

FOR LEASE



JUDSON MILL
701 EASLEY BRIDGE RD,
GREENVILLE, SC 29611

 **SVN**
PALMETTO


REEDY RIVER
RETAIL

EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present the leasing opportunity at Judson Mill District, a landmark adaptive-reuse redevelopment just minutes from downtown Greenville. Originally built as a historic textile mill, the campus has been reimagined into a vibrant mixed-use community featuring residential lofts, retail space, office, entertainment, and food-and-beverage destinations. Positioned along Easley Bridge Road with direct access to the West End, the Village of West Greenville, and major employment centers, the property benefits from strong visibility, connectivity, and built-in demand from surrounding neighborhoods.

Judson Mill features a growing tenant mix that includes BlocHaven Climbing Gym, Feed & Seed Co., The Foundry, and other curated operators who contribute to the campus' destination appeal. With over 200 onsite residential units and continued expansion of commercial offerings, the district provides an activated environment with consistent daytime and evening traffic. Approximately 58,000 square feet of space remains available, including finished office suites, a large second-generation restaurant and brewery space, and flexible shell space suitable for retail, creative office, or service users.

As Greenville continues to see significant demand for character-rich adaptive-reuse environments, Judson Mill District offers tenants the rare opportunity to establish a presence within one of the city's most distinctive and steadily maturing mixed-use projects.

PROPERTY SUMMARY

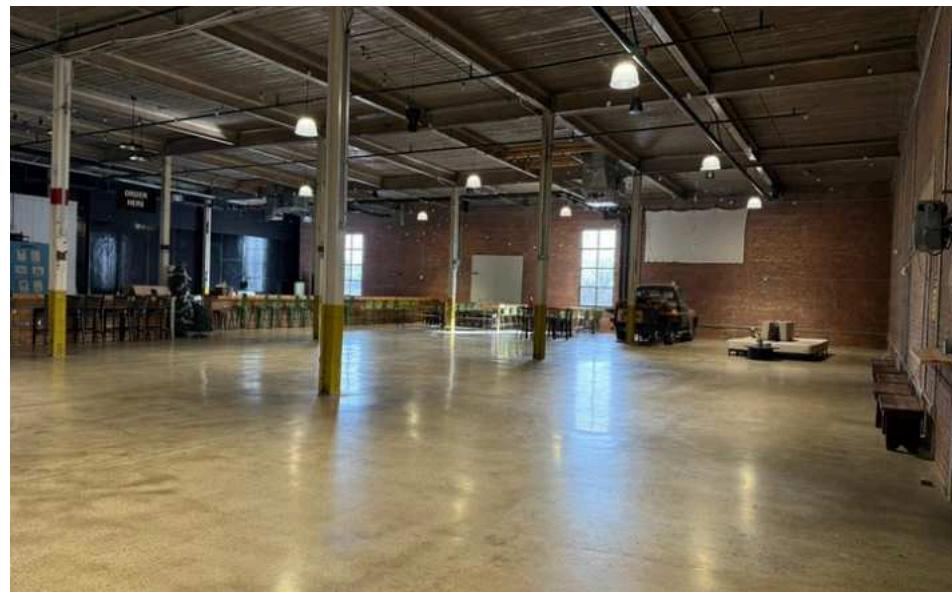
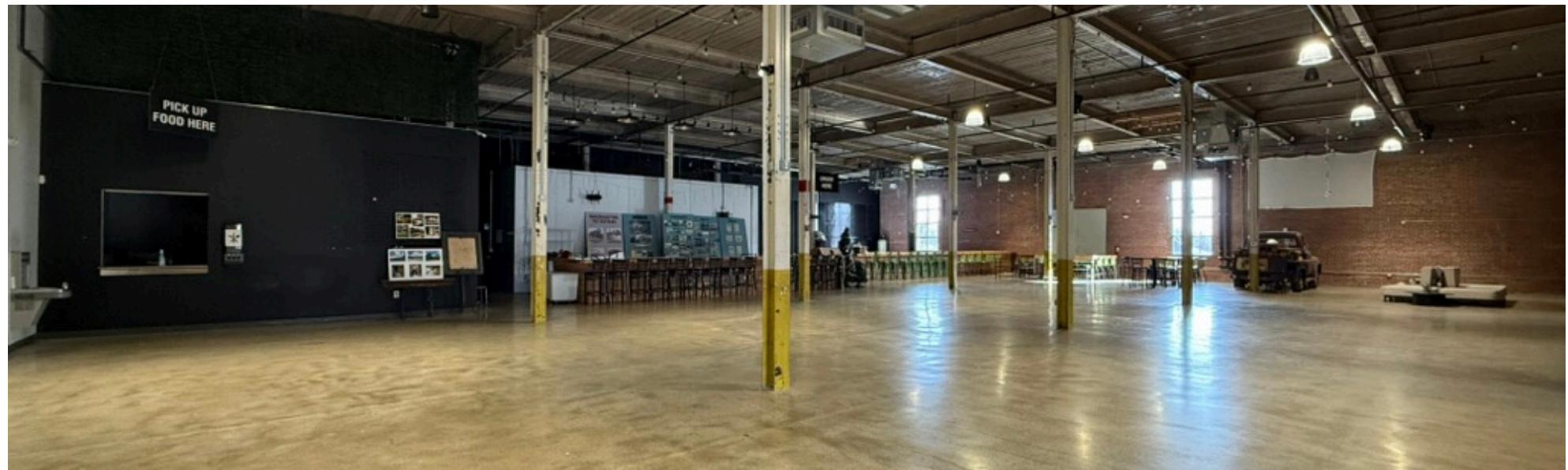
Suite 4155 *subdividable	±10,000 SF Former Brewery	\$14/SF/NNN
Suite 4250-4260 *subdividable	±4,978-9957 SF Partially Finished Office	\$12/SF/NNN
Suite 4150 *subdividable	±4,830 SF 1st Floor Conditioned Shell Space	contact broker
Suite 4020	±5,690 SF Shell Space beside Courtyard	contact broker
Suite 4050	±5,091 SF Shell Space beside Courtyard	contact broker
Suite 4060A	±2,799 SF Basement Shell Space	contact broker
Suite 4060B	±2,859 SF Basement Shell Space	contact broker
Parking		±1,700 spaces
Year Built/Renovated		1956/2020
Zoning		Regular Commercial
Type		Retail/Office
Traffic		±23,700 VPD on Easley Bridge Rd.



