



**2ND GEN RESTAURANT**  
942 S MAIN ST. GREENVILLE, SC

 **SVN**  
PALMETTO

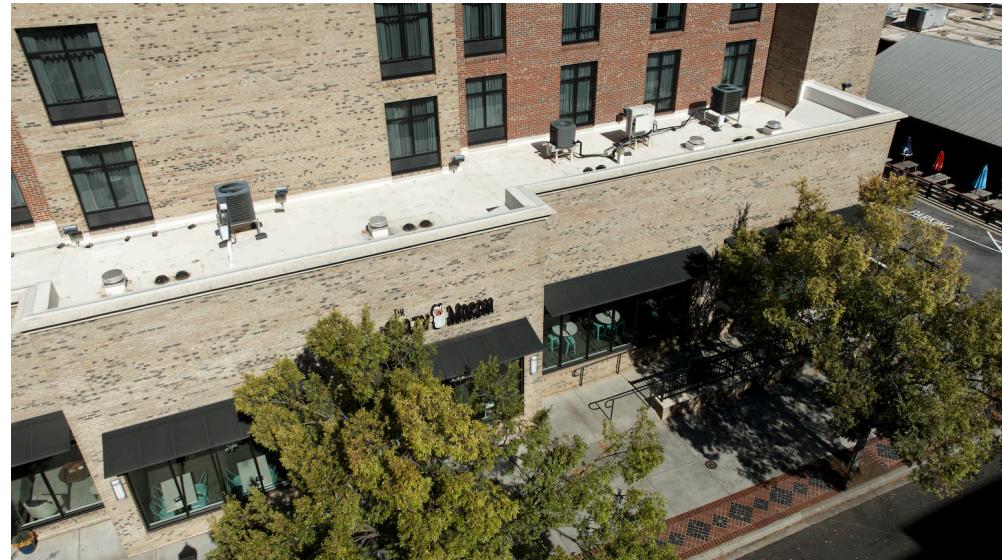


# THE PROPERTY

Reedy River Retail at SVN Palmetto is pleased to present an opportunity to lease space on S Main Street in downtown Greenville, SC across from Fluor Field, the home of the Greenville Drive (a single A affiliate of the Boston Red Sox). The space boasts visibility to over 400,000 fans that attend the Greenville Drive baseball games each year and will share co-tenancy beneath the Homewood Suites with Dogwood State Bank (NC-based).

Nearby retailers consists of Gather GVL, Coral, Halls Chophouse, Jianna and the recently opened Lefty's West End Tavern. In addition to the surrounding retail and hospitality, there are also several new developments taking place within a mile of the site, including Markley & Main and Trueline Music Venue.

