



# 6516 STATE PARK RD

6516 State Park Rd, Travelers Rest, SC 29690

JOHN RUFF

Vice President

864.224.3503

johnruff@mccoywright.com

**M** McCoy Wright  
COMMERCIAL REAL ESTATE

## PROPERTY SUMMARY



### 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

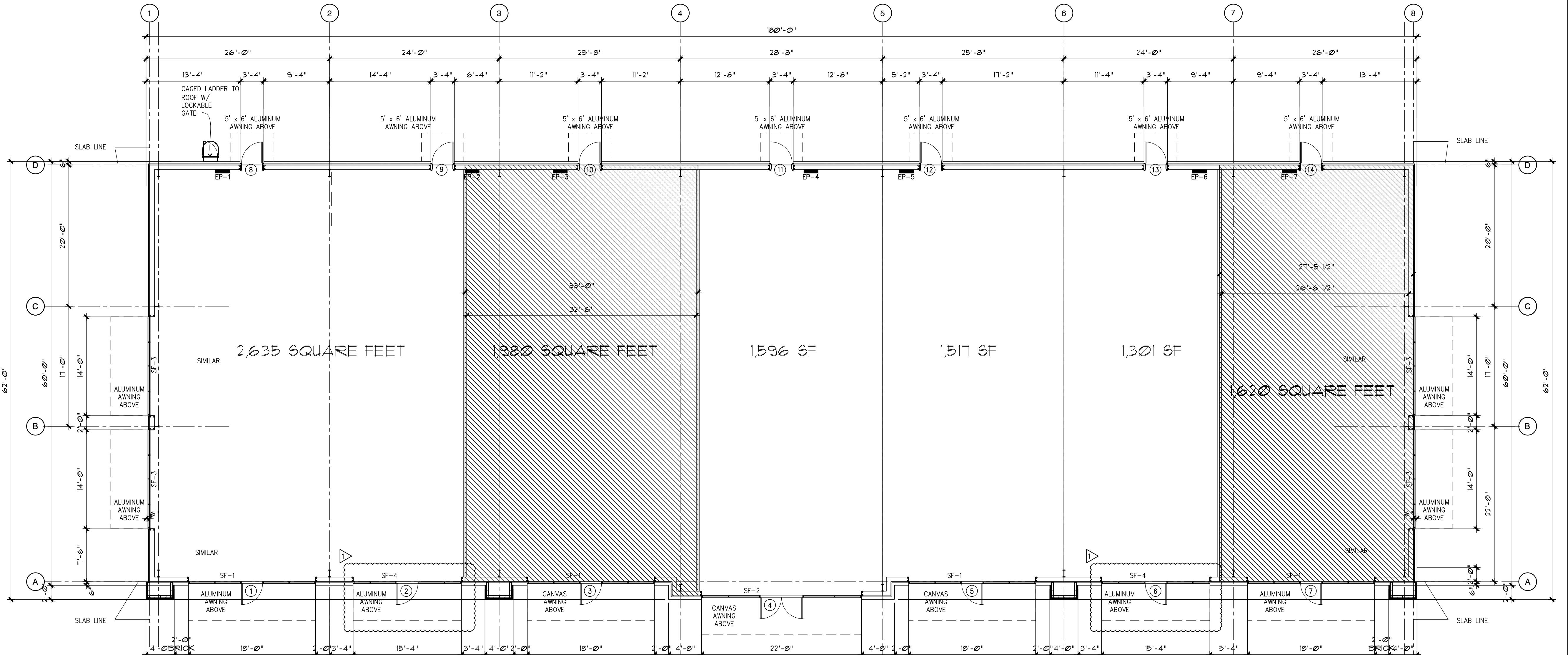


John Ruff, Vice President | 864.224.3503 | johnruff@mccoywright.com

## ADDITIONAL PHOTOS



John Ruff, Vice President | 864.224.3503 | [johnruff@mccoywright.com](mailto:johnruff@mccoywright.com)



1  
A11 ARCHITECTURAL FLOOR PLAN  
SCALE : 1/8" - 1' - 0"

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

1 rights reserved. This drawing and the design shown thereon are copyrighted as  
2 described by the laws of the United States and are the sole property of Craig A. Otto,  
3 Architect, Inc. Anyone duplicating, reproducing, or causing to be reproduced these drawings or  
4 the design thereon without permission of the architect will be subject to legal action.

