



2826 WOODRUFF RD
SIMPSONVILLE, SC



EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present an opportunity for a ground lease or build-to-suit parcel on Woodruff Road ($\pm 25,500$ VPD) in the Five Forks community of Simpsonville, SC. This ± 1.88 AC site, is lined up for a single-tenant QSR up on Woodruff Rd, with a med-tail or other office opportunity on the backside of the property. Surrounding retailers include, Lowes Foods, Starbucks, Publix and Chase Bank.

Simpsonville, SC (Greenville SC MSA) is one of the fastest growing suburbs in South Carolina and one of the higher demographic suburbs of Greenville. There is an incredible demand for opportunities in the Simpsonville market, such as this one, with very little availability.



PROPERTY SUMMARY

Price	Contact Broker
Year Built	late-2025/early 2026
Lot Size	± 1.88 AC
Building Size	±5,000 SF QSR ±5,000 SF Office
Zoning	C-2
Type	Retail/Office Development
Parking	TBA



RETAILER MAP



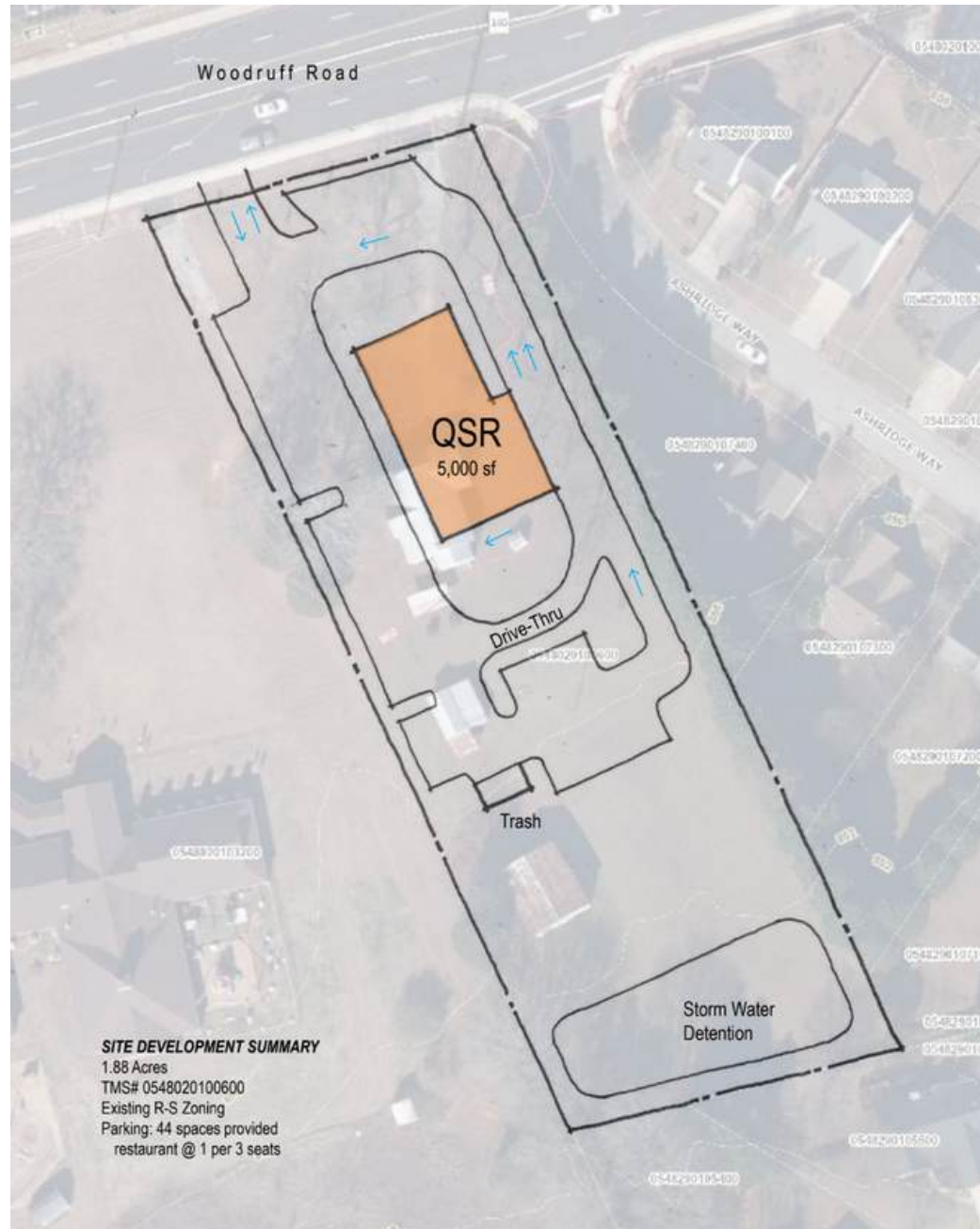
LOCATIONAL MAP



ADDITIONAL PHOTOS



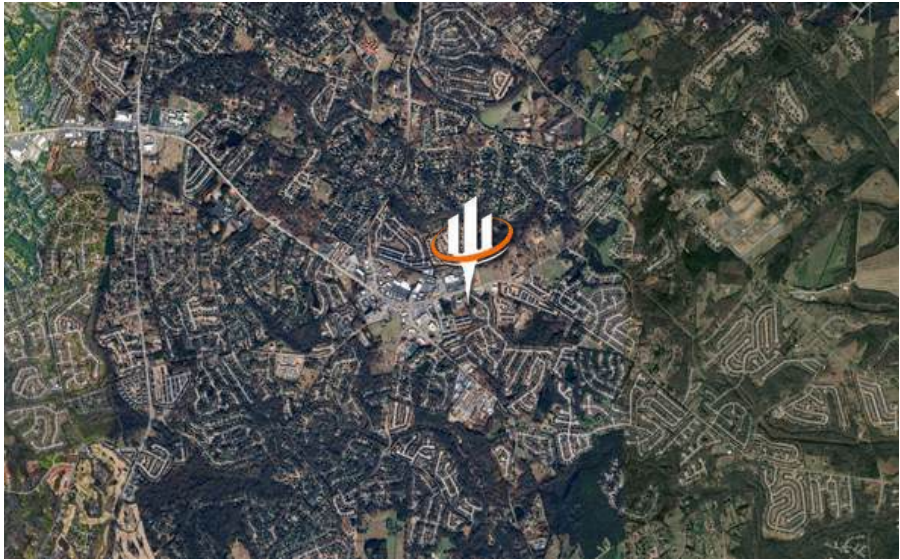
SITE PLAN



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population (2024)	±52,382	±110,891	±204,946
Projected Growth (2029)	+3.1%	+4.1%	+5.2%
Average HH Income	\$150,396	\$130,166	\$121,365
Daytime Employees	±15,224	±40,779	±85,321
Average Age	41.1	40.8	40.9
Median Home Value	\$565,370	\$502,911	\$486,291

Source: Site Seer Retail Data





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**Best City to
Start a Business**



1

**US Best Urban
Bike Path**



**Top 10
U.S. Vacation
Spots**



**# 4 Fastest
Growing City**



**"Top 10 Best Places
To Live"**

Greenville, SC



**# 4 Best Place to
Raise a Family**



**# 5 South's Best
Cities**



**# 6 "Small City"
In the US**



**#9 Best Cities
for People
Under 35**

AREA OVERVIEW

UPSTATE SOUTH CAROLINA