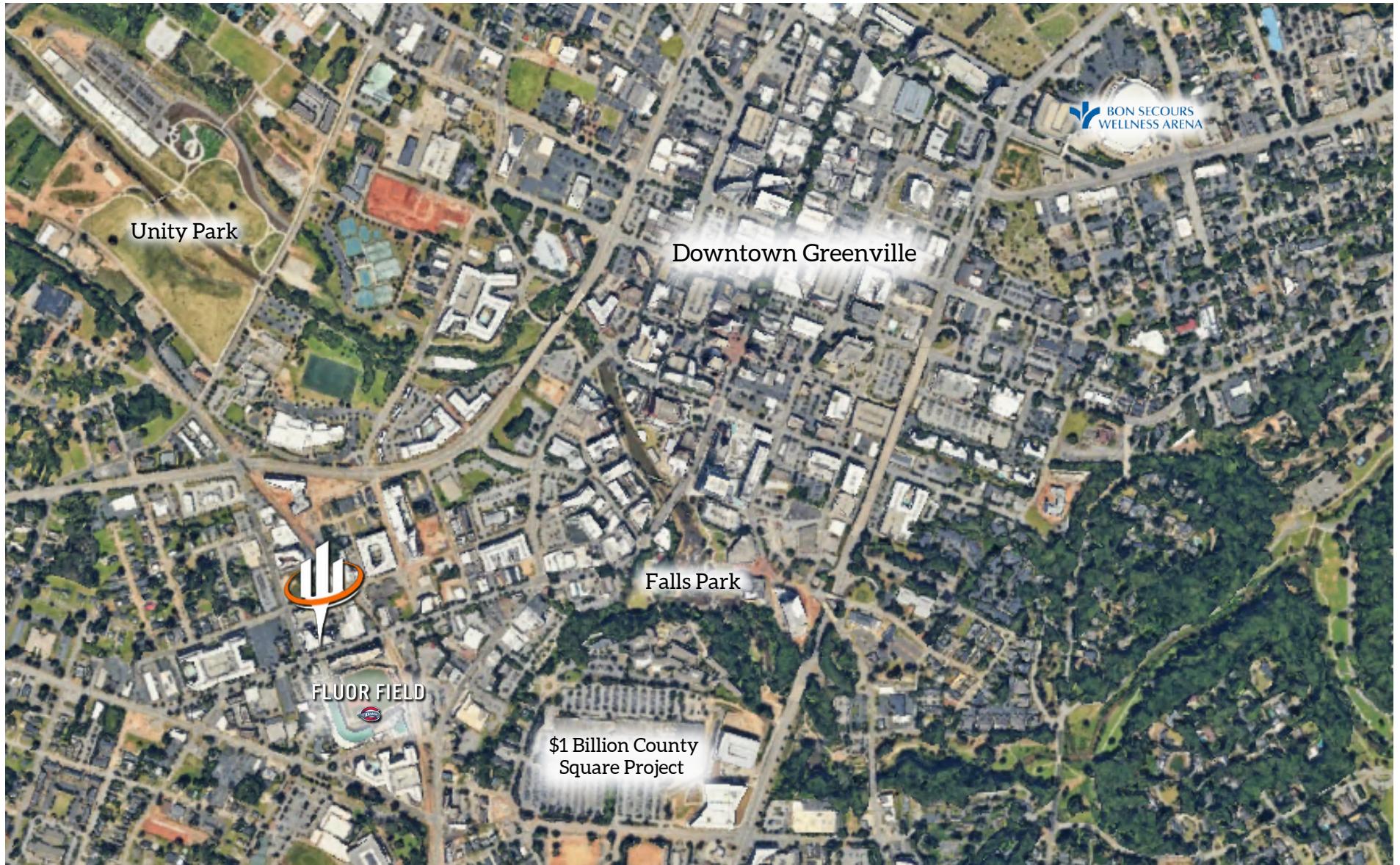
Suite is  $\pm 3,370$  SF and is offered as a sub-lease through 1/31/2027.



