



# For Lease

## Former Pizza Inn - TR

515 Roe Center Ct, Travelers Rest, SC 29690



### PROPERTY SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present an opportunity to lease space within this former Pizza Inn on HWY 25 in Travelers Rest, SC.

This .91 AC parcel has full access onto Roe Center Court with immediate access to a lighted intersection on HWY 25.

This corner parcel is surrounded by big name nationals such as Chick-fil-a, WalMart, McDonald's, Starbucks, etc and is ready for new possibilities.

This site is perfect for a national QSR, financial institution or med-tail that wants to capitalize on the exposure of frontage on HWY 25 in Travelers Rest, just outside of Greenville, SC.

### PROPERTY HIGHLIGHTS

- Building to be demised into two suites (see attached plan)
- End Cap drive thru  $\pm 1,947$  SF and end cap retail  $\pm 1,988$  SF
- Do not disturb the restaurant or its employees regarding this matter
- Located on HWY 25 ( $\pm 30,600$  VPD)
- Easy access to the lighted intersection with the main thoroughfare and secondary access on the back side of the property

|                      |                  |                |                |
|----------------------|------------------|----------------|----------------|
| <b>Lease Rate</b>    | Contact Broker   | <b>Suite A</b> | $\pm 1,988$ SF |
| <b>Site Size</b>     | $\pm 0.91$ Acres | <b>Suite B</b> | $\pm 1,947$ SF |
| <b>Building Size</b> | $\pm 3,935$ SF   | <b>Zoning</b>  | C2             |
| <b>Year Built</b>    | 1998             | <b>Market</b>  | Greenville MSA |
| <b>Access</b>        | Roe Center Ct    |                |                |



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# Additional Photos

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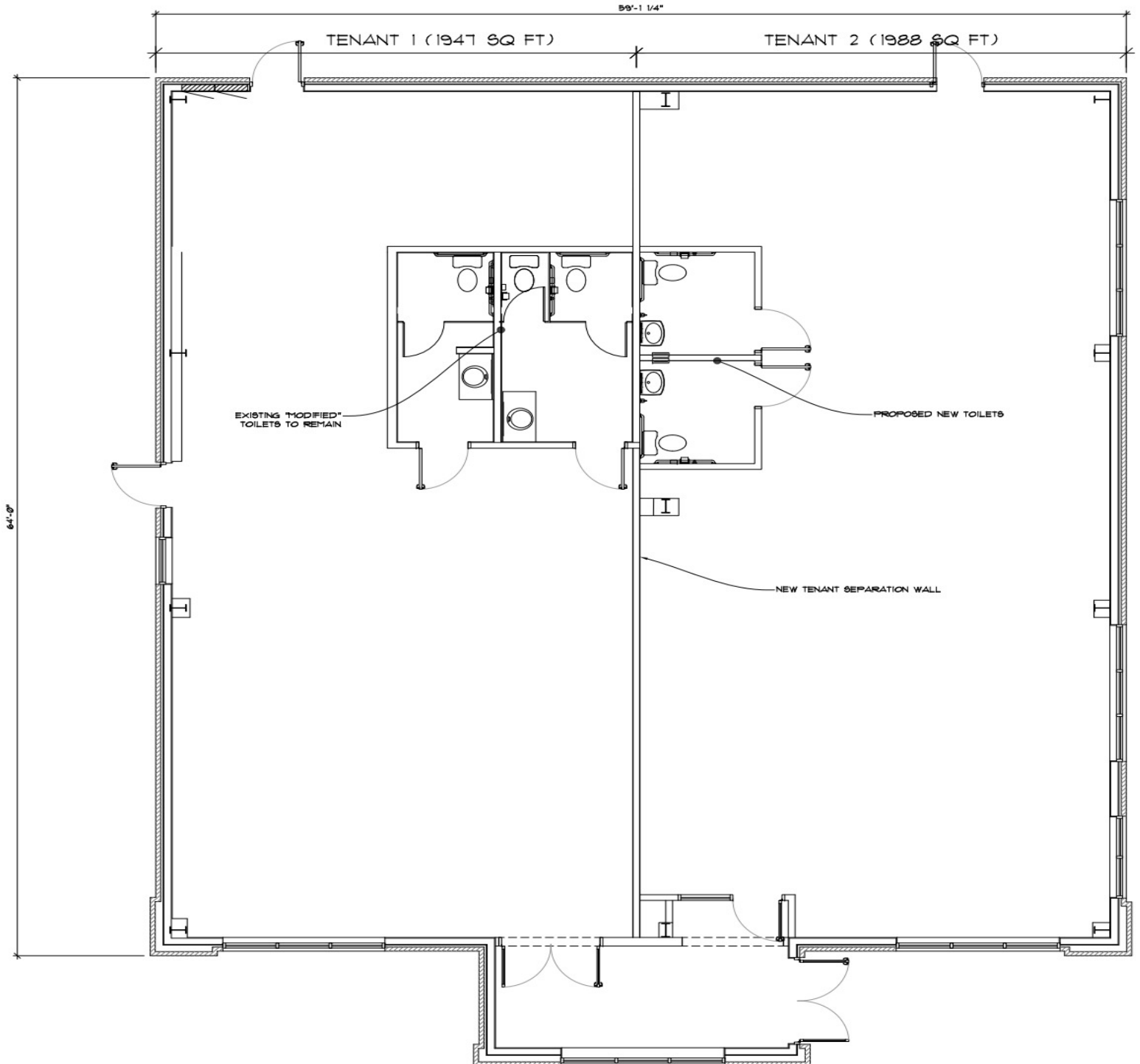
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# Potential Floor Plan