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

**Drawing Title**      **LEASE SQUARE FOOTAGE PLAN**

Figure 1. (Continued)

## LEASE SQUARE FOOTAGE PLAN

vol

Date

JULY 6, 2023

---

Drawn By

OTTO

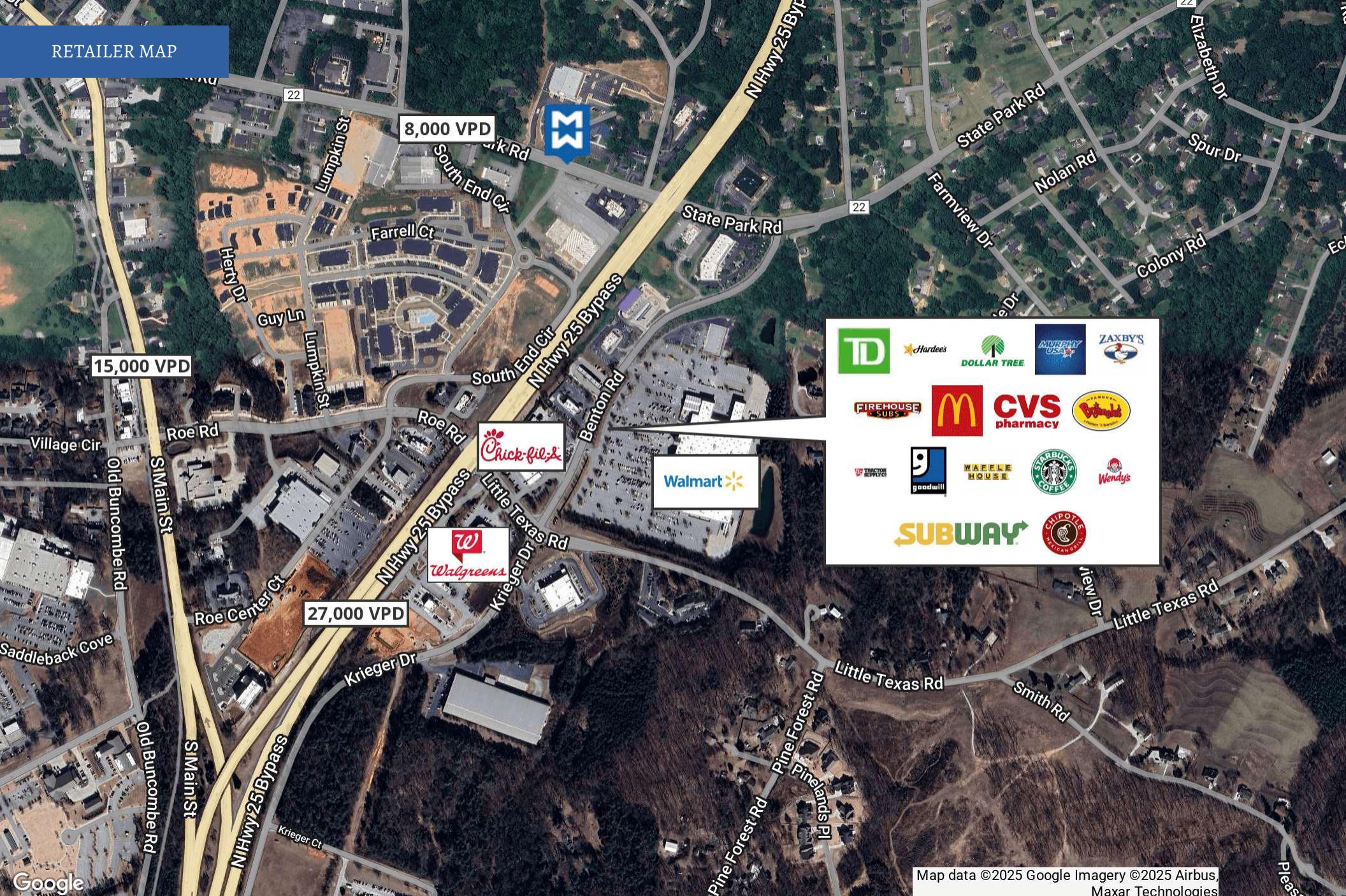
---

**Drawing No.**

A diagram showing a triangle with three horizontal lines inside it. The top horizontal line is intersected by the triangle's top vertex. The bottom horizontal line is intersected by the triangle's bottom vertex. The middle horizontal line is intersected by the triangle's middle vertex.

