

SECOND-GEN RESTAURANT AVAILABLE

700 Haywood Road, Suite 2023B, Greenville, SC



Haywood Mall Is The Top-Performing Mall In South Carolina



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REEDY RIVER RETAIL
at **SVN | BLACKSTREAM**

EXECUTIVE SUMMARY

Reedy River Retail at SVN Blackstream is pleased to present you with a second generation restaurant space in Greenville, SC. This former GrillMarks is located at one of the main entrances within one of the top enclosed malls in the nation, Haywood Mall. The mall is positioned with maximum visibility to I-385 and can be accessed by three primary thoroughfares.

The Haywood Mall boasts premier national retailers, such as Apple, Pottery Barn & Victoria's Secret, while incorporating destination restaurants like The Cheesecake Factory & Texas de Brazil. The mall and this second generation restaurant opportunity is roughly a 5 minute drive from downtown Greenville, SC, which is regularly ranked one of America's "Top 10" cities due to its vibrant food scene and MSA growth.

±3,657 SF of 2nd Gen Restaurant Space Available

Contact broker for lease rate & terms

Full bar, large patio, interior & exterior mall access

Haywood Mall Is The Top-Performing Mall In South Carolina



Premier 2nd Generation Restaurant

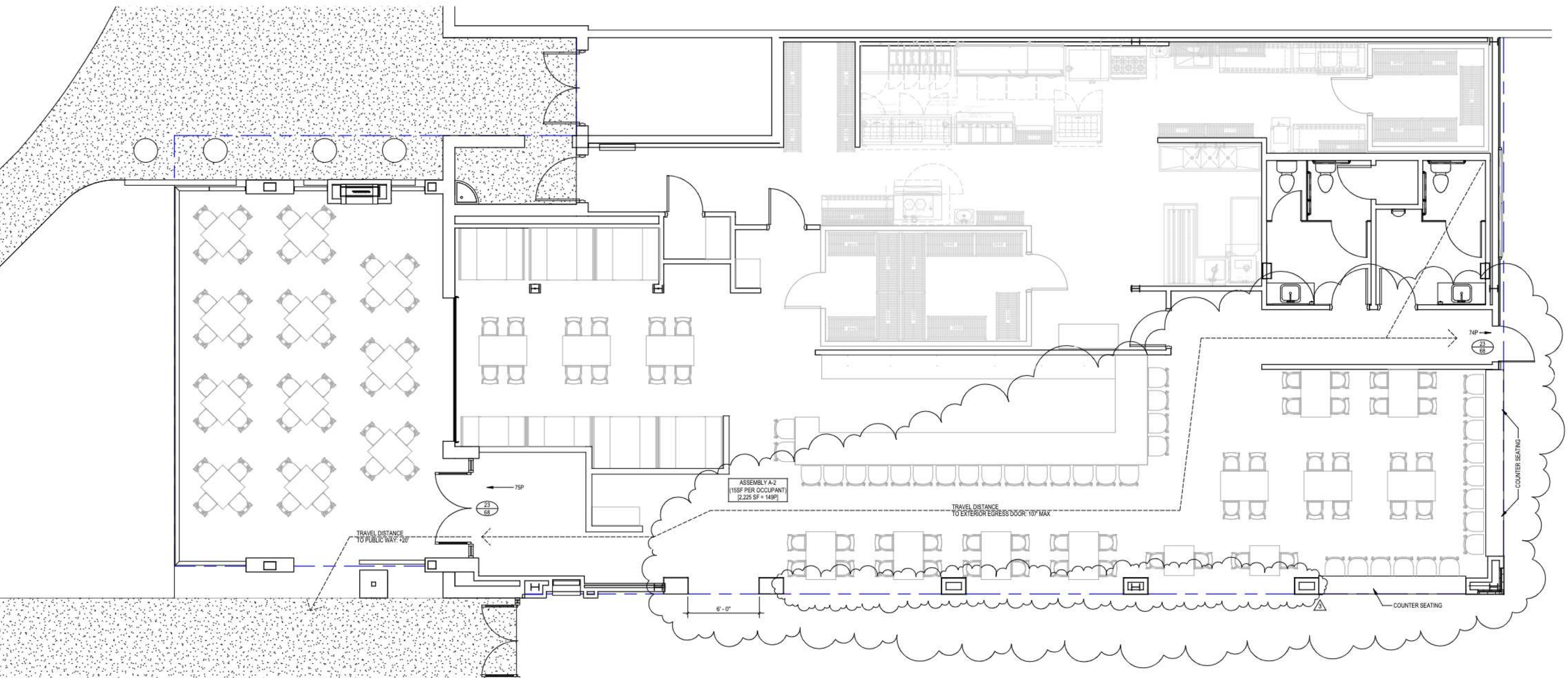




SITE PLAN

*image taken from Haywood Mall website

FLOOR PLAN



Interior (non-bar) seating - 98

Interior (bar) seating - 21

Exterior (covered patio) seating - 44

Haywood Mall sees ±7.2 mil visitors annually and is consistently ranked as the top performing enclosed mall in South Carolina



