

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	See Suite Breakdown
<b>BUILDING SIZE:</b>	38,878 SF
<b>AVAILABLE SF:</b>	1,050 - 1,800 SF
<b>LOT SIZE:</b>	3.717 Acres
<b>YEAR BUILT:</b>	2011
<b>ZONING:</b>	Commercial
<b>APN:</b>	5019-15-64-1022

### PROPERTY OVERVIEW

Reedy River Retail at SVN Palmetto are pleased to present an opportunity to lease this  $\pm 5,000$  SF &  $\pm 1,800$  SF retail space located at the West End Shops on 504 W. Main St. ( $\pm 20,100$  VPD). The space is shared with notable retailers such as Dollar General, Miracle Hill, Eggs Up Grill, Rita's Ice and more! The retail center has 385 ft. of frontage and 2 curb cuts on W. Main St. This is a great opportunity to join an excellent space in the growing Easley market and or grow your retail presence in a prominent and dynamic area!

### PROPERTY HIGHLIGHTS

- $\pm 1,050$  SF available at \$19.00 PSF NNN
- $\pm 1,800$  SF available at \$16.00 PSF NNN
- ( $\pm 20,100$  VPD) W. Main St.. From 2022 to 2023, the vehicles per day increased nearly 3,000 vehicles
- Retailers in retail strip include Dollar General, Miracle Hill, Eggs up Grill, Rita's Ice and more!

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**DUSTIN TENNEY**  
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## ADDITIONAL PHOTOS