Page 1 of 1

## RETAILER MAP



John Ruff, Vice President | 864.224.3503 | johnruff@mccoywright.com

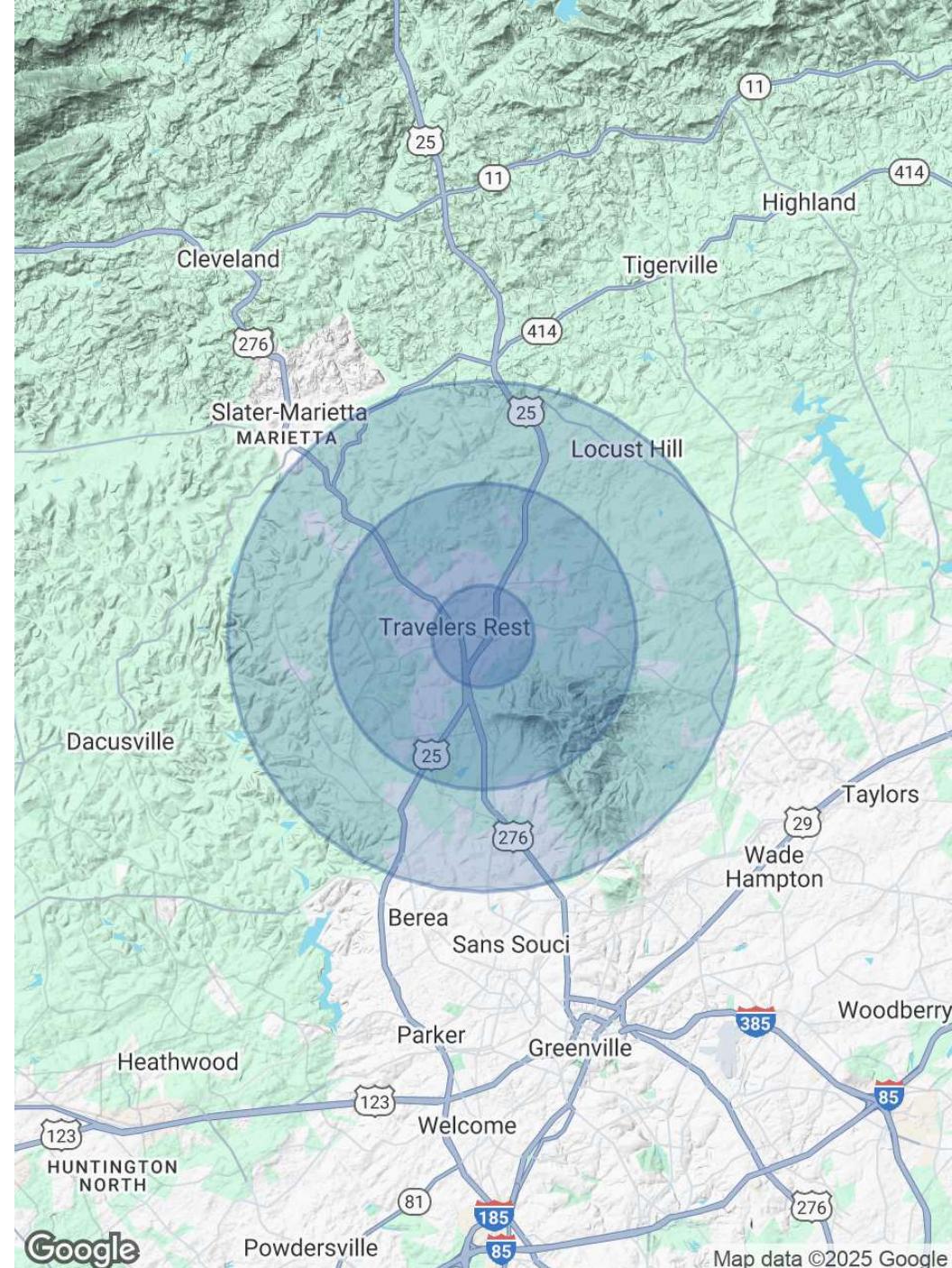


## DEMOGRAPHICS MAP & REPORT

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



John Ruff, Vice President | 864.224.3503 | johnruff@mccoywright.com



**JOHN RUFF**

Vice President

**Direct:** 864.224.3503  
[johnruff@mccoywright.com](mailto:johnruff@mccoywright.com)



**John Ruff**, Vice President | 864.224.3503 | [johnruff@mccoywright.com](mailto:johnruff@mccoywright.com)