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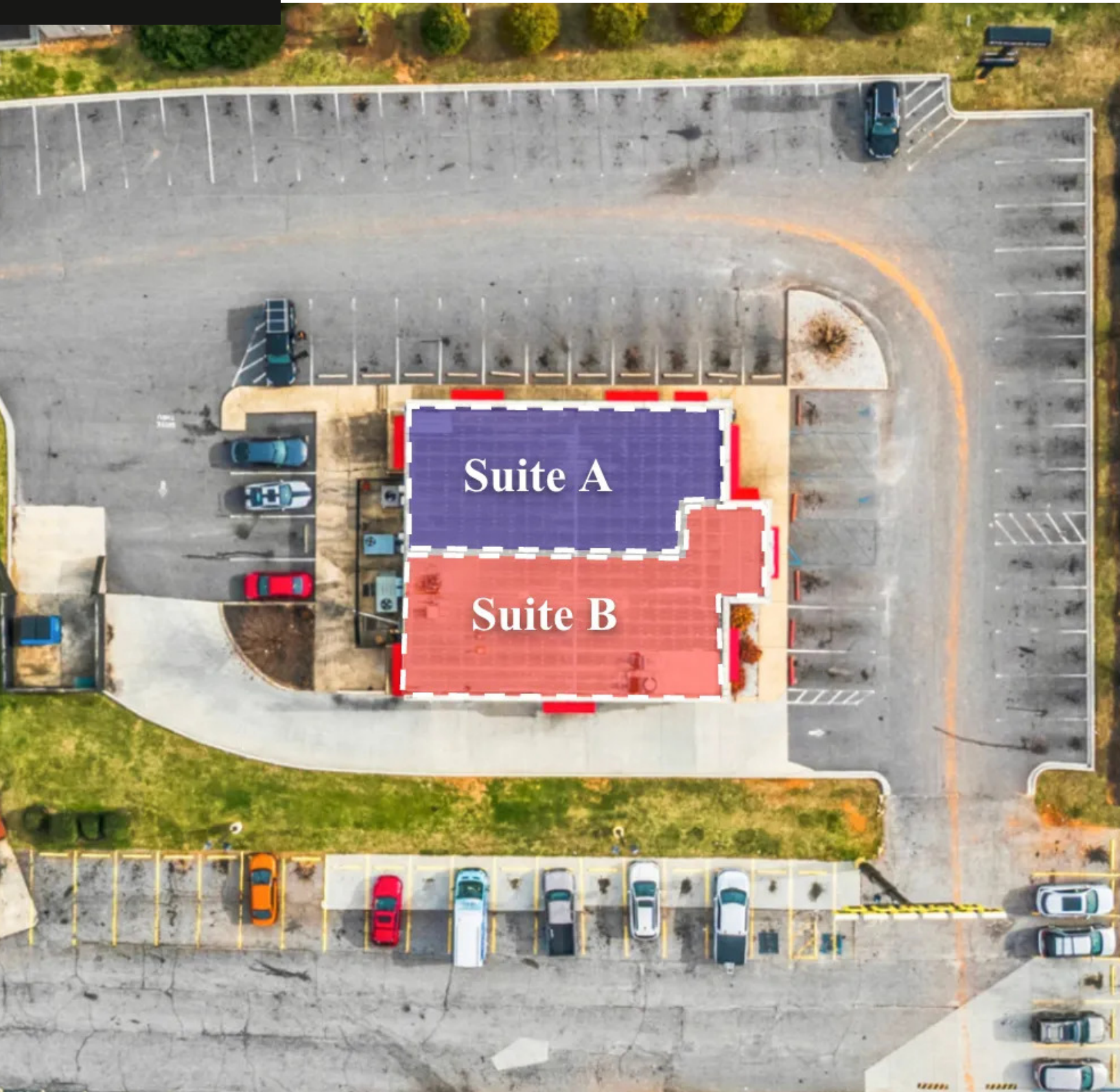
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# Demising Plan

