

FOR LEASE



PRIME RETAIL/OFFICE IN THE HEART OF DOWNTOWN

CORNER OF MAIN & CURTIS
SIMPSONVILLE, SC



EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present the opportunity to lease office space on the 2nd floor within Burdette Central and a 2nd generation restaurant space on Main Street (former Farm Fresh Fast space) in the heart of Simpsonville, SC. These meticulously maintained office suites offers versatile layouts, abundant natural light, and modern amenities, making them perfect for a wide range of businesses. The restaurant space includes several infrastructure items, including: hood system, grease trap and built-out restrooms.

Boasting ample parking and easy access for clients, employees and customers, this property ensures convenience and accessibility. Whether you're seeking an office space, or a professional services location, this property is designed to meet your needs. With its prime location and outstanding features, Burdette Central presents an exceptional opportunity to elevate your business presence.

Key Highlights:

- Versatile office layout with abundant natural light
- Second generation restaurant space
- Modern amenities for comfort and functionality
- Ample parking for clients and employees
- Easy access for maximum convenience
- Ideal location for office or professional services
- Meticulously maintained for a polished look
- Spacious and inviting atmosphere to enhance your business
- Well-suited for a wide range of businesses and industries
- Elevate your business presence in this prime location
- Opportunity to tailor the space to your specific needs



PROPERTY SUMMARY

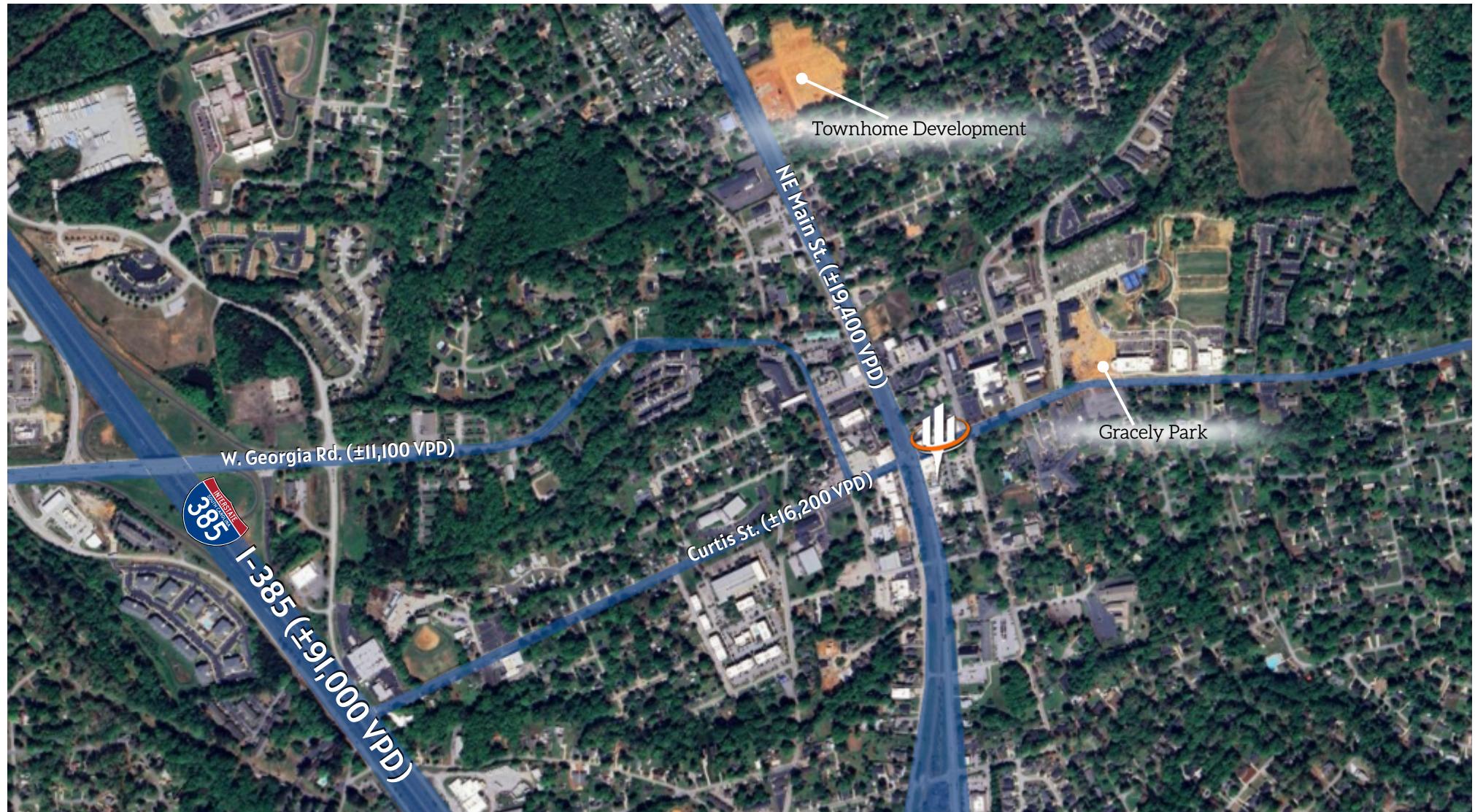
Base Lease Rate (Office Suites)	\$27.50 PSF
Base Lease Rate (2nd Gen Restaurant)	\$35.00 PSF
NNN Charges	\$6 PSF
Availability	See Floor Plan
GLA	±26,000 SF
Available Suites	2nd Gen Rest - ±1,168 SF Suite B2 - ±2,168 SF Suite C2 - ±1,688 SF
Year Built	1940
Last Renovated	2020
Parking Spaces	±93 surface spaces
Zoning	ID - Innovative District 1885 Taproom Chestnut Coffee Sidewall Pizza RunIn Athletics Club Pilates CoCoBon Chocolatier
Current 1st Floor Tenant Lineup	Doyle Chiropractic Painted Culture Salon
Current 2nd Floor Lineup	