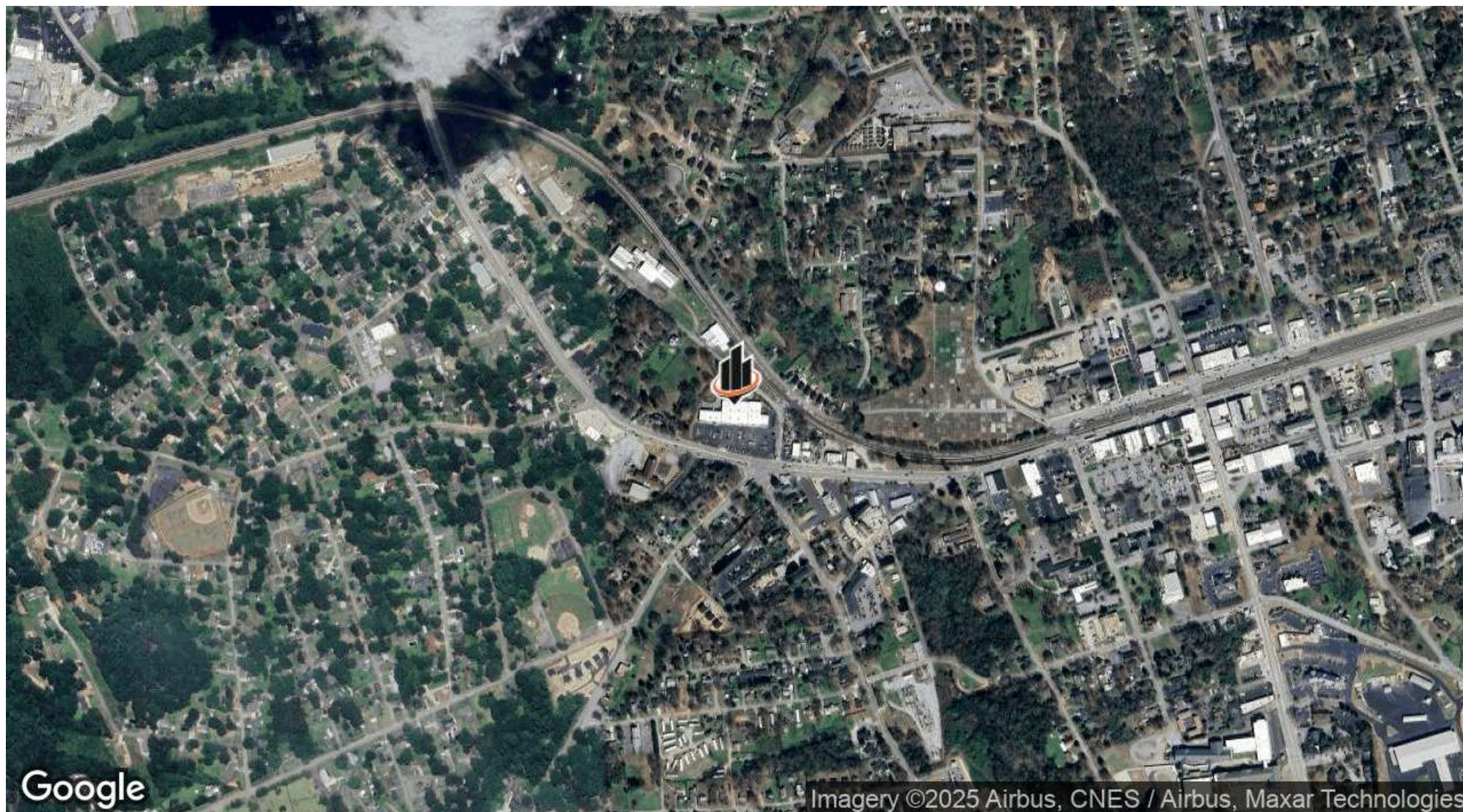


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## LOCATION MAP



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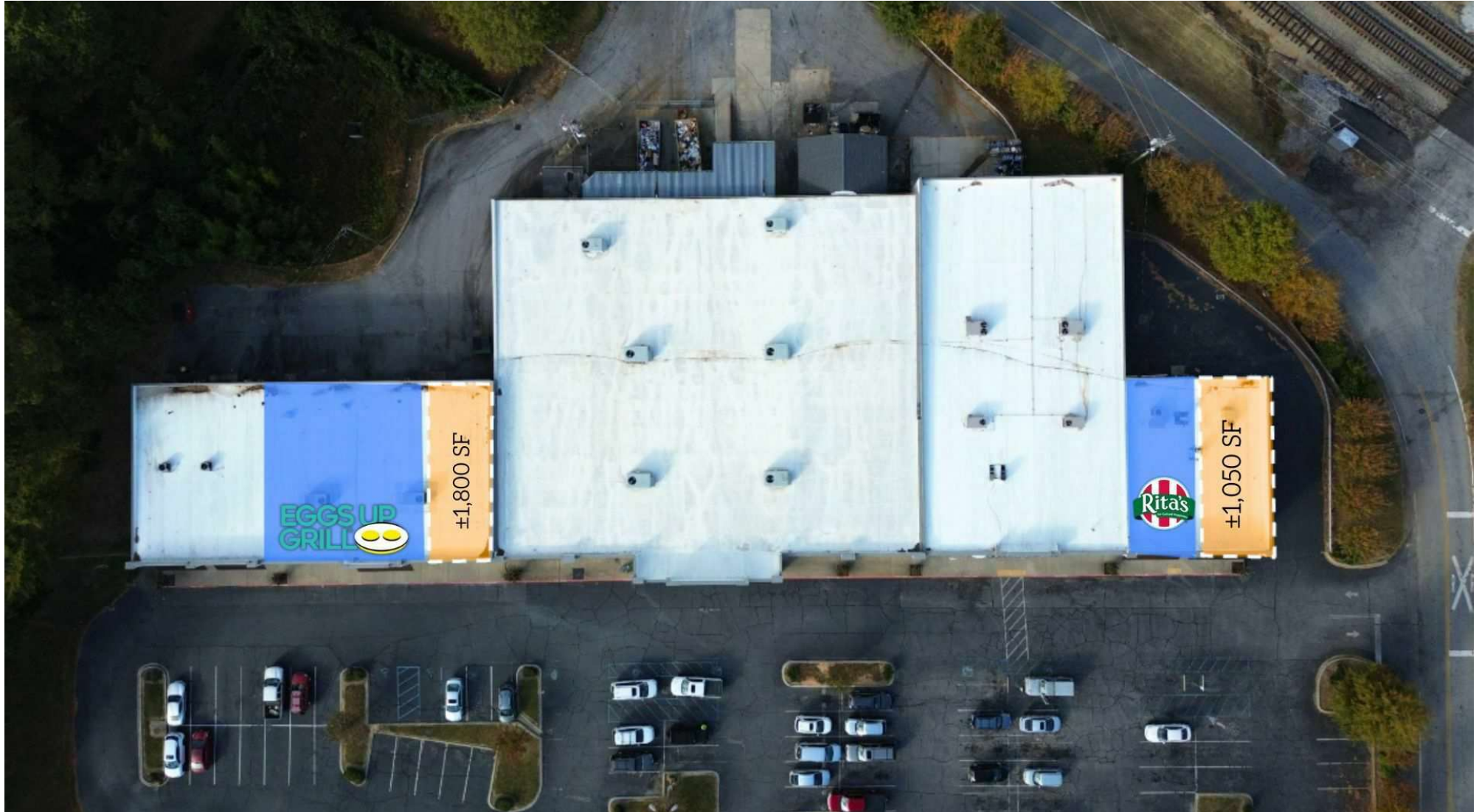
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**504 W MAIN ST** | 504 W Main St Easley, SC 29640



