

FOR LEASE



409 MILLS AVE
GREENVILLE, SOUTH CAROLINA



EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present an opportunity to lease space within this well-positioned retail strip center in the Augusta Road neighborhood at 409 Mills Avenue in Greenville. Across the street from class A multi-family and down the road from Greenville Memorial Hospital (± 900 beds), this shopping center is well positioned by daytime employees and rooftops.

The Shops at Mills Mill is a $\pm 16,000$ SF shopping center that has an anchor in Summer Moon Coffee and Cork & Tap, with almost 200 ft of frontage on Mills Avenue. The $\pm 1,262$ SF end cap is a former Subway, while the $\pm 1,027$ SF is a open floor office space in the basement level of the shopping center.

- Two suites available at ($\pm 1,262$ SF & $\pm 1,027$ SF) with one being an end cap allowing for maximum visibility.
- One suite is a second generation restaurant (former Subway)
- Surrounded by high demographics and great visibility to Mills Avenue ($\pm 23,100$ VPD)
- Center has ± 53 surface parking spaces on site

PROPERTY SUMMARY

Deal Structure

Lease

Lease Rate

Contact Broker

Suite 1 - former Subway

±1,262 SF

Suite 2 - basement office

±1,027 SF

Zoning

RNX-C
(City of Greenville)