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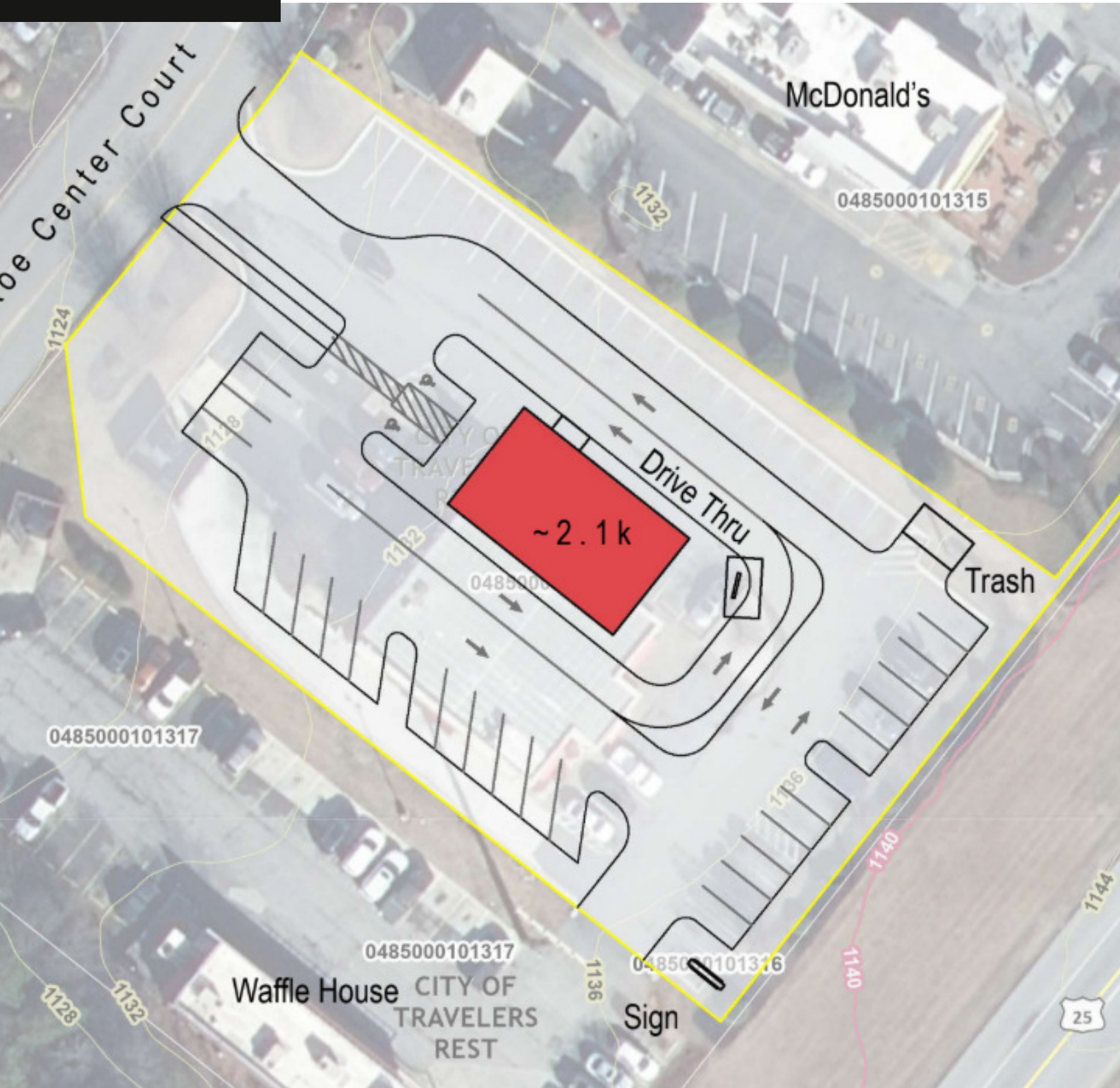
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# Site Plan Ideas

