUFF**

Vice President

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PROPERTY DESCRIPTION

Available for lease new build construction retail center at 6516 State Park Road in Travelers Rest anchored by freestanding Ace Hardware & strategically located off the main intersection at Hwy 25 N & State Park Road. This center was built in 2024 & is located within Travelers Rest city limits directly across State Park Road from the Pinestone Development consisting of approximately 250 apartments, 100 single-family units & over 70K SF of commercial space. There are five (5) spaces available for lease in the center ranging in size from +/- 1300 SF up to +/- 4415 SF. The entire building is +/- 10800 SF & possess ample amount of parking & monument signage on State Park Road. Current co-tenants at the property include Ace Hardware, The Philly Grill & Gala Nail & Spa. Positioned centrally around the major retail tenants off Hwy 25 N other service providers in close proximity to the property & on State Park Road include: TD Bank, Sherman-Williams, State Farm, Allstate & Edward Jones. This property has multiple points of ingress & egress & is zoned C-1 by the City of Travelers Rest providing a great opportunity for any retail or office user interested in the growing Travelers Rest market. State Park Road has a traffic count of 8K VPD & connects Main Street & Hwy 25 N – which have a traffic count of 15K VPD & 27K VPD respectively. Asking price is negotiable & begins at \$30.00/SF NNN. The NNN expenses are estimated to be \$5.60/SF. Delivery conditions are “cold shell” including HVAC, demising walls & concrete slab floors. Please reach out to Listing Agent(s) with any questions or to schedule a showing.

PROPERTY HIGHLIGHTS

- +/- 1300-4415 SF for Lease
- Asking \$30.00 SF/YR (NNN)
- New Construction – delivered as cold shell
- Multiple points of Ingress and Egress
- .5 miles from Downtown Travelers Rest
- Ace Hardware (cotenant) – top 20 in the state via Placer.ai
- Strong Demographics (within 2 miles) – AHHI \$90k
- Positioned across from the newly built Rows at Pinestone (500+ Units)
- Booming Population Growth – Travelers Rest continues to attract new residents, driven by its charm, proximity to Greenville, and quality of life.

OFFERING SUMMARY

Lease Rate:	\$30.00/SF NNN
Available SF:	Ranging from 1,300 SF to 4,415 SF
Building Size:	10,800 SF



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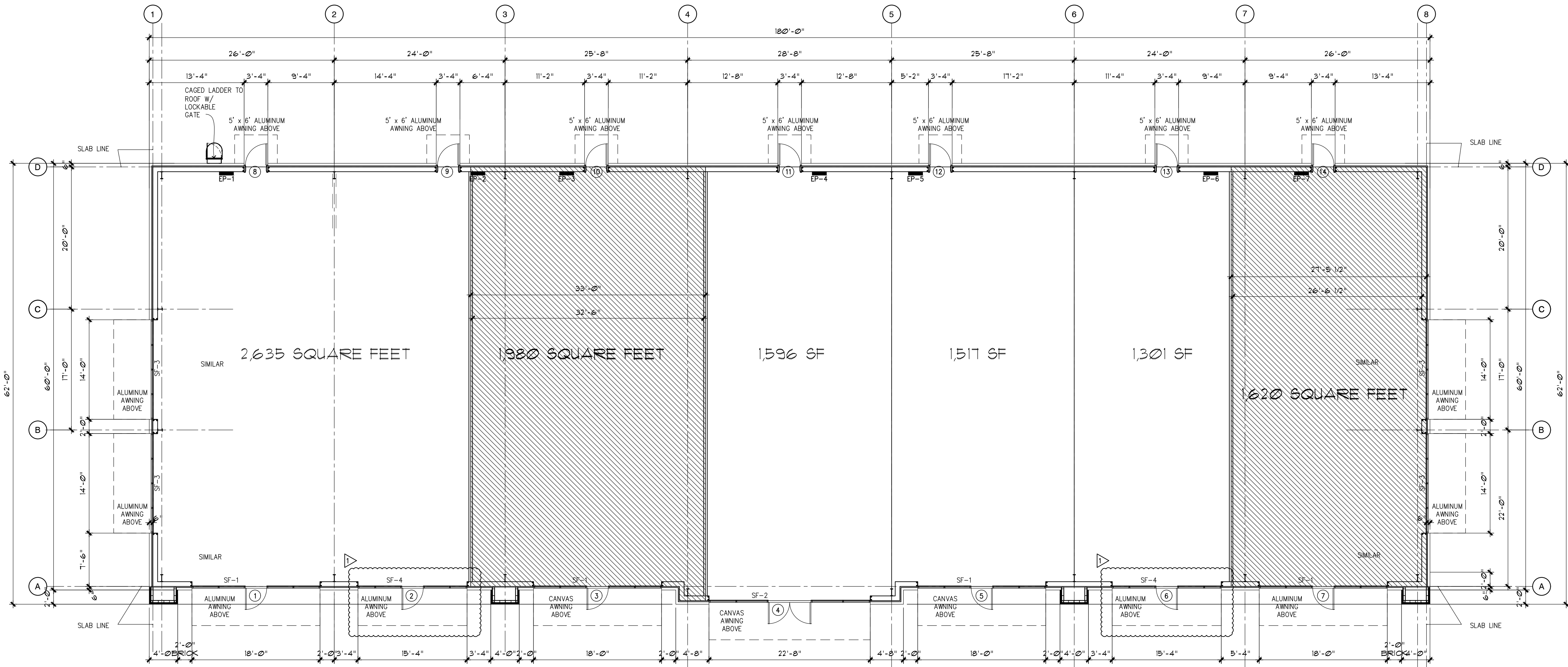