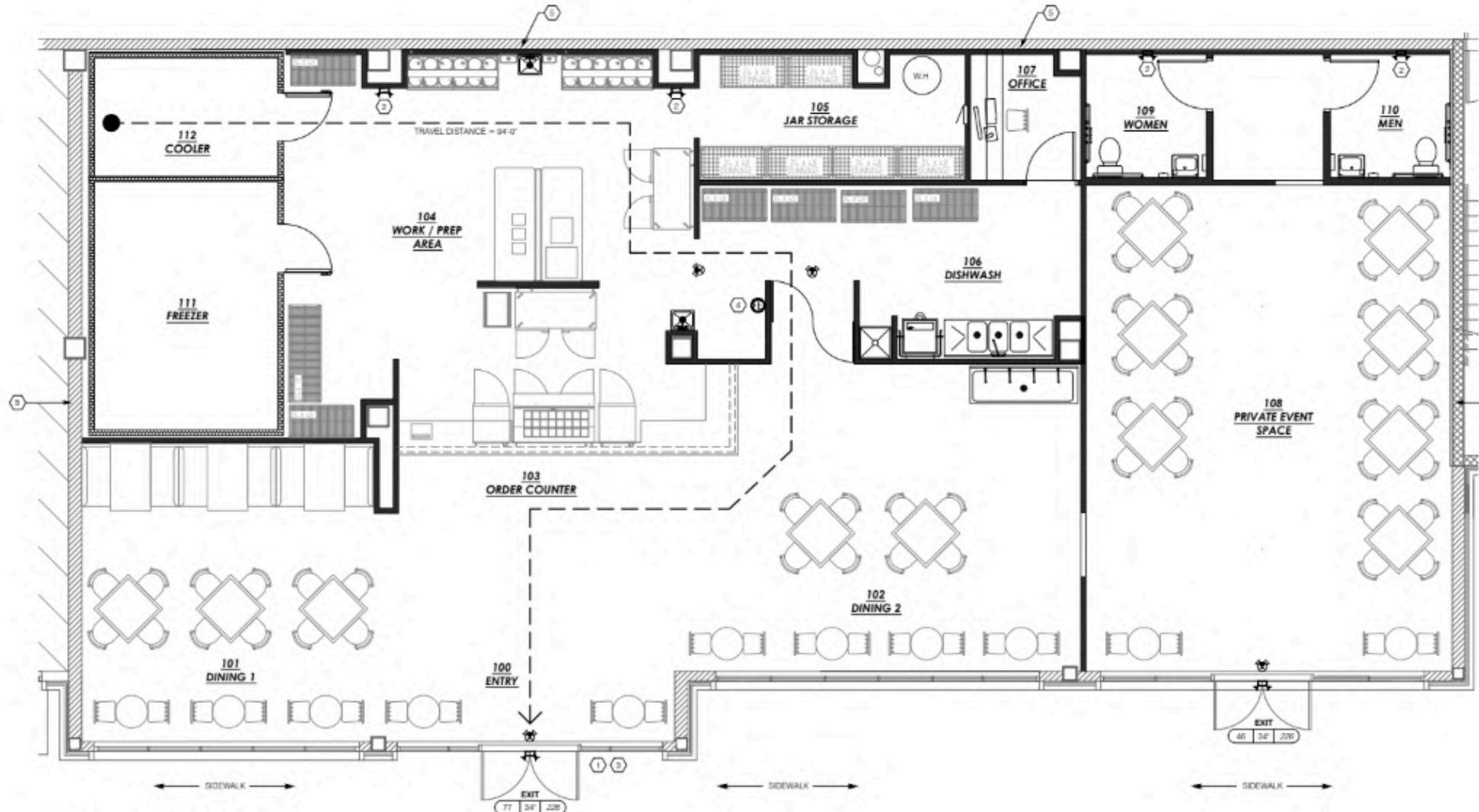
# RETAILER MAP



# LOCATIONAL MAP



# FLOOR PLAN

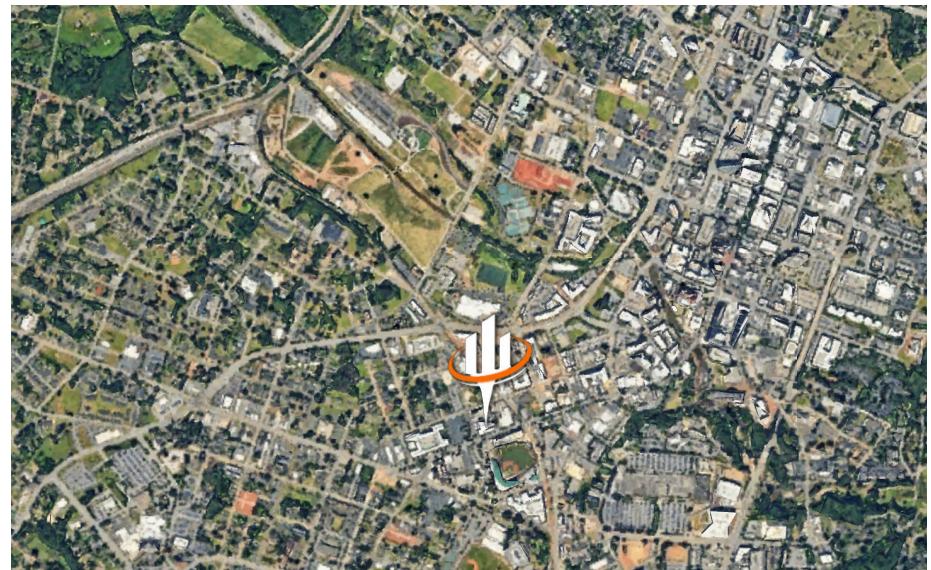
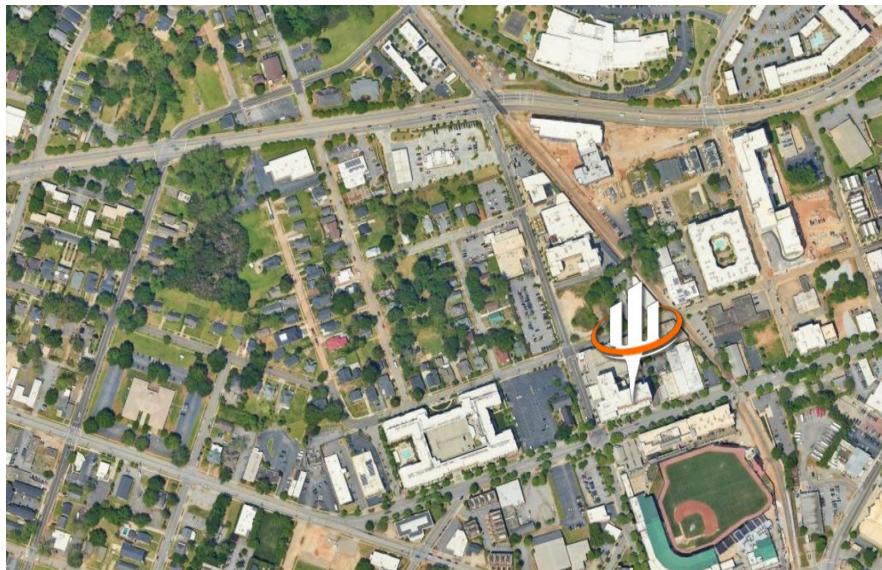


