

FOR LEASE



610 N MAIN ST
GREENVILLE, SC

 **SVN**
PALMETTO


REEDY RIVER
RETAIL
at SVN | PALMETTO

EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present an opportunity to lease this ±4,500 SF office space at 610 N Main Street in downtown Greenville, SC. The space is currently in shell condition after the previous interior demolition, leading to a flexible floor plan for a new user. This property sits in a highly desirable "N Main" neighborhood with high demographics, easy access off N Main Street and with ample on site parking.

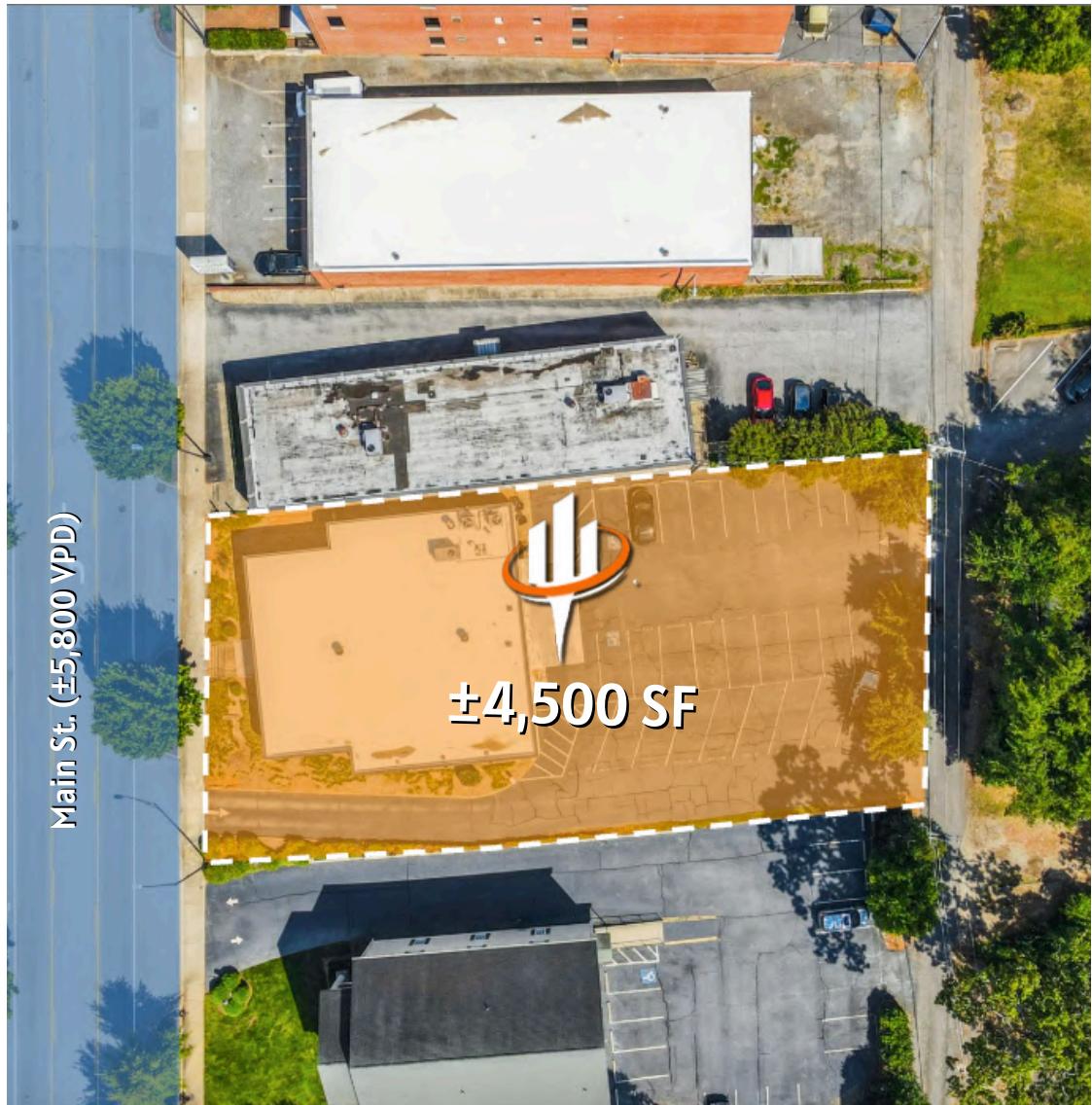
The property at 610 N Main would be perfect for any mid-sized office Tenant looking to get into the downtown Greenville market, without the hassle of a parking garage. Another great use could be an event venue, boasting on-site surface parking.