## ADDITIONAL PHOTOS



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**1** ARCHITECTURAL FLOOR PLAN  
A1.1

SCALE : 1/8" = 1' - 0"

AREA: 10,864 SQUARE FEET HEATED AREA  
METAL BUILDING MFG. NOTE:  
BUILDING DESIGN IS BASED ON "STRAIGHT" COLUMNS THROUGHOUT.

**Craig A. Otto**  
ARCHITECT, INC.

DESIGN • PLANNING • ARCHITECTURE

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No.	Revisions	Date
1	REVISED STOREFRONT AND WALL THIS UNIT	MAY 31, 2023

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Project Title **ACE HARDWARE RETAIL CENTER**  
STATE PARK RD., TRAVELERS REST, SC

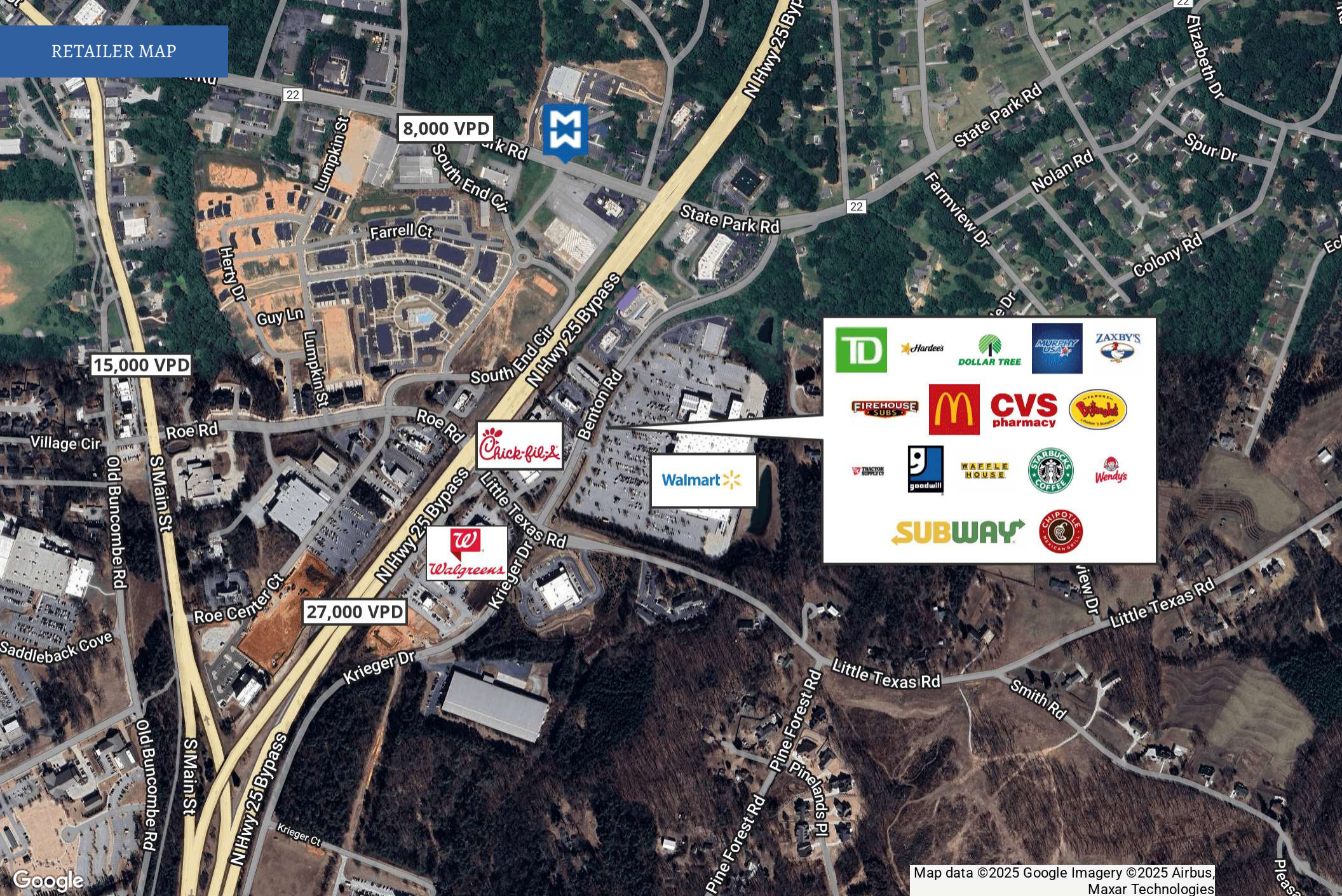
Drawing Title  
**LEASE SQUARE FOOTAGE PLAN**