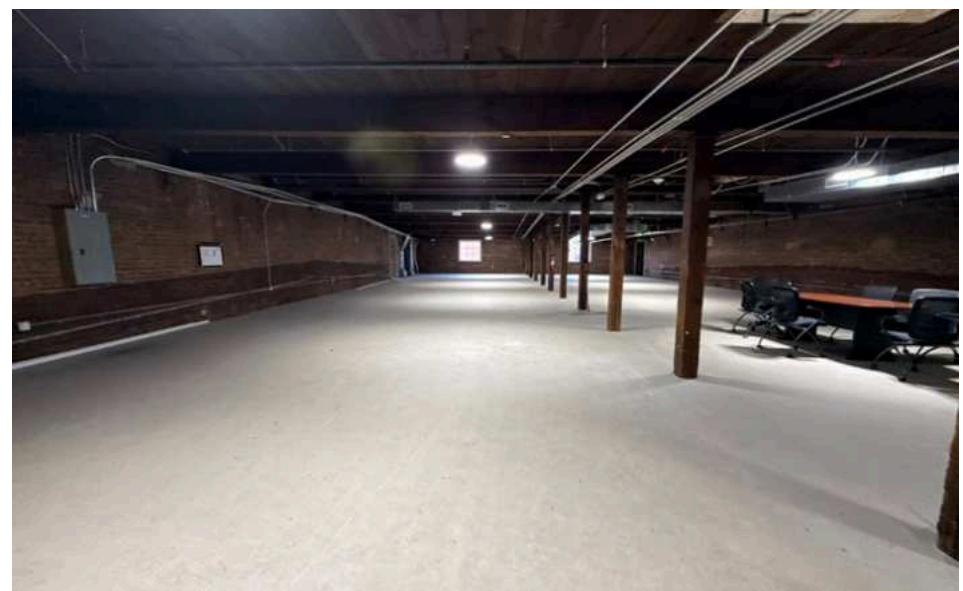
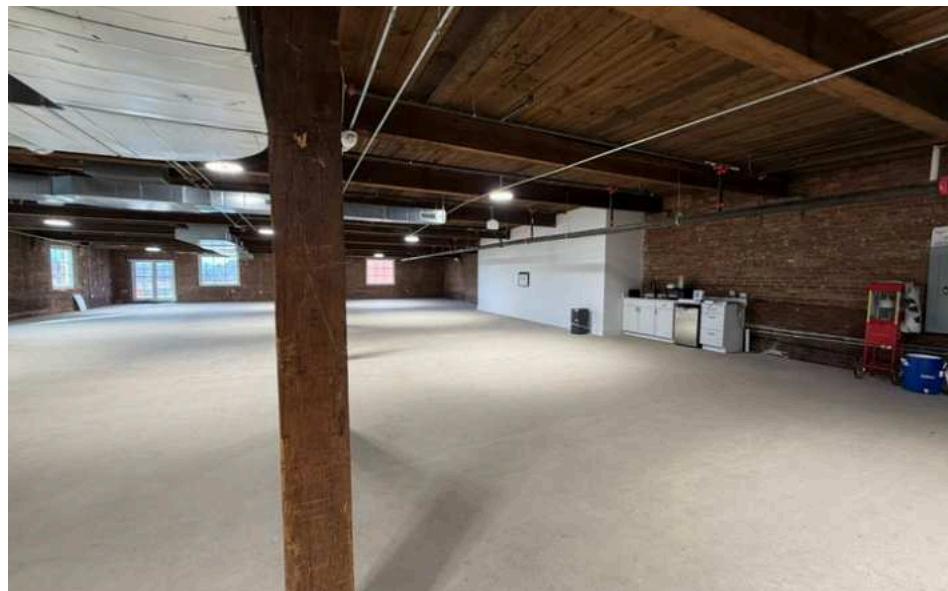
AERIAL MAP