The Upstate of South Carolina, also known as the "Upcountry," spans the ten counties along the I-85 corridor in the state's northwest corner—a region defined by the Greenville–Spartanburg–Anderson Combined Statistical Area (CSA), as designated by the OMB in 2015. As of 2023, the Upstate's population stands around 1.59 million, and projections suggest it could reach 1.75 million by 2040.

Greenville, the region's largest city, had approximately 72,824 residents in mid-2023, with its metro area growing to about 568,000 in 2024. The broader metro (Greenville–Anderson–Greer MSA) reached nearly 975,480 in 2023.

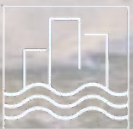
Following BMW's landmark investments—including a recent expansion—more than 579 international companies now operate in the Upstate. Major employers include:

- BMW North America in Spartanburg
- Michelin, with its North American HQ, multiple plants, and R&D facilities in Greenville
- GE Vernova, Fujifilm, IBM, Microsoft, and Bausch & Lomb

Greenville County alone has attracted over \$1.67 billion in new investment and created nearly 8,700 new jobs in recent years.

The region's economic strength is further supported by a robust healthcare and pharmaceuticals sector, led by Prisma Health and Bon Secours St. Francis, alongside emerging companies like IRIX Manufacturing and Pharmaceutical Associates.

Academic and private-sector research thrives here as well—anchored by initiatives like the Clemson University International Center for Automotive Research, which brings together Clemson, BMW, IBM, Microsoft, and Michelin in cutting-edge R&D.



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.

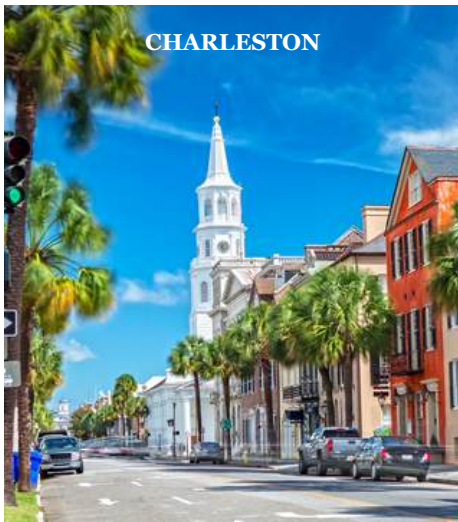
330 Pelham Rd. Ste 100A
Greenville, SC 29615



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT



CHARLESTON



CHARLOTTE



NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST



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 Topsy Taco





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