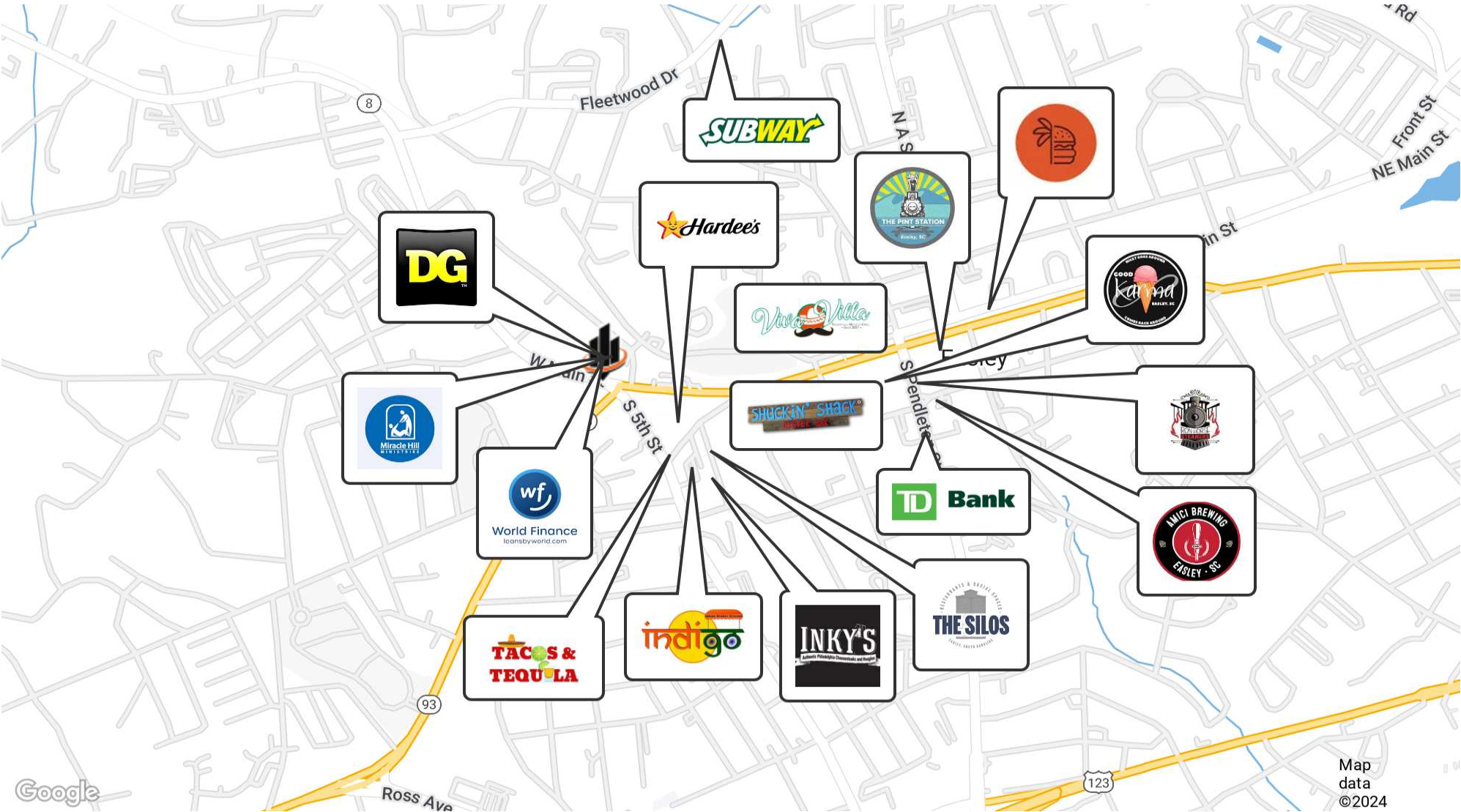
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RETAILER MAP

