

FOR LEASE



2ND GENERATION RESTAURANT

2161 E MAIN ST
Spartanburg, SC 29307



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EXECUTIVE SUMMARY

Reedy River Retail at SVN Blackstream is pleased to present the second-generation QSR opportunity located in Spartanburg, SC. Positioned on the premier E. Main St. corridor, this property is a direct outparcel to Walmart and sits across from the newly constructed \pm \$138M Spartanburg High School. With \pm 180 feet of frontage and exposure to over 26,100 vehicles per day (VPD), this site offers unmatched visibility, multiple access points, and significant potential for businesses seeking a high-profile location in a thriving market.

Key Highlights:

- Building Size: \pm 2,972 SF
- Frontage: \pm 180 ft on E. Main St.
- Traffic Count: \pm 26,100 VPD
- Proximity: Directly across from Spartanburg High School and adjacent to Walmart
- Access: Multiple entry points for ease of navigation
- Leasing Options: Existing structure available for lease, or parcel offered for ground lease



PROPERTY SUMMARY

Price	\$62/SF NNN
Year Built	2003
Lot Size	±1.12 Acres
Space Available	±2,972 SF
Zoning	Regular Commercial
Type	Free Standing Restaurant
Parking	±44 parks



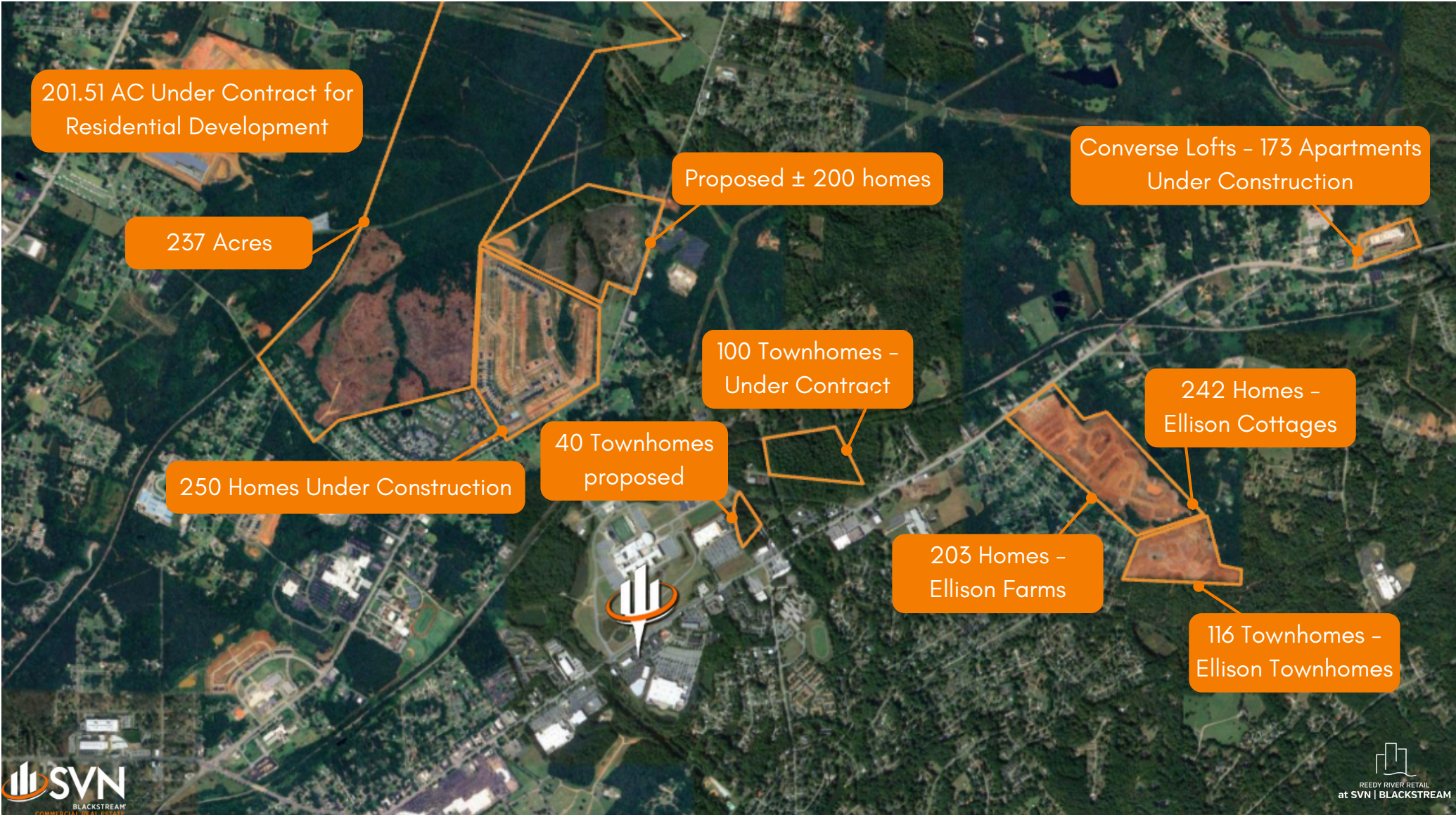
REEDY RIVER RETAIL
at SVN | BLACKSTREAM

RETAILER MAP

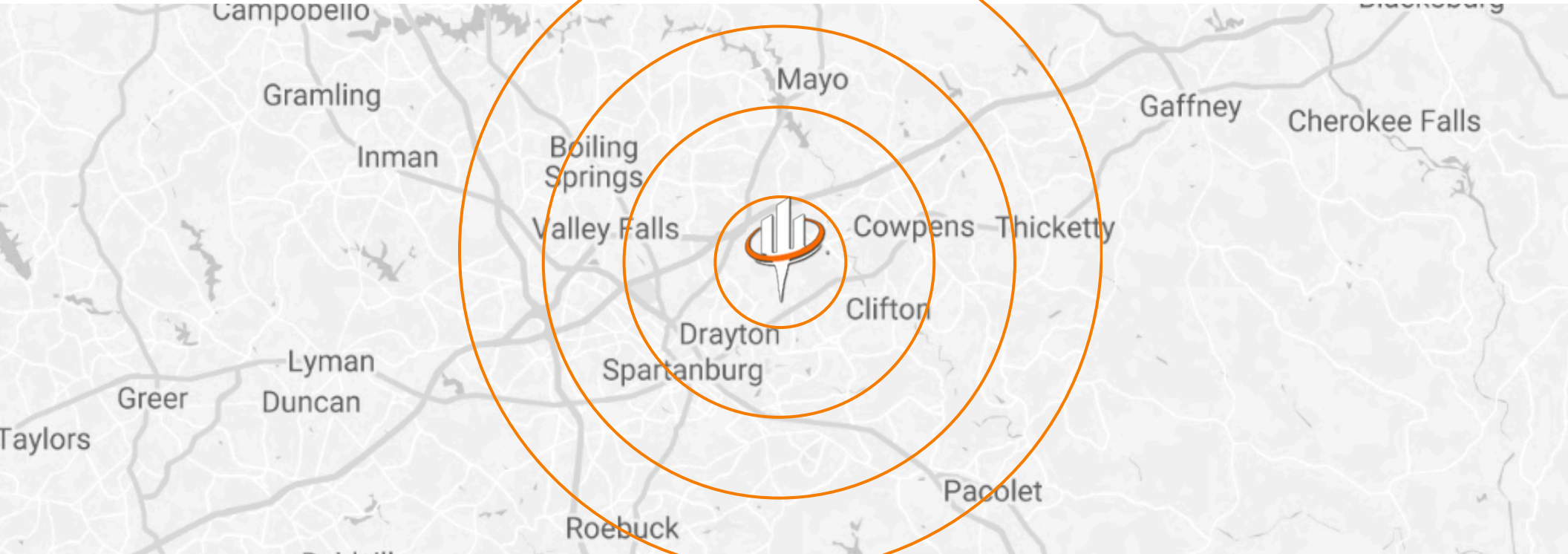




RESIDENTIAL DEVELOPMENT



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
Total Population (2024)	±29,806	±68,702	±200,680
Projected Growth (2029)	+2.8%	+2.9%	+4.2%
Average HH Income	\$95,341	\$77,251	\$80,813
Daytime Employees	±20,777	±53,242	±87,246
Average Age	±42.4	±41.0	±40.1
Median Home Value	\$380,224	\$300,205	\$304,106

Source: Site Seer Retail Data

GENERAL 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.

SPARTANBURG MSA



Top 10 Best Places To Live *-Men's Journal*