With brand new high end townhomes constructed across the street and the Stone & Main Class-A apartment complex built less than half a mile down the road, this property is walkable to an immediate customer base.

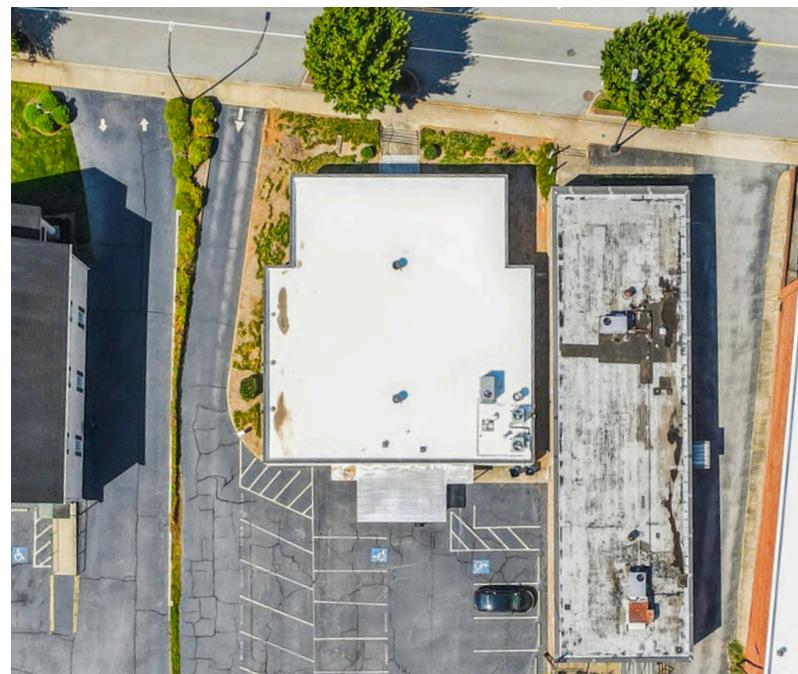
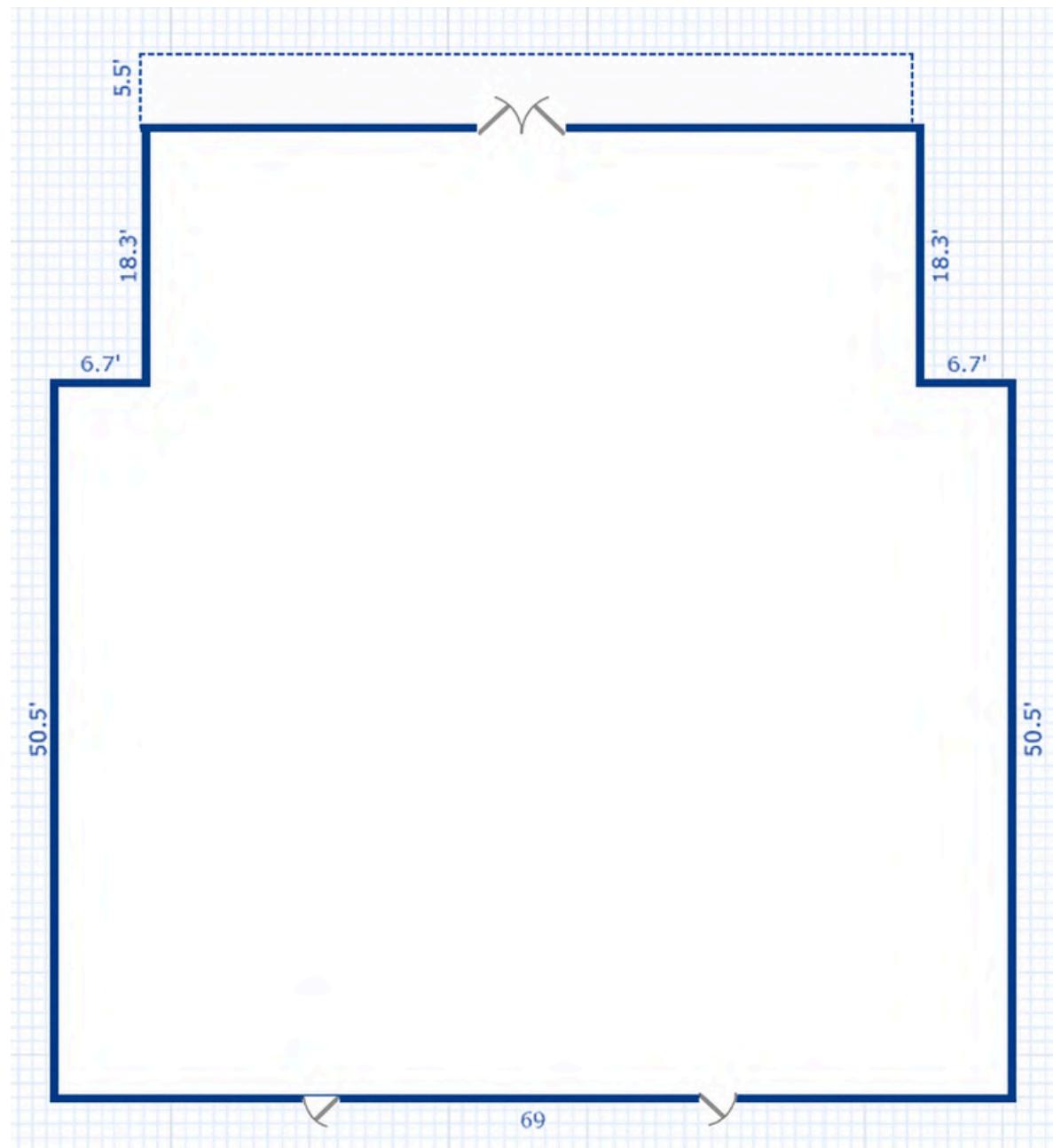
- Located in downtown Greenville, SC on N Main with road frontage
- On site, surface parking in the rear, with public street access for customers
- Just down the street from the new "Baby BiLo" retail redevelopment
- Near 426 N Main development, which shall include a 17-story building and a 13-story building, comprising of multi-family, retail, office and potentially hospitality.