Type

Retail/office

Parking

± 53 spaces



RETAILER MAP

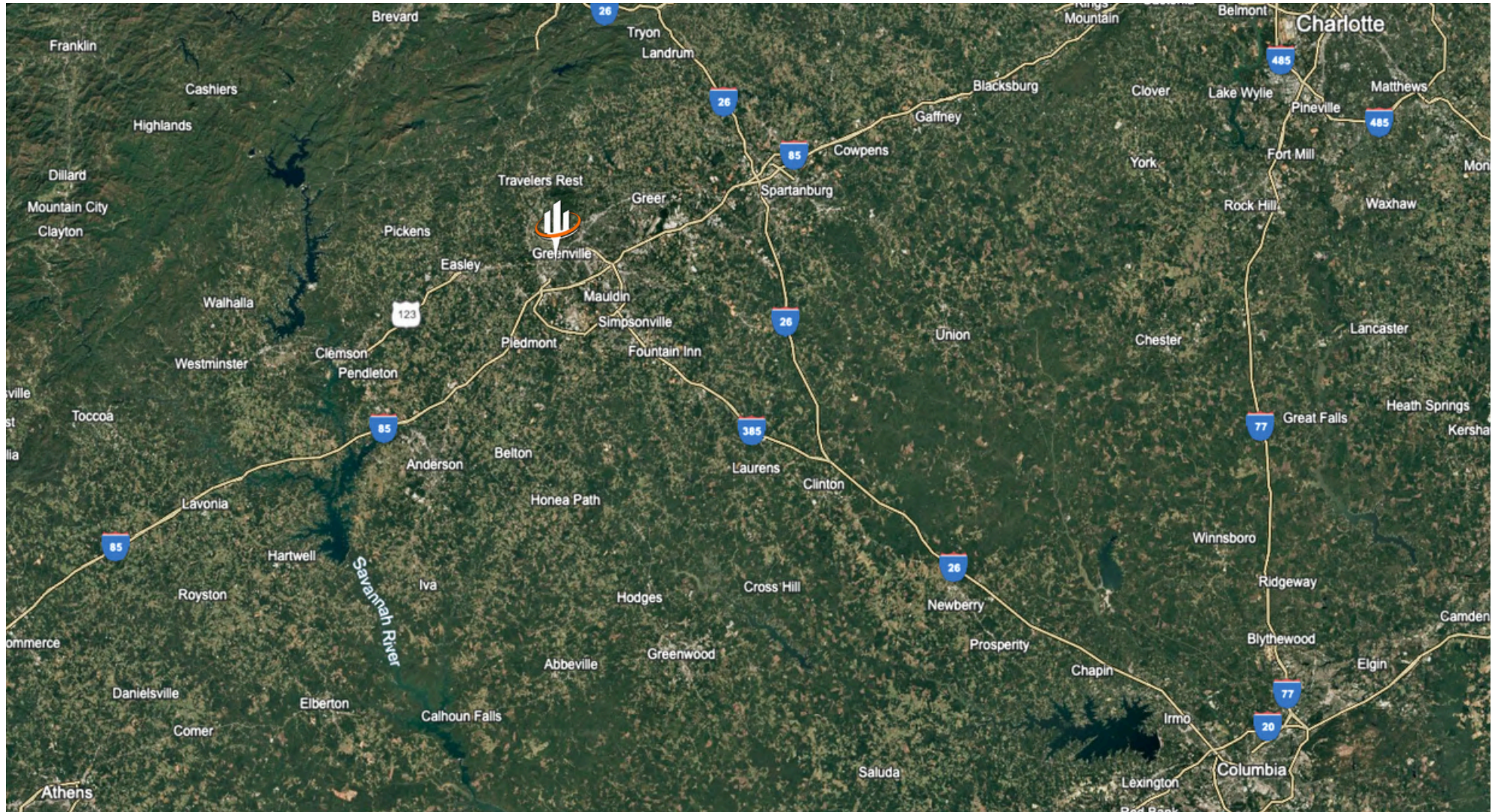


Floor Plan Details:

- Overall Dimensions:** 45'-11" (width) x 24'-6" (depth).
- Restrooms:** Two existing restrooms are shown, each with a toilet and sink. One is labeled "EXISTING RESTROOM" and the other "EXISTING RESTROOM".
- Seating:** The plan shows various seating arrangements, including round tables (e.g., 30" x 48" clear space required) and rectangular tables. Some tables are labeled with numbers like 3A, 18, 22, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- Service Areas:** A new 30" x 42" handicap accessible table with milongstone laminate is shown. A note indicates: "NOTE: EXISTING TUSCANY DECOR SEATING TO REMAIN." Another note indicates: "NOTE: EXISTING BEVERAGE COUNTER TO BE REFINISHED WITH MILONGSTONE (#0746-80 FORT HILL PEAR LAMINATE. INSTALL GRAIN HORIZONTALLY.)"
- Walls and Partitions:** A 48" high wall and a 36" high wall are shown. A 36" x 100" partition is also indicated.
- Other Features:** A high speed data line and modem line are shown. A note indicates: "HIGH SPEED DATA LINE AND MODEM LINE REQUIRED".

SVN 5 | Floor Plan

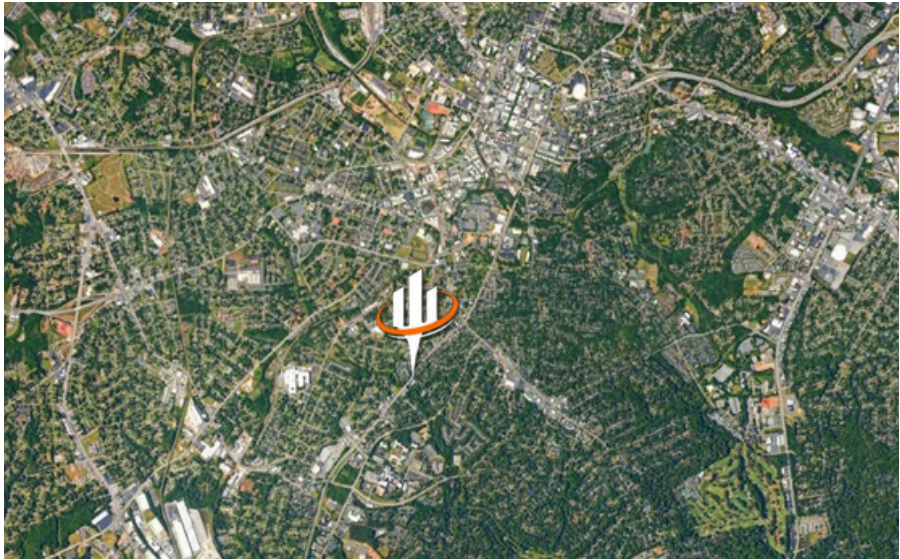
LOCATIONAL MAP



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population (2025, Q2)	±72,842	±158,599	±427,983
Projected Growth (2029)	+4.0%	+4.0%	+3.8%
Average HH Income	\$122,913	\$110,005	\$112,962
Daytime Employees	±68,627	±116,836	±202,138
Average Age	39.7	38.9	40.4
Median Home Value	\$546,312	\$458,021	\$445,016

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.





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