#3 Top City in the South *-Southern Living*

#3 Strongest Job Market In America *-CNN Money*

SPARTANBURG



Spartanburg is located in the Upstate Region of South Carolina. The gently rolling landscape provides easy access to major highways (I-85 and I-26), and convenient proximity to Charlotte (1.5 hours) and Atlanta (2.5 hours). An international community with Southern charm, Spartanburg has set the pace as a leader in attracting foreign direct investment and economic development. From its industrial beginnings in textiles in the early 20th century to the late 20th century and new millennium status as an automotive hub, Spartanburg has capitalized on its industrial strengths and evolved into a high-growth economic area.

- **Growing Economy:** Spartanburg has a diverse economy with a mix of manufacturing, healthcare, and education, which supports a stable customer base.
- **Population Growth:** The area has been experiencing population growth, increasing the potential customer pool for fast food establishments.
- **Accessibility:** Spartanburg is well-connected via major highways, making it a convenient stop for travelers and commuters.
- **Family-Friendly Market:** With many families in the area, fast food options are often popular for their convenience and affordability.
- **Supportive Business Environment:** Spartanburg has initiatives aimed at supporting local businesses, which can facilitate the establishment of new restaurants.



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



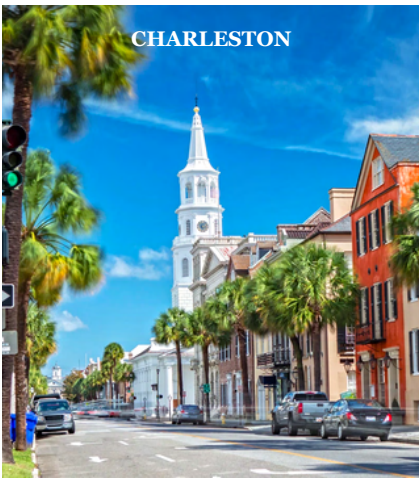

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INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

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 Tippy Taco**

NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST





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