RETAILER MAP



LOCATIONAL MAP



INTERIOR PHOTOS



2ND GEN RESTAURANT
SPACE AVAILABLE



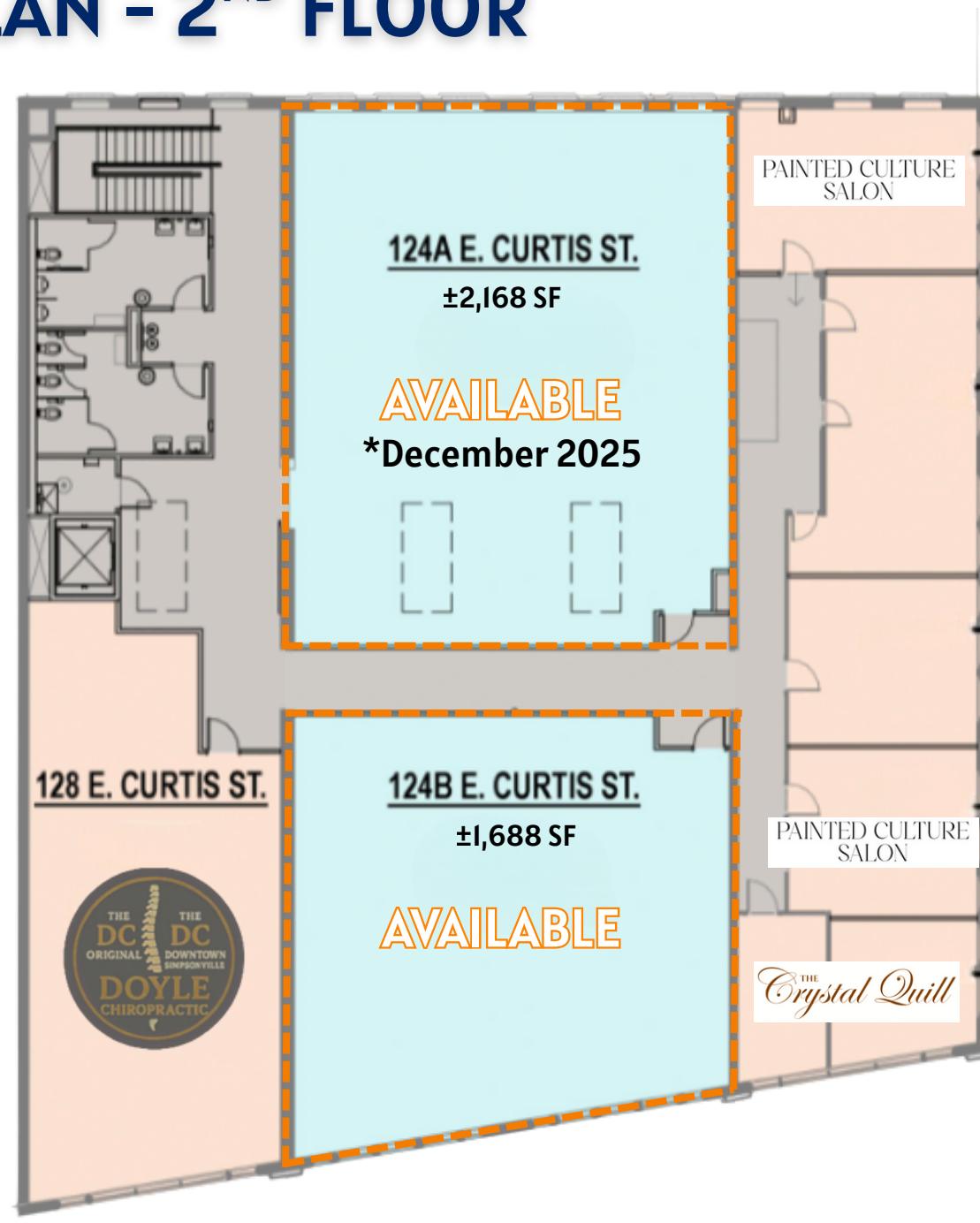
OFFICE SPACE
AVAILABLE



FLOOR PLAN - 1ST FLOOR



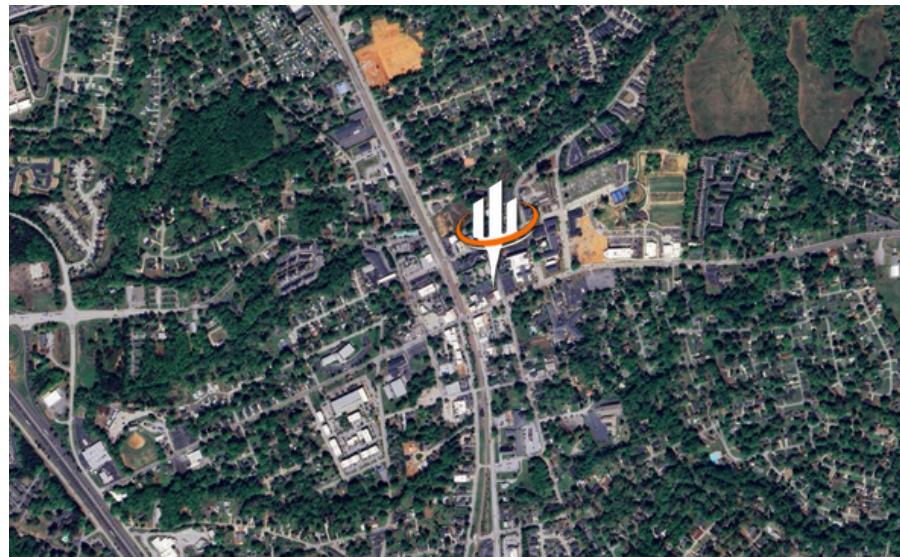
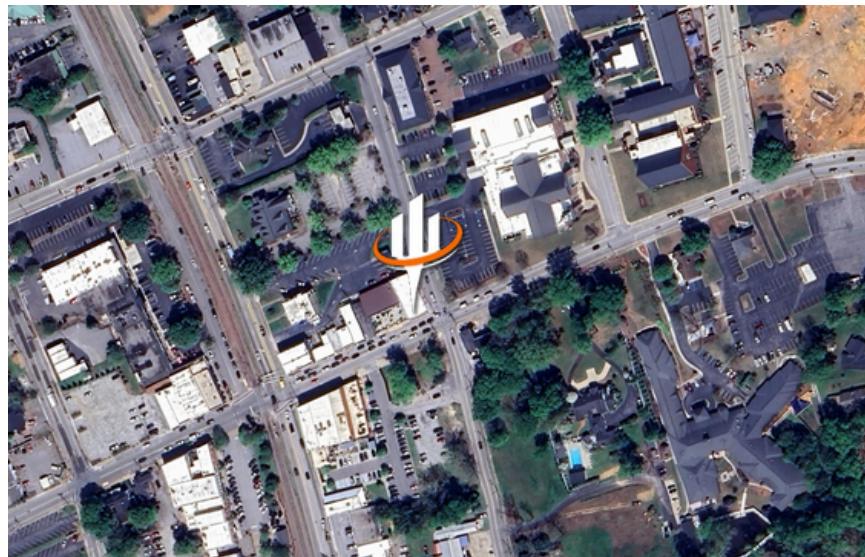
FLOOR PLAN - 2ND FLOOR



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population (2024)	±50,727	±129,902	±299,106
Projected Growth (2029)	+7.1%	+5.9%	+5.8%
Average HH Income	\$104,503	\$109,188	\$114,119