1 DIMENSIONED FLOOR PLAN  
14'-0" x 1'-0"

# DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
<b>Total Population (2025)</b>	±83,972	±171,370	±424,227
<b>Projected Growth (2030)</b>	+3.6%	+3.6%	+3.7%
<b>Average HH Income</b>	\$115,666	\$109,313	\$112,770
<b>Daytime Employees</b>	±71,361	±120,641	±202,352
<b>Average Age</b>	39.2	39.2	40.5
<b>Median Home Value</b>	\$521,655	\$456,057	\$445,876

Source: Site Seer Retail Data



# SIGNIFICANT AREA GROWTH

*Business growth and strategic planning have transformed the area into a hub of vibrant residential communities near downtown.*



## **The Greene - MAA**

1108 S Main St.  
271 units



## **Link Apartments**

25 River St.  
215 units



## **Park Place Townhomes**

104 S Hudson St.  
23 units



## **M West Urban Townhomes**

1027 S Main St.  
20 units



## **Riverwalk Apartments**

101 Falls Park Dr.  
44 units



## **Future Development**

301 College St.  
268 units



## **Markley & Main**

1015 S. Main St.  
280 units



## **Rivers' Edge Multifamily**

411 River St.  
140 units



## **Canvas Lofts**

455 Buncombe St.  
81 units



## **400 Rhett**

400 Rhett St.  
150 units



## **Trailside at Reedy Point**

200 S Academy St.  
215 units



## **Riverside**

1121 Tsali Circle  
200 units



## **The McLaren**

104 Wardlaw St.  
246 units



## **Field House Condos**

927 S Main St.  
200+ units



## **Water Tower**

1417 Hampton Ave. Ext.  
233 units



## **Merrill Gardens Senior**

90 Payne St.  
129 units



## **District West**

100 Reedy View Dr.  
365 units



## **The Village at Poe Mill**

240 A St.  
482 units



## **236 Rhett St.**

20 units



## **Mayberry Village**

15 Hyde St.  
104 units



## **North Main Area**

Median listing home price:  
\$837,000



## **408 Jackson**

366 Field St.  
227 units



## **New City Court View**

202 Gibbs St.  
15 units



## **Hampton Pinckney Area**

Median listing home price:  
\$795,000



**# 4 Fastest  
Growing City**



**# 5 South's Best  
Cities**



**# 1  
US Best Urban  
Bike Path**



**"Top 10 Best Places  
To Live"  
Greenville, SC**



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



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

# 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.



# 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



# REEDY RIVER RETAIL at SVN PALMETTO'S SOUTHEAST REACH

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

## NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST





**Dustin Tenney**  
[dustin.tenney@svn.com](mailto:dustin.tenney@svn.com)  
**864.905.7226**

**Daniel Holloway**  
[daniel.holloway@svn.com](mailto:daniel.holloway@svn.com)  
**864.593.6644**

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