PROPERTY SUMMARY

Lease Rate	Contact Broker
Year Built	1998
Lot Size	$\pm .45$ AC
Building Size	$\pm 4,500$ SF
Zoning	MX-2 (City of Greenville)
Type	Multi-Tenant or Single User
Parking	± 27 surface spaces
Electrical	200A panel



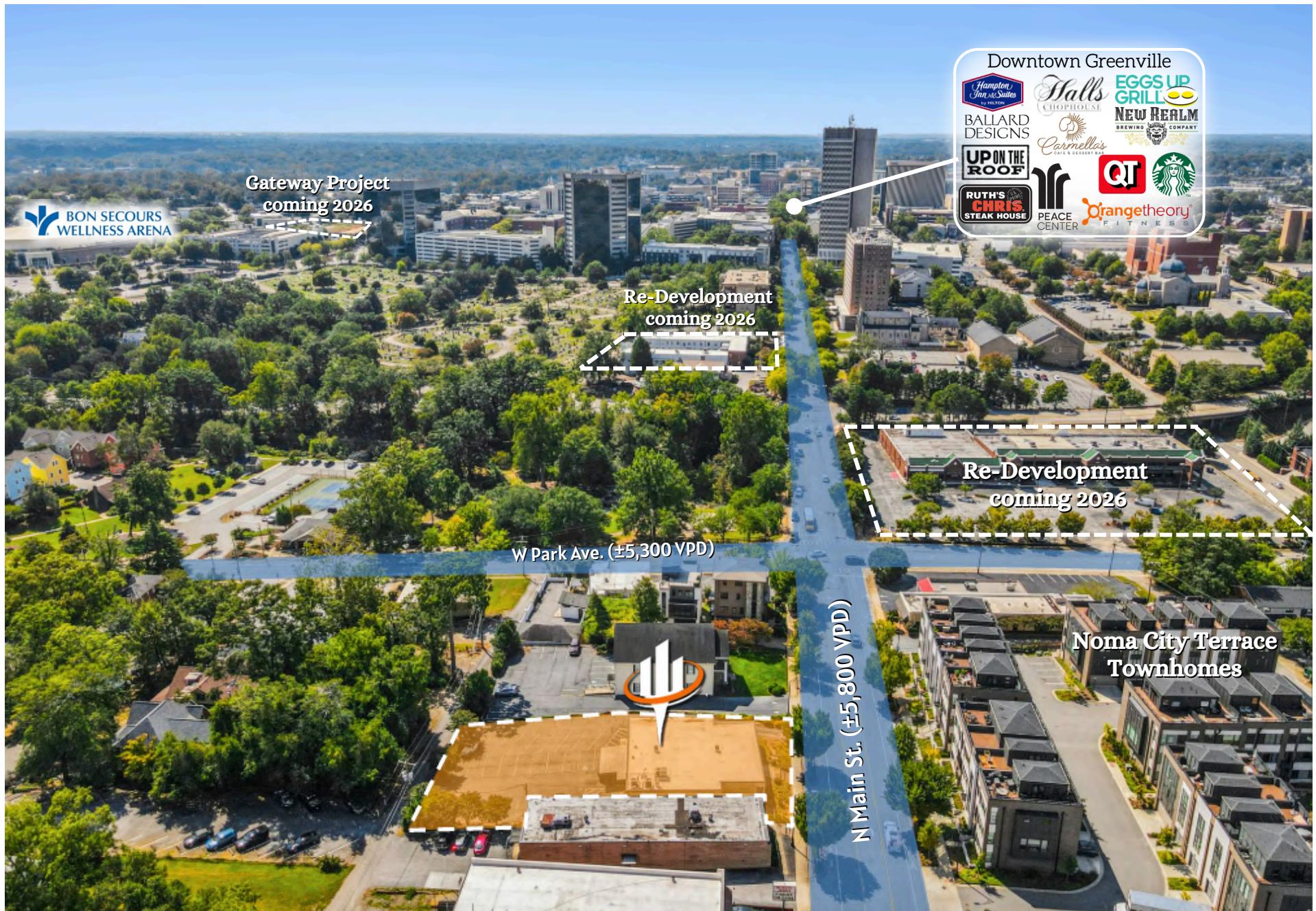
FLOOR PLAN



RETAILER MAP



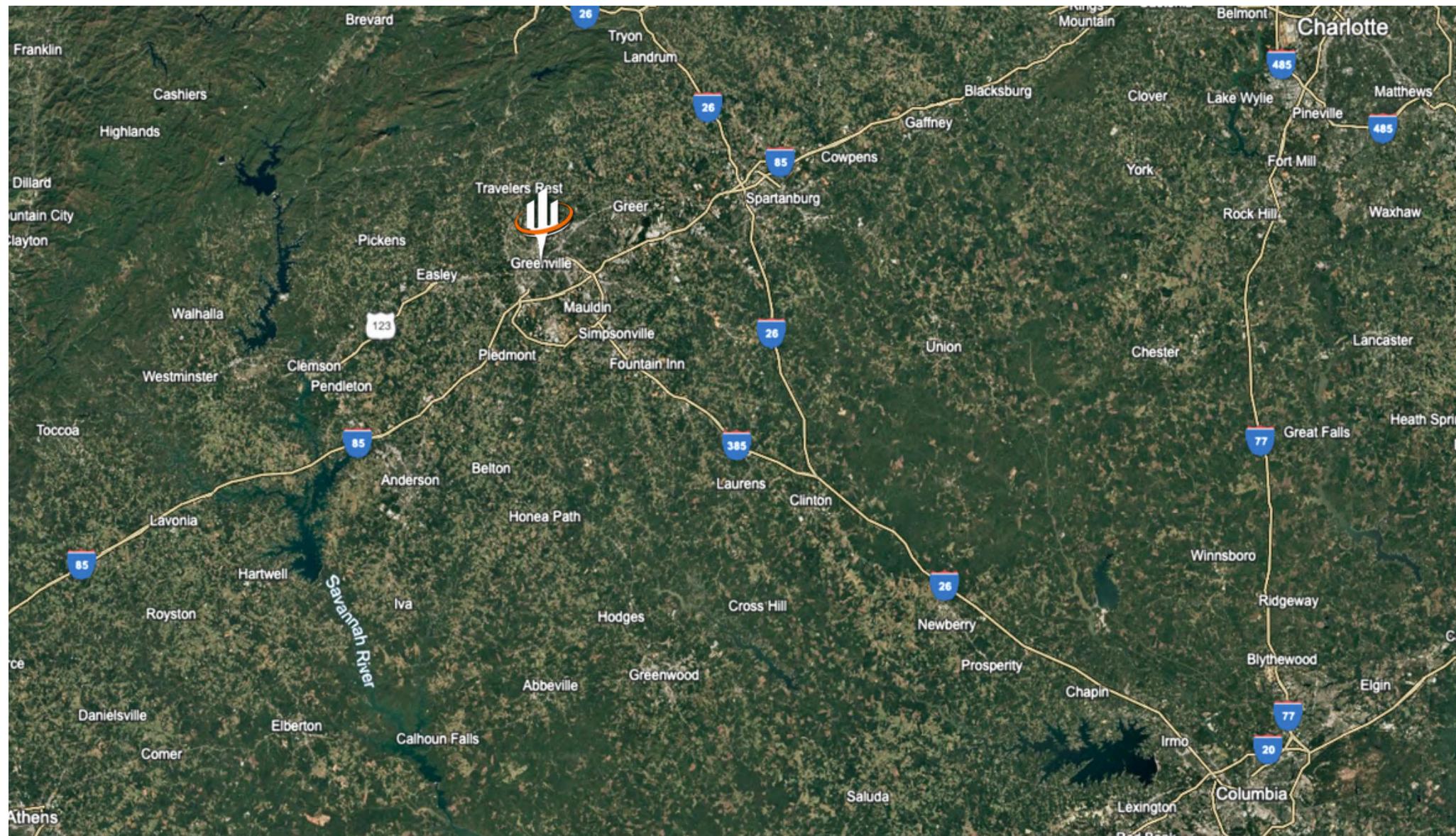
RETAILER MAP



RETAILER MAP



LOCATIONAL MAP

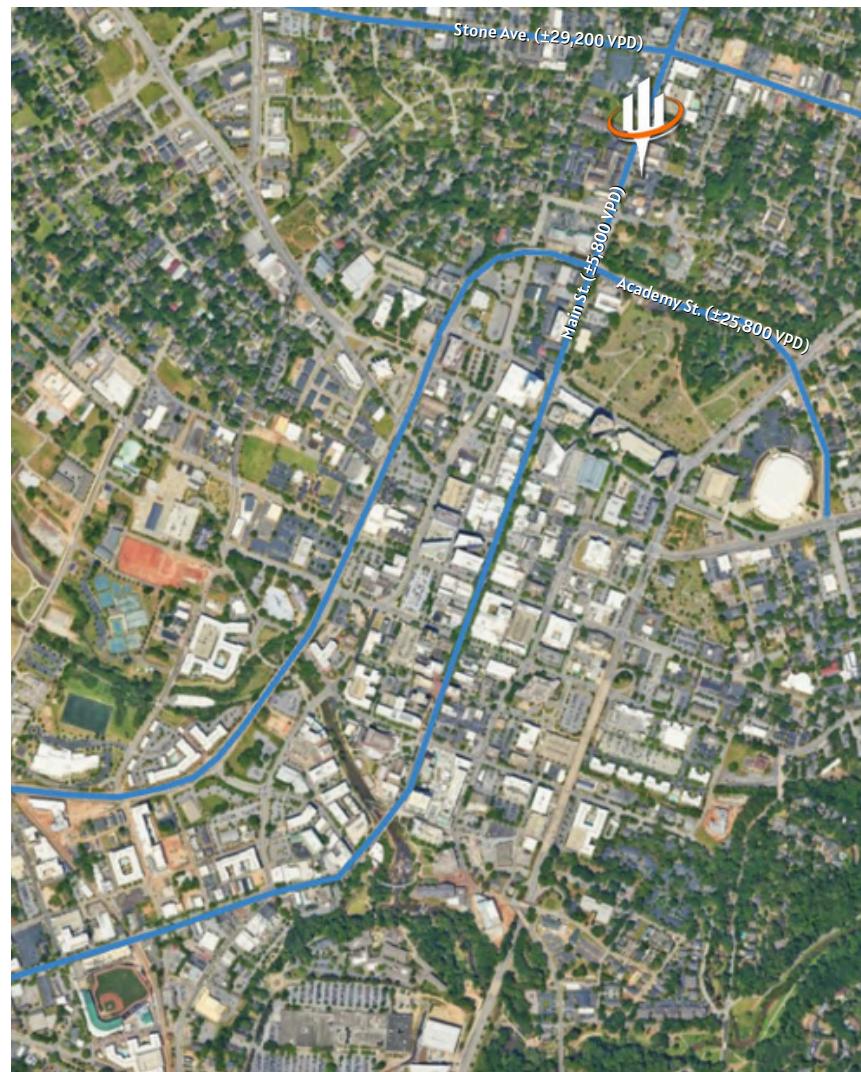


DEMOGRAPHICS

	1 MILE	5 MILES	7 MILES
2025 Population (Q2)	12,497	175,649	270,498
Avg HH Income	\$140,286	\$112,510	\$109,961
Daytime Employees	18,388	125,456	153,788
Average Age	41.0	39.5	39.8
Median Home Value	\$658,542	\$470,970	\$446,018
2029 Estimated Population	+4.1%	+3.4%	+3.3%

	8 Minutes	12 Minutes	4 Miles
2025 Population (Q2)	53,735	116,156	132,737
Avg HH Income	\$123,519	\$109,855	\$113,783
Daytime Employees	43,654	88,678	104,073
Average Age	39.0	38.9	39.0
Median Home Value	\$570,446	\$481,489	\$493,296
2029 Estimated Population	+3.8%	+3.1%	+3.4%

Source: SiteSeer Retail Data



Source: SC DOT Traffic 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.

INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

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





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