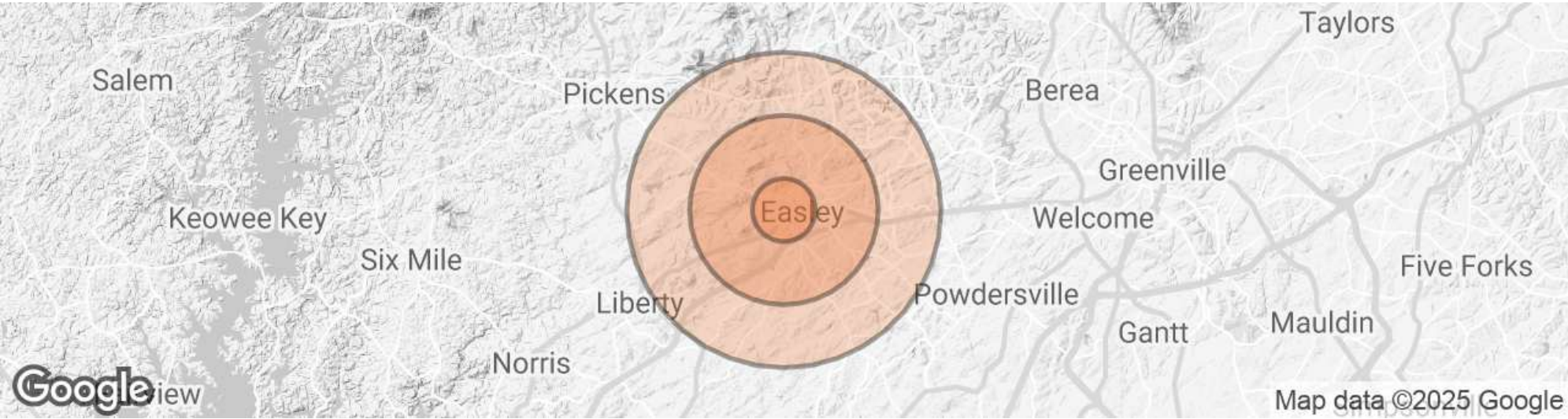


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DEMOGRAPHICS MAP & REPORT



\* Demographic data derived from SiteSeer

DEMOGRAPHIC INFO	1 MILE	3 MILES	5 MILES
2023 POPULATION	±6,040	±26,230	±50,056
PROJECTED POP	±6,226	±27,256	±51,883
AVERAGE HH INCOME	\$57,620	\$70,335	\$74,725
MEIDAN HOME VALUE	\$217,490	\$289,429	\$292,693
DAYTIME EMPLOYEES	±2,086	±7,193	±10,872

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# 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







**Dustin Tenney**  
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