RETAILER MAP

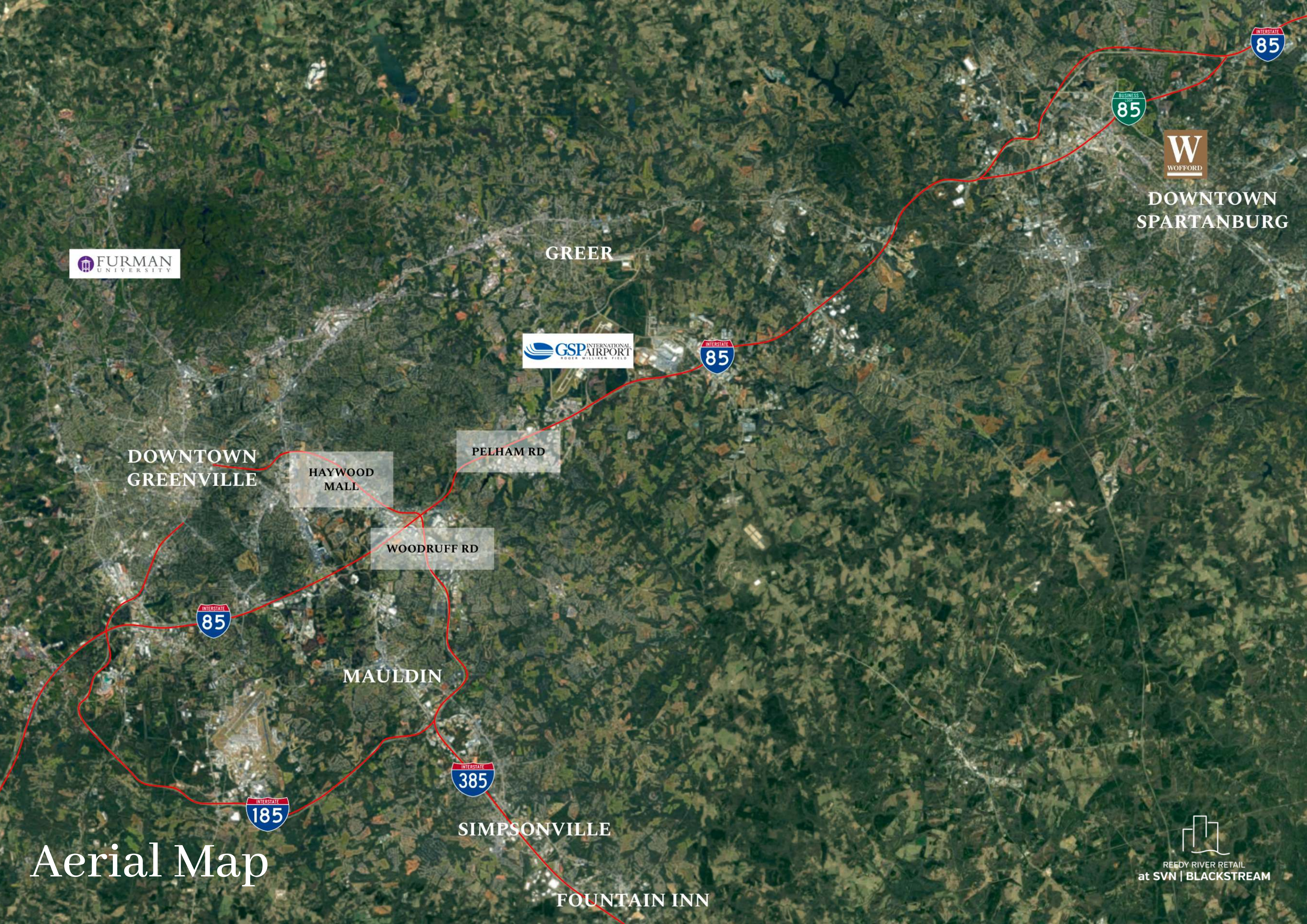


DEMOGRAPHICS

700 Haywood Road, Greenville, SC

	3 MILE	5 MILE	10 MILES
2023 Population	±65,687	±181,319	±460,245
2027 Projected Population Growth	±76,312	±208,285	±531,183
AVG. HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
2023 Income	\$92,730	\$101,066	\$92,854
DAYTIME EMPLOYEES	3 MILE	5 MILE	10 MILE
2023 Employees	±60,459	±133,911	±211,713
AVERAGE AGE	3 MILE	5 MILE	10 MILE
2023 Age	±39.3	±40	±39.8
MEDIAN HOME VALUE	3 MILE	5 MILE	10 MILE
2023 Home Value	\$469,718	\$494,380	\$393,210

Source: Site Seer Retail Data



DOWNTOWN
SPARTANBURG

GREER



DOWNTOWN
GREENVILLE

HAYWOOD
MALL

PELHAM RD

WOODRUFF RD



MAULDIN



SIMPSONVILLE



FOUNTAIN INN

Aerial Map



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4

Fastest Growing City

Liberty Bridge



6

"Small City" In The US

Peace Center



1

US Best Urban Bike Path

Swamp Rabbit Trail



10

Most Romantic Getaways

Bon Secours Wellness Arena



"Top 10 Best Places To Live"
Greenville, SC



5

South's Best Cities

Paris Mountain State Park



9

Best Cities For People Under 35

Main Street Greenville



4

Best Place To Raise A Family

Flour Field - AA Red Sox



2

Best City To Start A Business

Falls Park On The Reedy

GREENVILLE



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REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM

In 2018, Dustin and Daniel took a leap of faith and left their jobs as classroom teachers to pursue a career in commercial real estate. Fast forward several years and they have built one of the most dominant retail brokerage teams in the Upstate. Drawing on their experience in the classroom, Dustin and Daniel focus on building relationships, educating their clients, and adding value through hustle, reliability, and creativity.

Specializing in investment sales, landlord/tenant representation and development allows this team to fully commit to retail brokerage, giving their clients full confidence in the services that are provided. Between the grit that Dustin and Daniel bring to the table and leveraging the collaborative SVN network with over 220 offices nationwide, Reedy River Retail has gained recognition in various markets across the country.

As the world of retail continues to evolve from the battle against e-commerce to COVID and now labor shortages, Reedy River Retail continues to adapt and evolve as well - from state of the art software and programming tools, Dustin & Daniel strive to improve their practice as brokers daily.

A team that did over \$80 million in deal volume in 2022 they strive to do right by their clients and it has shown by the market share they have gained and continue to obtain throughout the Southeast - from developers, to Tenants and Landlords, Reedy River Retail is here to serve you!



BLACKSTREAM'S SOUTHEAST REACH

NOTABLE CLIENTS & TRANSACTIONS



GREENVILLE - CHARLOTTE - CHARLESTON
COLUMBIA - ASHEVILLE



WHAT OUR CLIENTS ARE SAYING...

"I can't imagine my journey without Dustin and Daniel. Finding the location was just the start. They also made sure we had all of the right contacts for each step in our process. 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 only a few months 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 time same. 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)