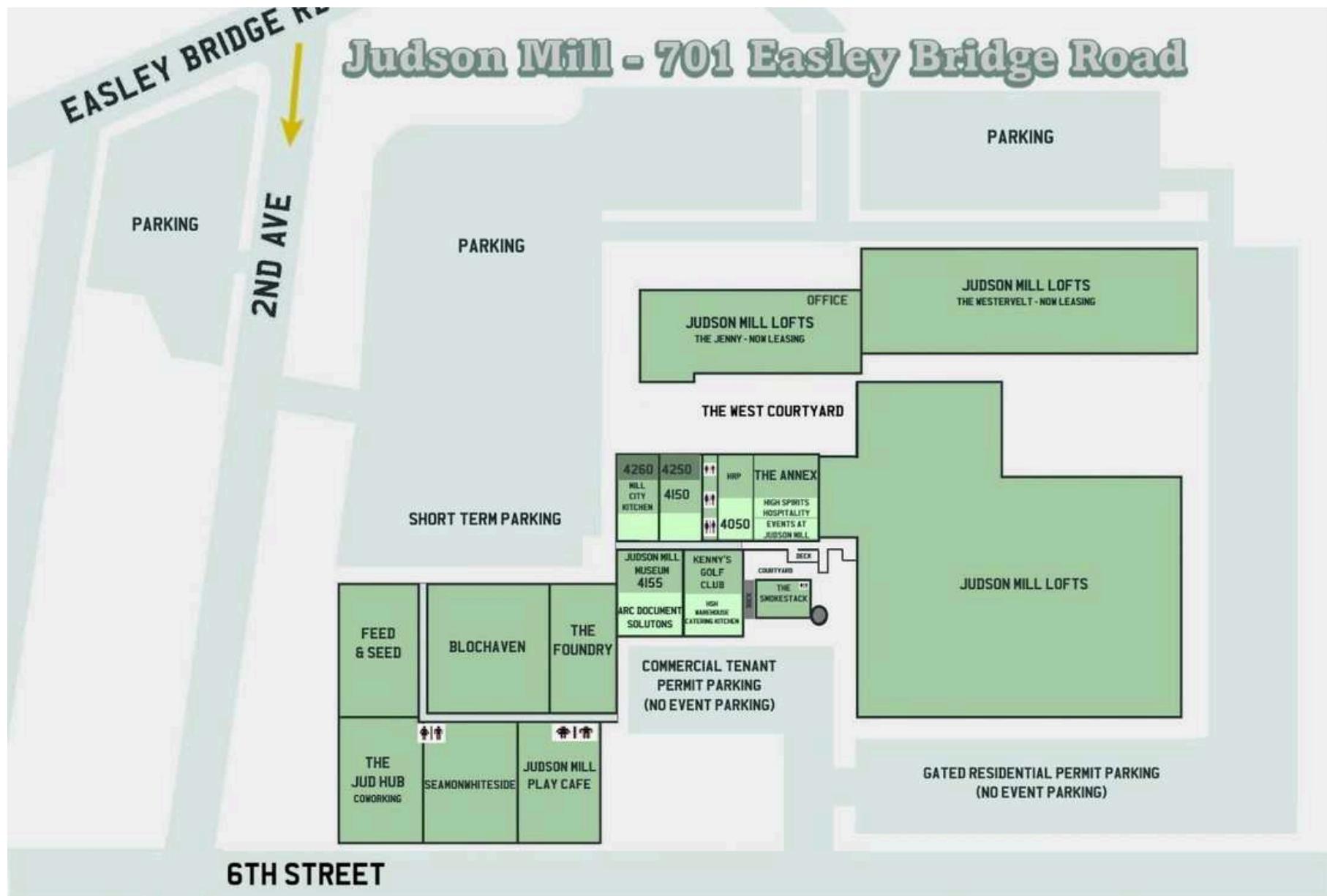
INTERIOR PHOTOS - BREWERY SPACE



INTERIOR PHOTOS - 2ND FLOOR OFFICE

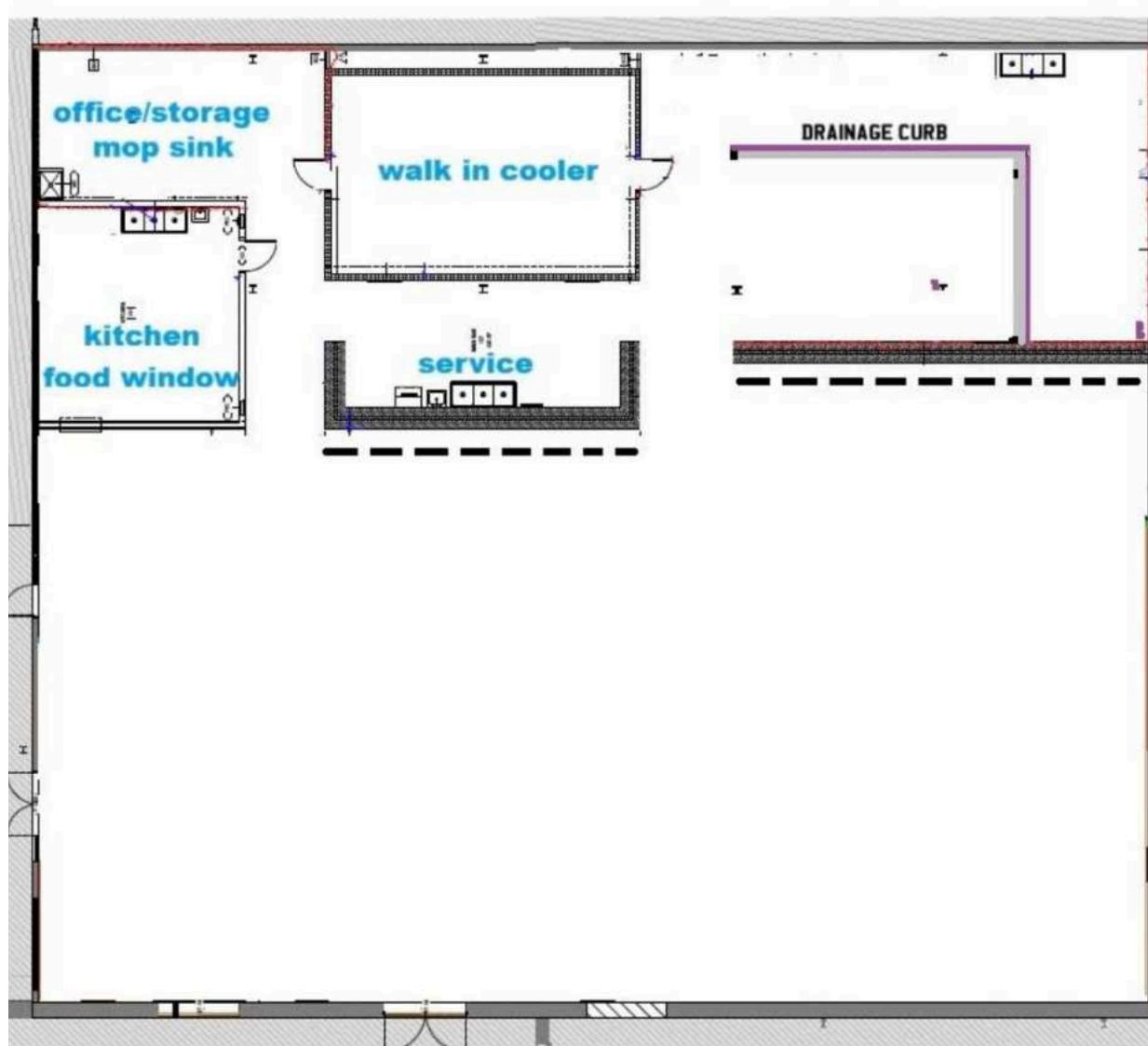


FLOOR PLAN - 1ST FLOOR

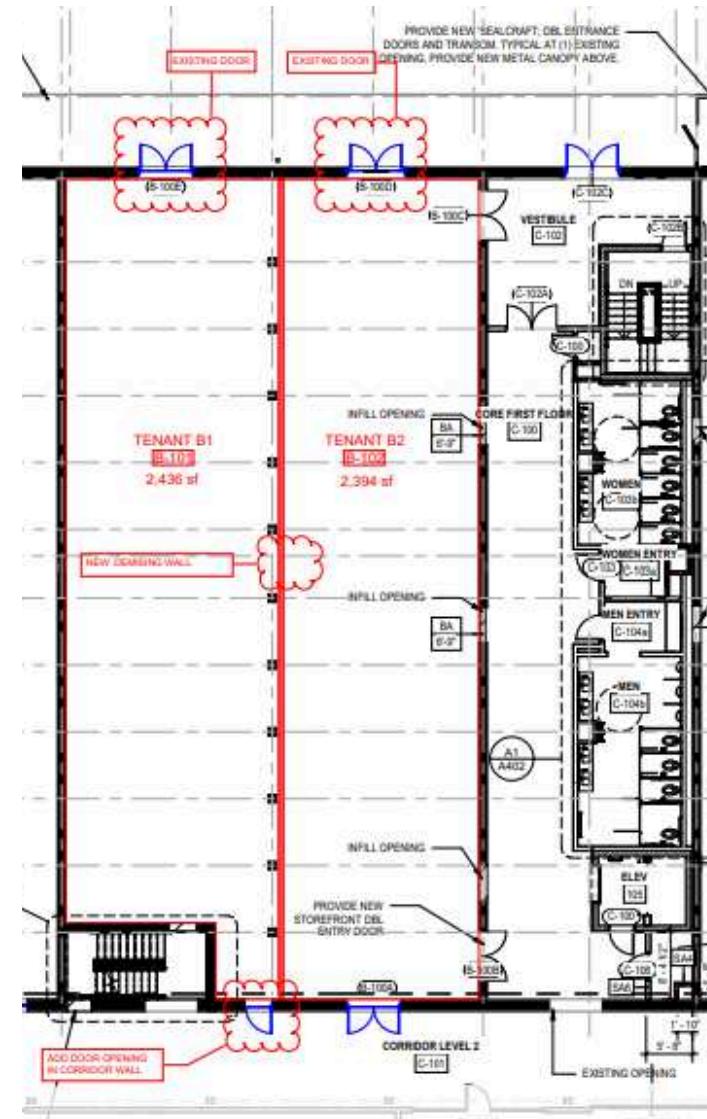


FLOOR PLANS