Consultant

Seal	Date JULY 6, 2023
	Drawn By OTTO
	Drawing No.
	A1.1



# RETAILER MAP



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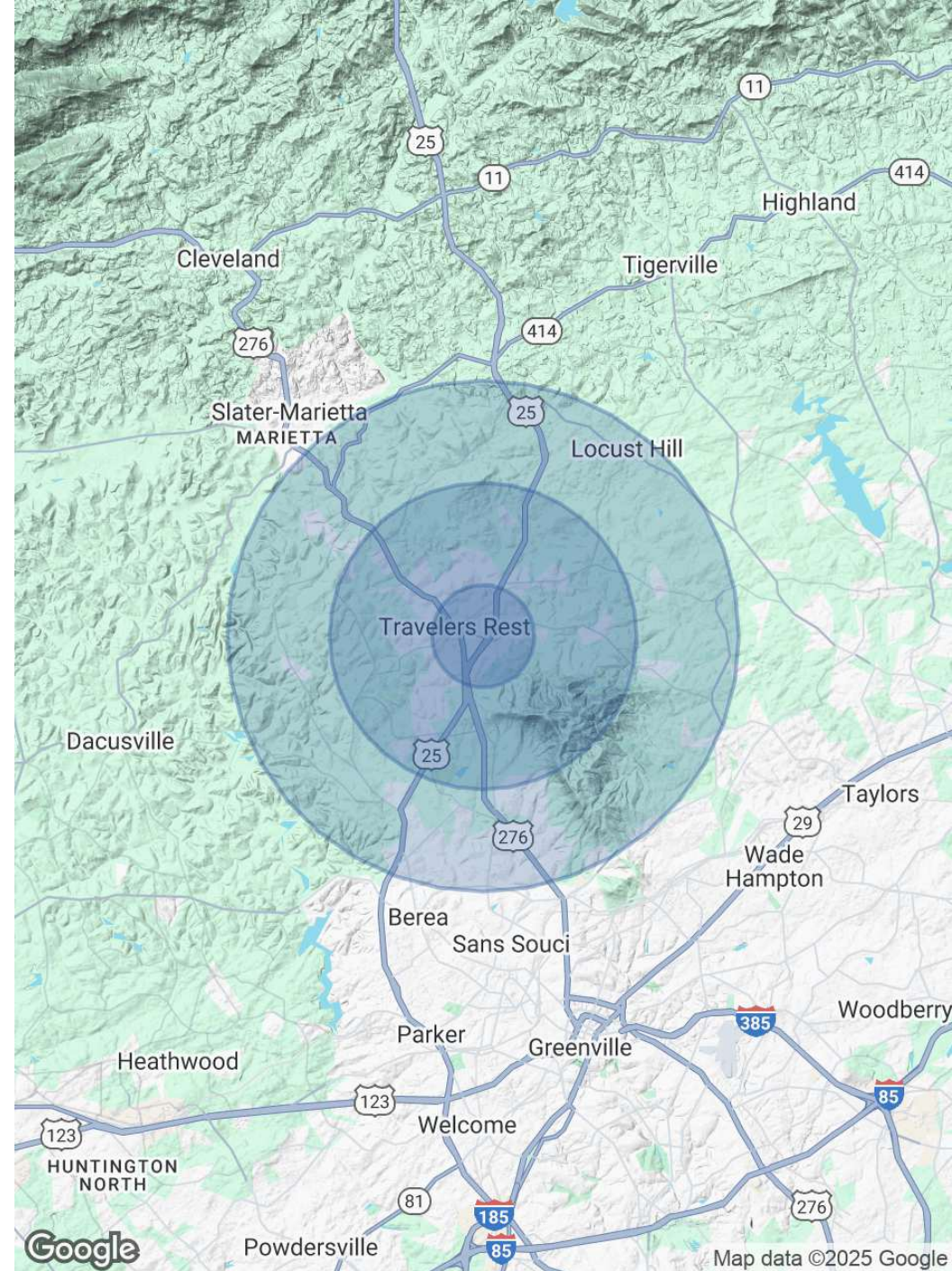


## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,292	17,990	46,446
Average Age	39	41	41
Average Age (Male)	37	40	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,308	6,438	18,217
# of Persons per HH	2.5	2.8	2.5
Average HH Income	\$79,467	\$96,595	\$88,799
Average House Value	\$326,758	\$359,690	\$316,714

*Demographics data derived from AlphaMap*



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