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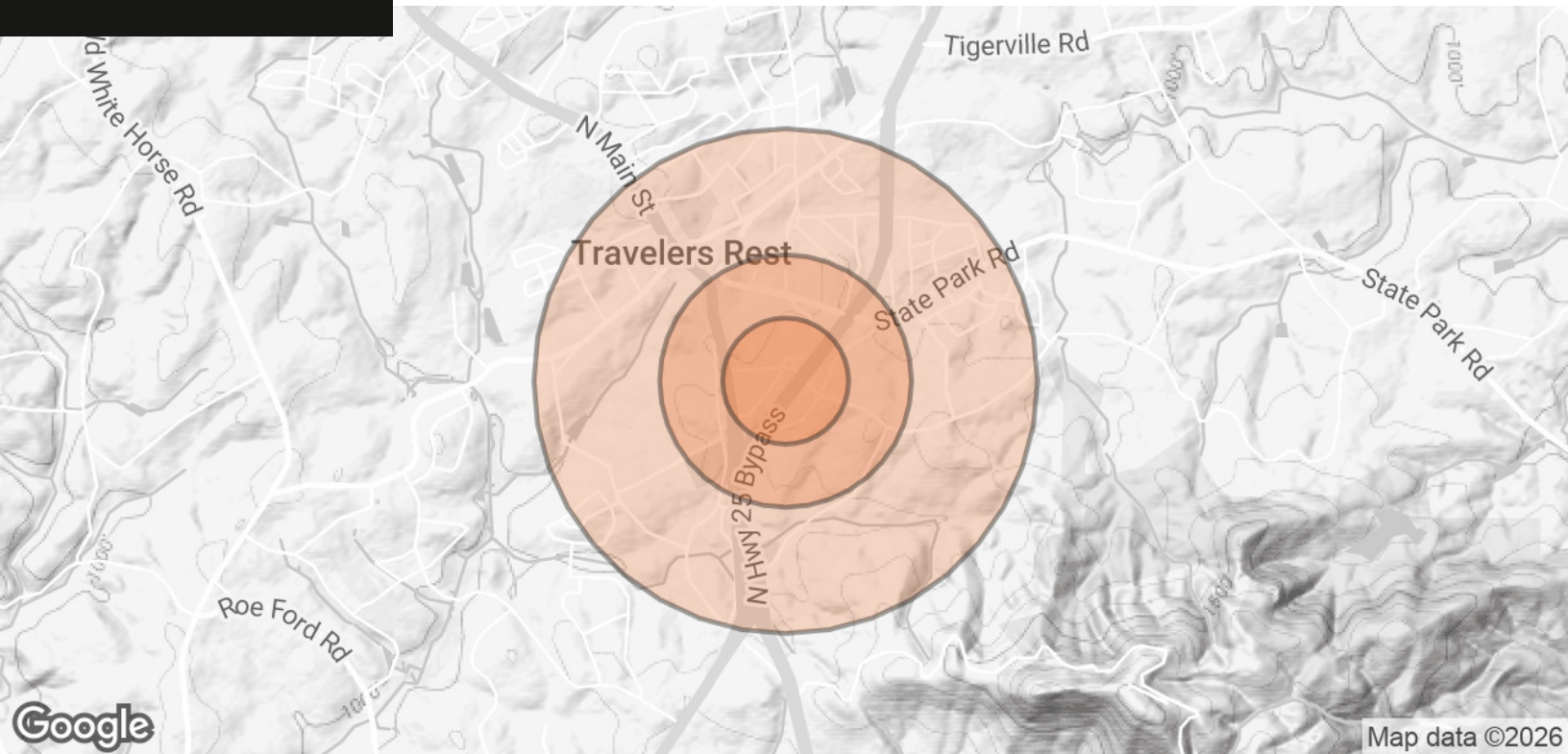
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# Demographics

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| DEMOGRAPHIC INFORMATION    | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------------|-----------|-----------|-----------|
| TOTAL POPULATION (Q4 2025) | ±3,784    | ±19,079   | ±48,421   |
| PROJECTED GROWTH (2028)    | +3.5%     | +3.0%     | +2.9%     |
| AVERAGE HH INCOME          | \$99,433  | \$113,844 | \$100,920 |
| MEDIAN HOME VALUE          | \$518,344 | \$490,145 | \$409,224 |
| DAYTIME POPULATION         | ±1,358    | ±4,258    | ±7,421    |



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# 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



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