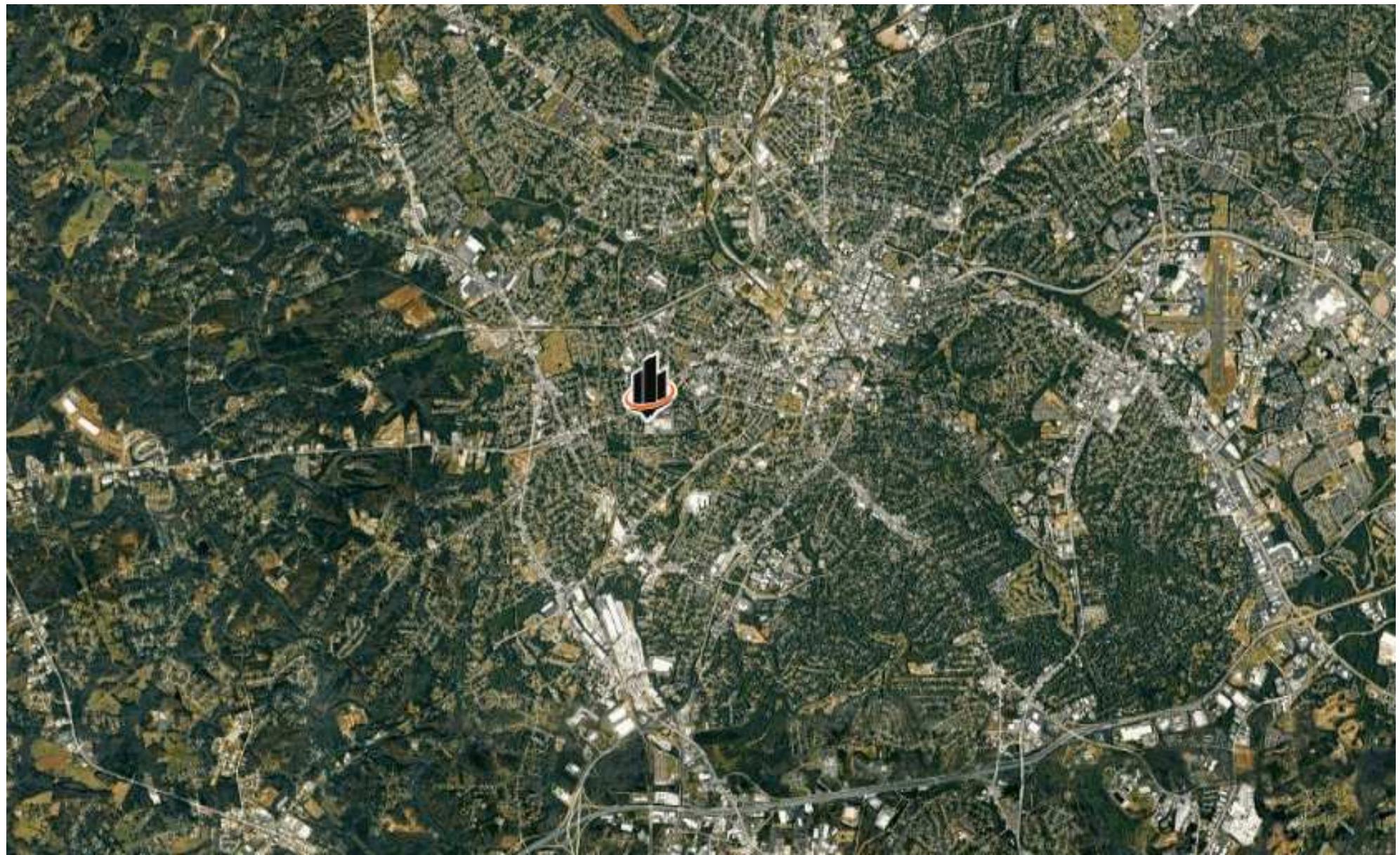
BREWERY SPACE



SUITE 4150



LOCATIONAL MAP



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population (2025)	±72,142	±153,843	±407,077
Projected Growth (2030)	+3.6%	+3.5%	+3.8%
Average HH Income	\$111,638	\$108,767	\$109,618
