FOR SALE

3069 HWY 9

BOILING SPRINGS, SC

REEDY RIVER RETAIL at SVN | PALMETTO

SVN PALMETTO

EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present an opportunity to purchase ±1.03 AC on HWY 9 in Boiling Springs, SC. The Boiling Springs market is the fastest growing suburb of the Spartanburg, SC market, which is part of the greater Greenville SC MSA. Located on HWY 9 (±35,200 VPD) and surrounded by numerous national retailers, such as Ingles, Zaxbys, QuikTrip and Culvers.

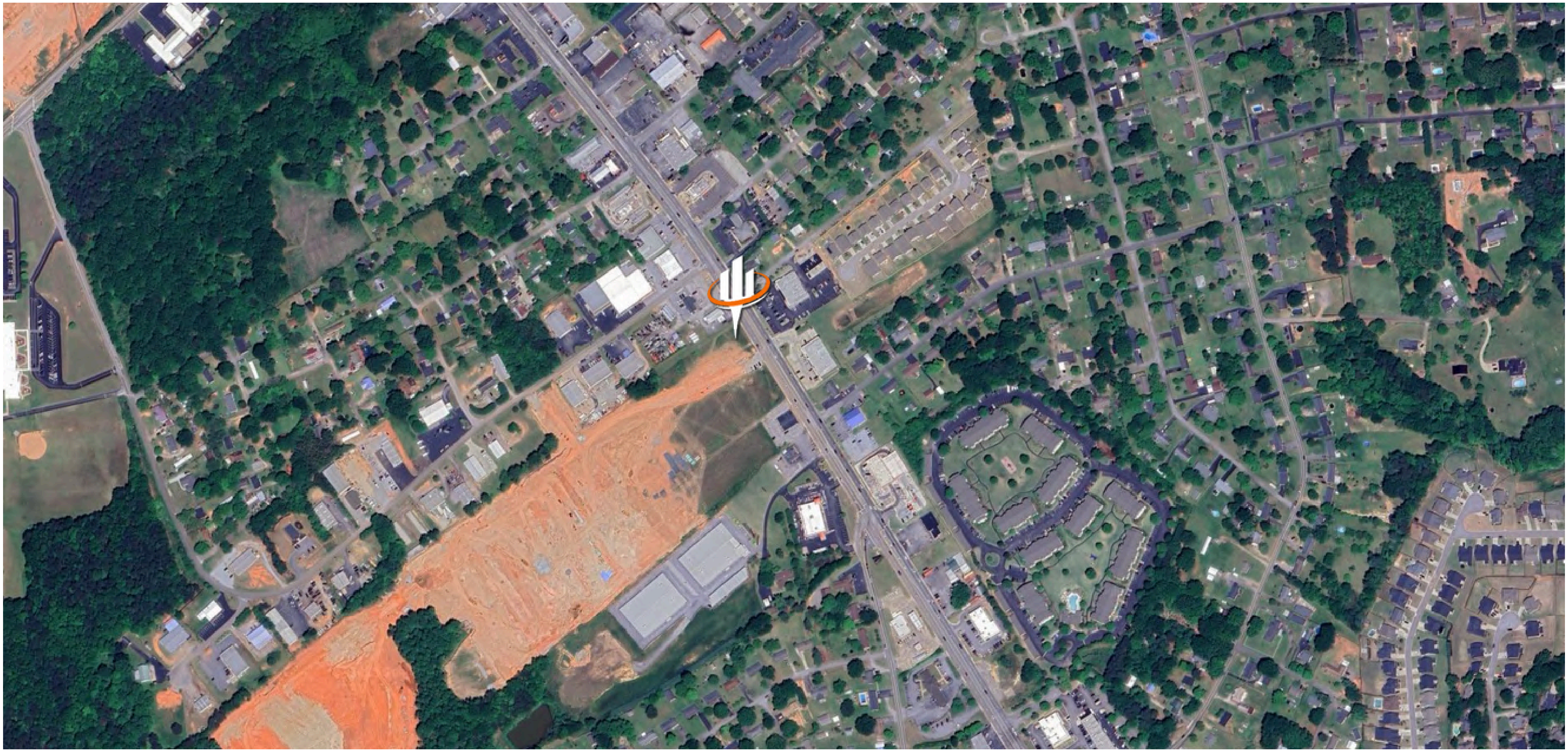
- Land available for purchase in a tight corridor
- Site sits next to a large multi-million dollar entertainment development slated for 2026
- Surrounded by the residential and commercial growth of Boiling Springs

PROPERTY SUMMARY

Price	$700,000
Lot Size	±1.03 AC
Zoning	Commercial
Type	Free Standing Retail/Flex
Parking	Surface

RETAILER MAP

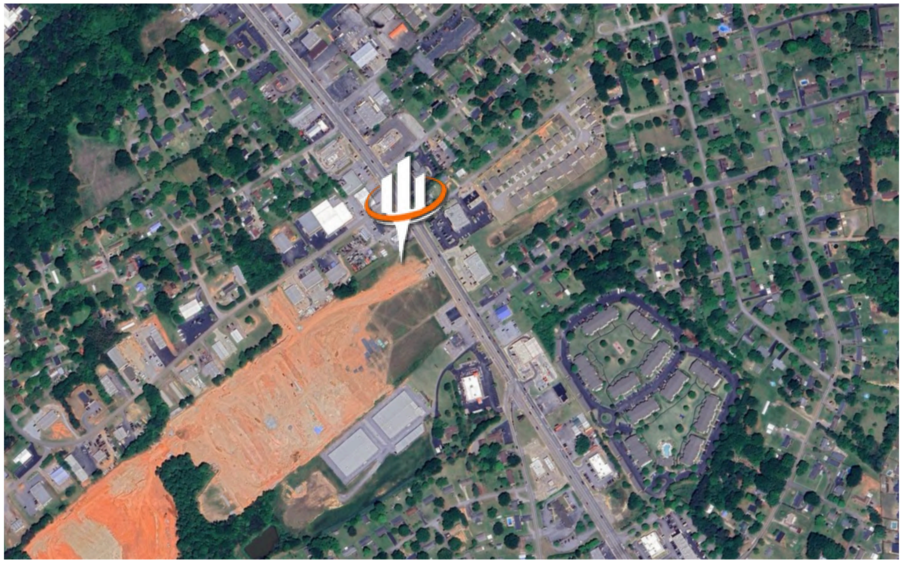
LOCATIONAL MAP



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population (2024)	±35,628	±67,725	±211,029
Projected Growth (2029)	7.6%	6.1%	4.9%
Average HH Income	±$92,959	±$87,647	±$81,402
Daytime Employees	±4,573	±13,703	±82,598
Average Age	39.5	39.1	40.0
Median Home Value	±$365,967	±$337,181	±$317,227

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

SVN PALMETTO

REEDY RIVER RETAIL

INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

REEDY RIVER RETAIL at SVN PALMETTO'S SOUTHEAST REACH

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

SVN PALMETTO

REEDY RIVER RETAIL

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