



**FOR SALE**  
**± 1.83 ACRE HOME DEPOT OUTPARCEL**  
**Hartwell, GA**





# PROPERTY SUMMARY

Price	\$800,000
Price / Acre	\$437,000
Acres	± 1.83 AC
Parcel No.	C70B 096 012
Zoning	C4
Condition	PAD Ready



## DUSTIN TENNEY

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GA #401401

## CHRIS PHILBRICK

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SC #135680

## Property Highlights

Reedy River Retail at SVN Palmetto is pleased to present an out parcel opportunity of ±1.83 AC between Home Depot and Walmart in Hartwell, GA. The Hartwell market continues to grow with new subdivisions under construction in and around Lake Hartwell, which also attracts tourism throughout much of the year. Recent commercial development in the area includes new Starbucks, Popeyes, and Taco Bell locations.

Additionally, a new Mavis Tire has been constructed directly in front of this site. With great visibility and natural traffic generators such as Walmart and Home Depot, this location is ideal for a restaurant, shadow retail, or multitenant development.

- Ideally positioned between major traffic drivers, Walmart and Home Depot
- ±300 ft of frontage along Walmart Drive
- Excellent visibility and access from Anderson Hwy, which sees ±19,500 VPD
- Large site offering a flexible site plan

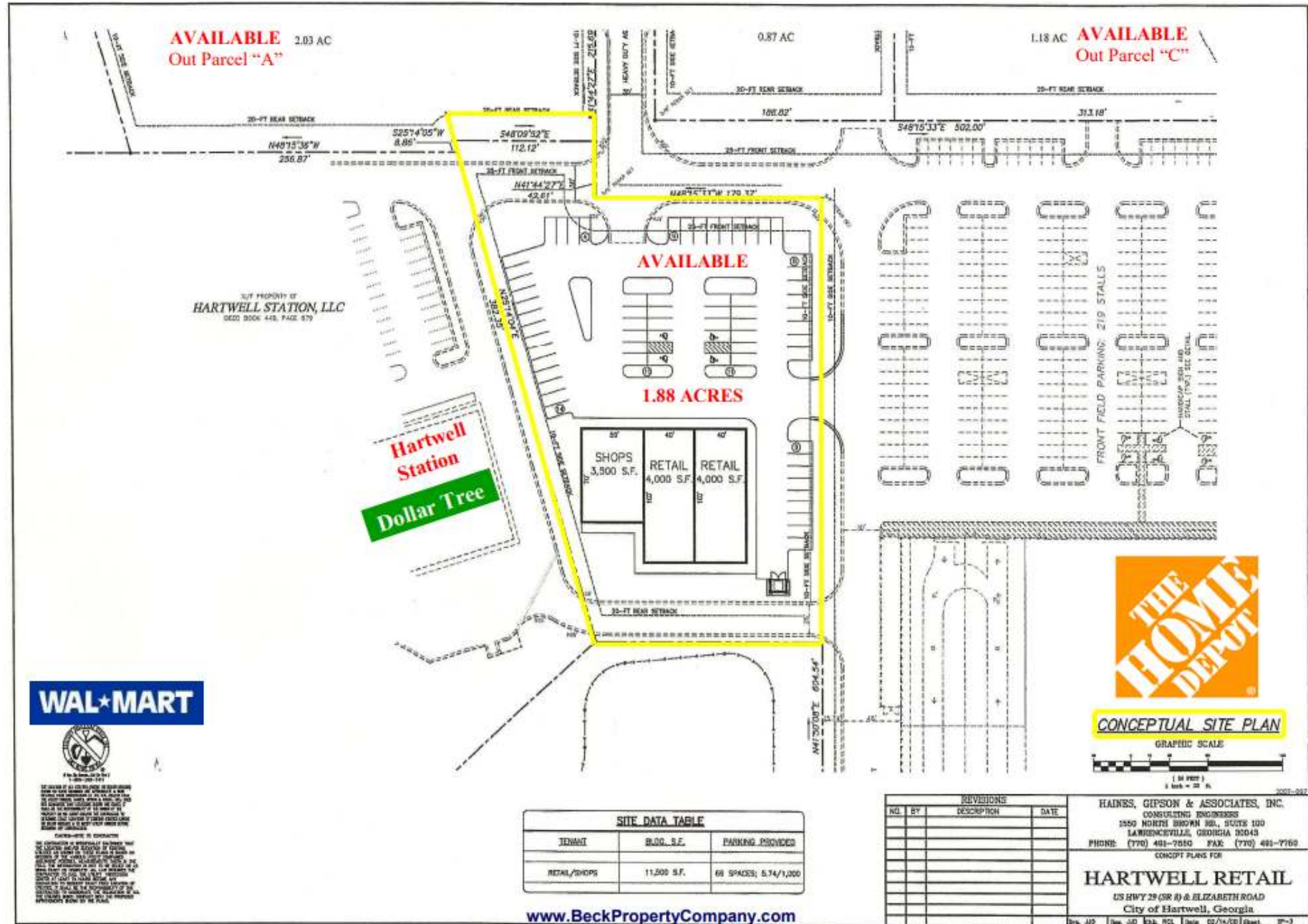




# RETAILER MAP







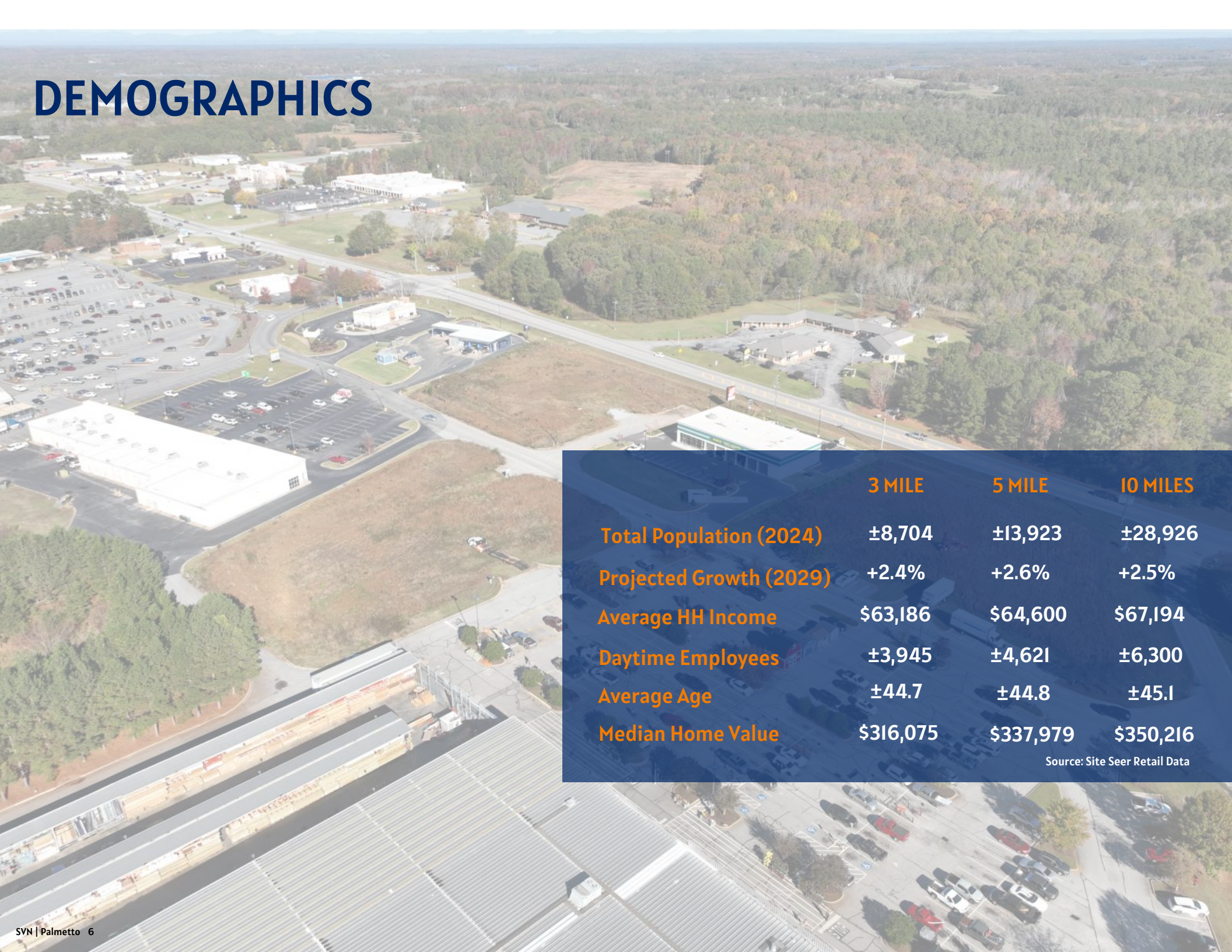


# AERIAL MAP





# DEMOGRAPHICS



	3 MILE	5 MILE	10 MILES
Total Population (2024)	±8,704	±13,923	±28,926
Projected Growth (2029)	+2.4%	+2.6%	+2.5%
Average HH Income	\$63,186	\$64,600	\$67,194
Daytime Employees	±3,945	±4,621	±6,300
Average Age	±44.7	±44.8	±45.1
Median Home Value	\$316,075	\$337,979	\$350,216

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.

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.

In 2023, they expanded by welcoming Stephan Thomas, Chris Philbrick, and Brett Mitchell. With over \$80 million in deal volume this year, Reedy River Retail is dedicated to serving developers, tenants, and landlords throughout the Southeast.



301 Roper Creek Drive  
Greenville, SC 29607

214 W Tremont Avenue  
Charlotte, NC 28203



  
REEDY RIVER RETAIL  
at SVN | BLACKSTREAM

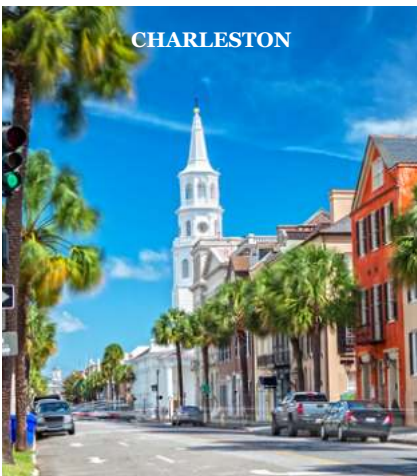
**INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT**



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**

"These guys hustle and they are very patient all at the same time. They want to make sure they are getting the best deal for their client, whether it's an investment or a tenant on a leasing assignment. Dustin and Daniel are fantastic brokers who I hope to have the pleasure of dealing with for many years to come." - **Joe Pazdan, Real Estate Owner/Investor and Principal at McMillian Pazdan Smith Architectural Firm**

"Dustin and Daniel do fantastic work for BlueMont Group, LLC. We were new to the Upstate SC market and they quickly got us acclimated. They are knowledgeable and aggressive and will do whatever it takes for their clients. They are always available and determined to get you the best deal. Selfishly I am also impressed by the sincere love they have for our brand. Dustin and Daniel truly run on Dunkin'!" - **Meghan Wolfinger, Chief Development Officer of BlueMont Group (Dunkin' Franchisee)**

"In a fast moving market where timing is essential, Dustin & Daniel have proven to be great partners to our brands. They are extremely responsive and waste no time when it comes to their clients needs. They are knowledgeable and professional and they take the extra time to thoroughly investigate future opportunities. They are unmatched in their communication, commitment and market knowledge. Best in the business." - **Lazaro Montoto, Tony King & Brian Shelton, Partners of Tipsy Taco**

## NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST







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