Daytime Employees	±10,775	±28,978	±124,702
Average Age	40.8	40.6	40.5
Median Home Value	\$382,872	\$406,557	\$463,856

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.



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



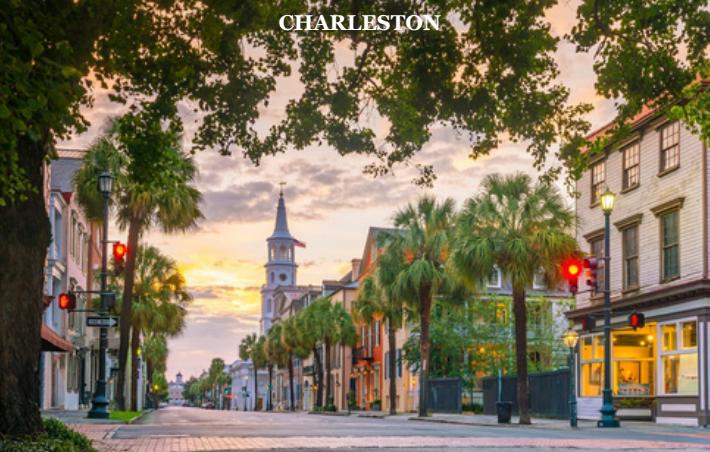
INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

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





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