Daytime Employees	±60,071	±98,212	±196,838
Average Age	39.3	39.2	40.4
Median Home Value	\$504,024	\$447,426	\$433,535

Source: Site Seer Retail Data



AREA 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.



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.

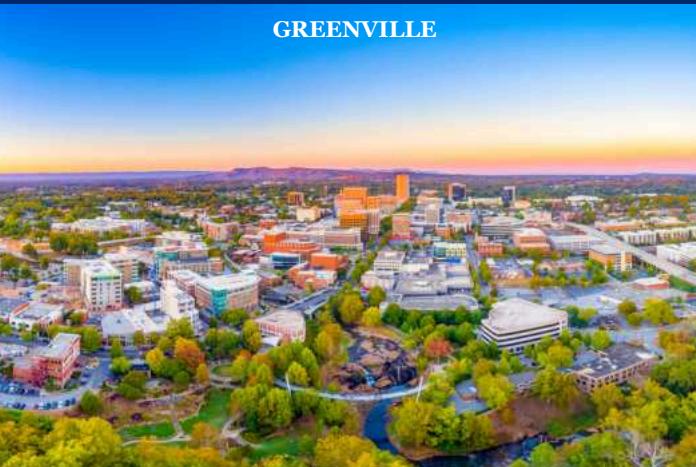
Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A
Greenville, SC 29615



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





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