



2ND GEN RESTAURANT

942 S MAIN ST. GREENVILLE, SC



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.



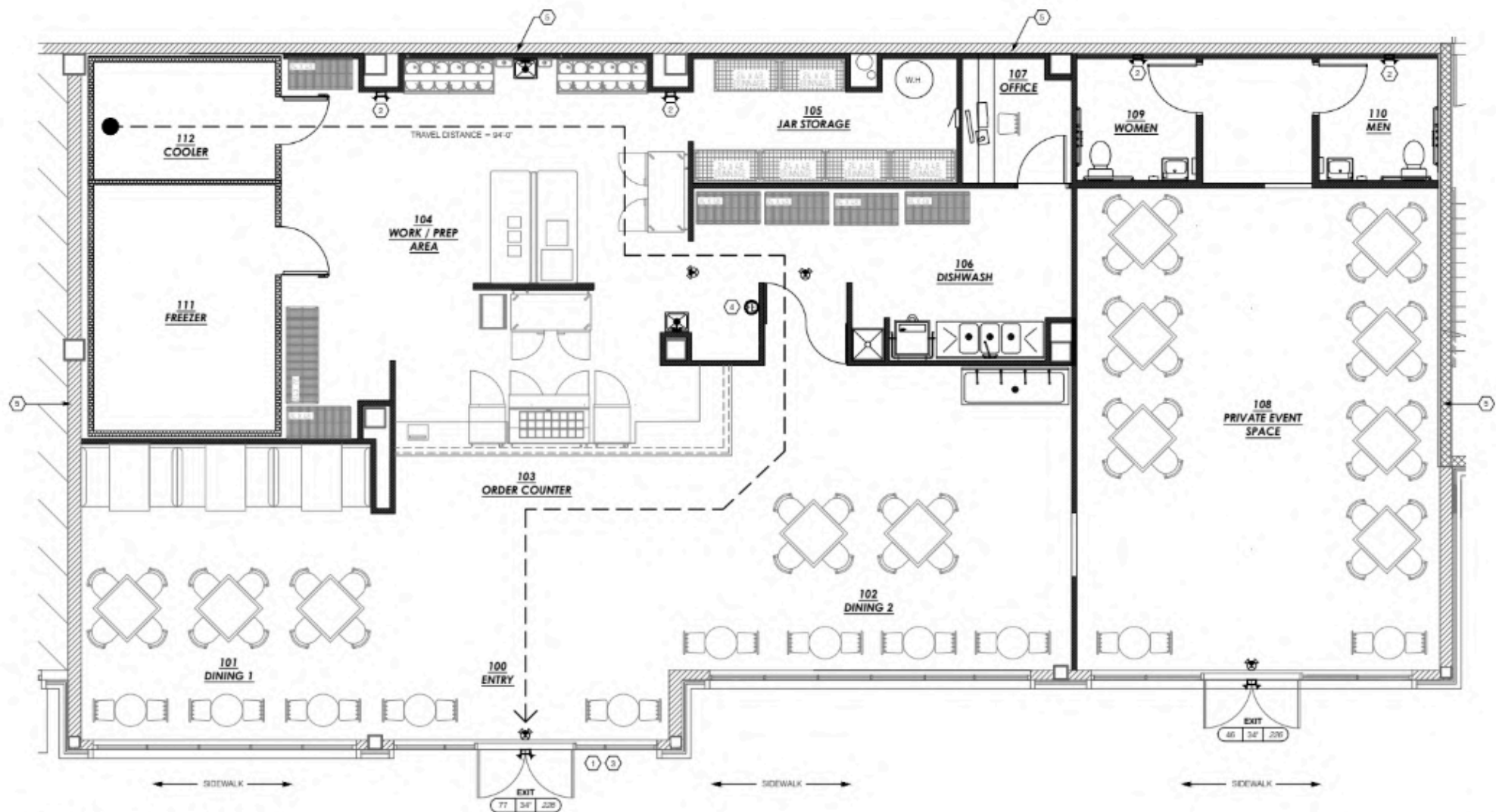
RETAILER MAP



LOCATIONAL MAP



FLOOR PLAN

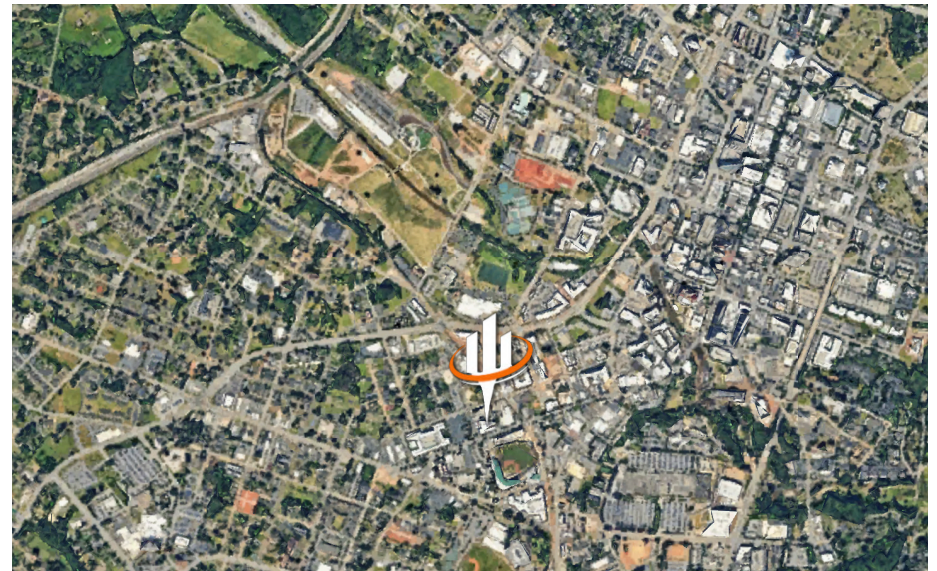


1 DIMENSIONED FLOOR PLAN
1/4"=1'-0"

DEMOGRAPHICS

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



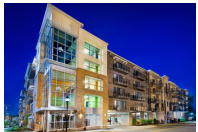
M West Urban Townhomes

1027 S Main St.
20 units



Markley & Main

1015 S. Main St.
280 units



400 Rhett

400 Rhett St.
150 units



The McClaren

104 Wardlaw St.
246 units



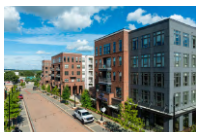
Merrill Gardens Senior

90 Payne St.
129 units



236 Rhett St.

20 units



408 Jackson

366 Field St.
227 units



Link Apartments

25 River St.
215 units



Riverwalk Apartments

101 Falls Park Dr.
44 units



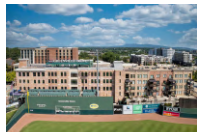
Rivers' Edge Multifamily

411 River St.
140 units



Trailside at Reedy Point

200 S Academy St.
215 units



Field House Condos

927 S Main St.
200+ units



District West

100 Reedy View Dr.
365 units



Mayberry Village

15 Hyde St.
104 units



New City Court View

202 Gibbs St.
15 units



Park Place Townhomes

104 S Hudson St.
23 units



Future Development

301 College St.
268 units



Canvas Lofts

455 Buncombe St.
81 units



Riverside

1121 Tsali Circle
200 units



Water Tower

1417 Hampton Ave. Ext.
233 units



The Village at Poe Mill

240 A St.
482 units



North Main Area

Median listing home price:
\$837,000



Hampton Pinckney Area

Median listing home price:
\$795,000



2
**Best City to
Start a Business**



1
**US Best Urban
Bike Path**



**Top 10
U.S. Vacation
Spots**



**# 4 Fastest
Growing City**

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



**# 4 Best Place to
Raise a Family**



**# 5 South's Best
Cities**



**# 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



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

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
864.905.7226

Daniel Holloway
daniel.holloway@svn.com
864.593.6644

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