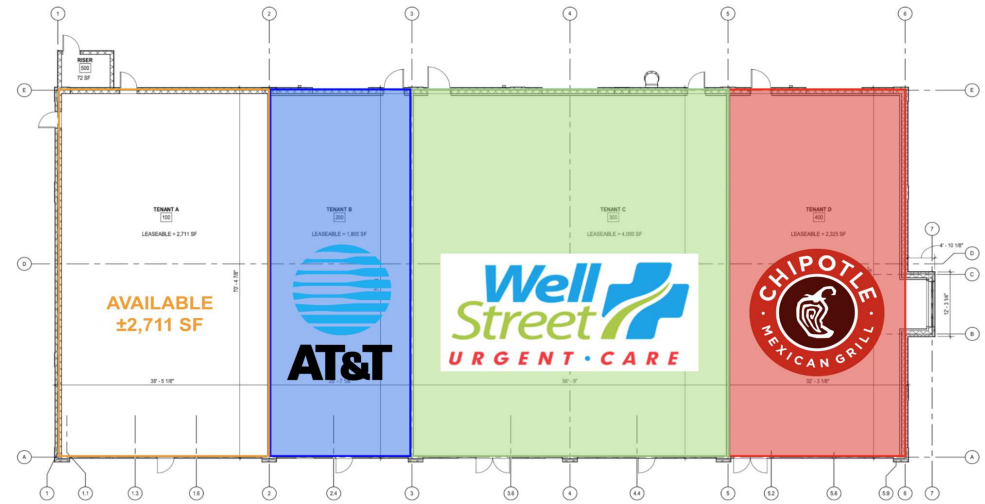


FINAL SPACE REMAINS - ±2,711 SF END CAP RESTAURANT W/ PATIO



OFFERING SUMMARY

LEASE RATE:	Contact Broker
BUILDING SIZE:	±10,960 SF
AVAILABLE SF:	±2,711 SF
ZONING:	C-2
YEAR BUILT:	Q1 2024

PROPERTY OVERVIEW

Reedy River Retail at SVN Blackstream is pleased to present the opportunity to lease Class A retail space in the popular city of Travelers Rest, just to the north of Greenville, SC. This new construction retail center will boast unrivaled visibility to Hwy 25 Bypass (25,600 VPD) and is surrounded by national retailers including Walmart, Chick-fil-a, Starbucks, McDonald's and the #1 Tractor Supply Co. in the state. This new development represents a rare opportunity for retailers to penetrate the Travelers Rest market with direct visibility to the Hwy 25 Bypass. Estimated Q3 2024 Delivery. T1 package available subject to review of tenant financials.

PROPERTY HIGHLIGHTS

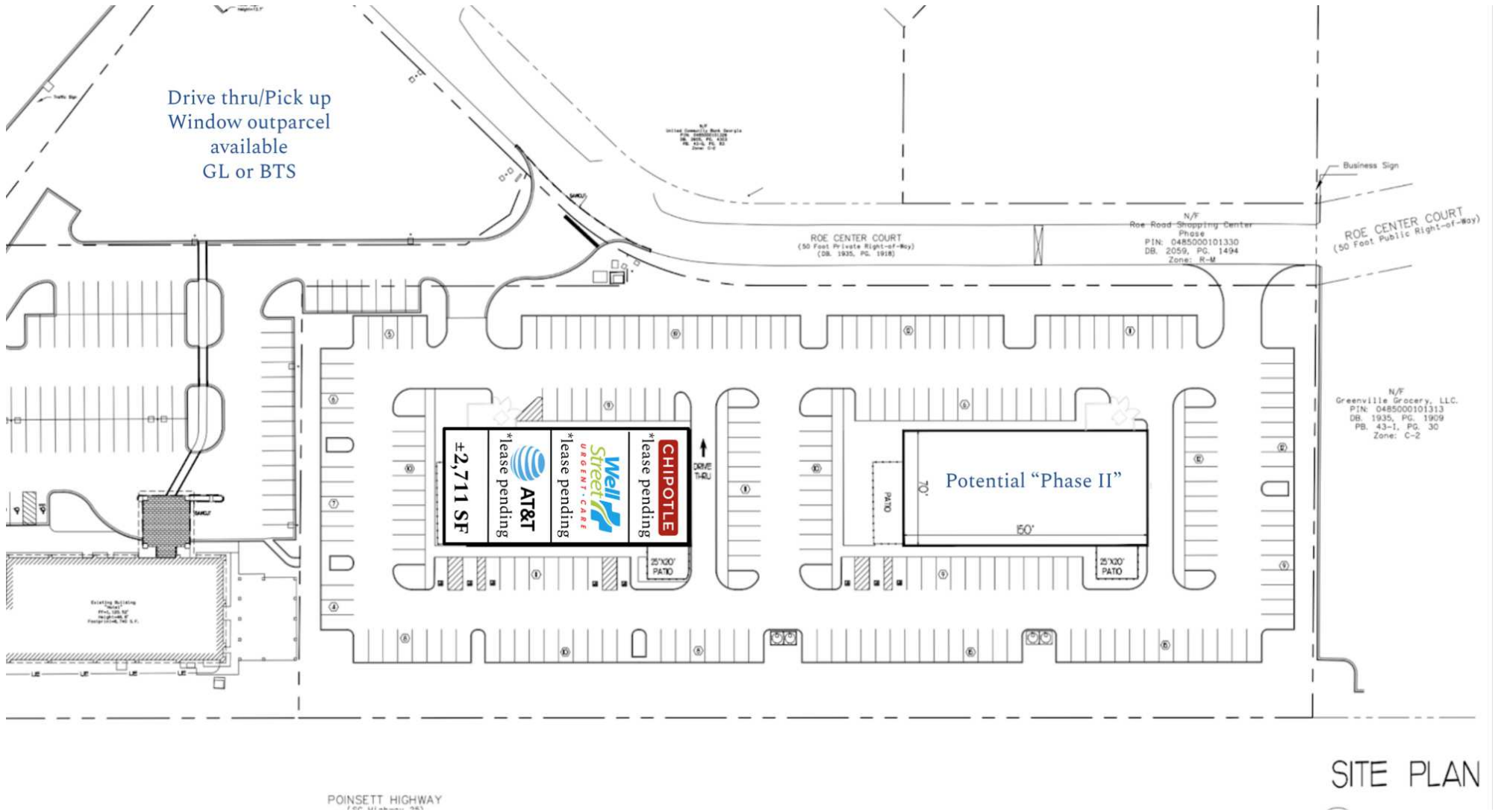
- Rare opportunity to lease space on the major retail corridor of Travelers Rest
- Excellent visibility to more than 25,000 VPD on Hwy 25 Bypass
- Surrounded by high performing national retailers
- Rapidly growing area that saw a 70% population increase between the 2010 and 2020 census
- Adjacent Tractor Supply store is ranked #1 store in SC and top 20 nationwide (per PlacerAI)

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TRAVELERS REST RETAIL CENTER | 571 Roe Center Ct. Travelers Rest, SC 29690

FULL SITE AERIAL



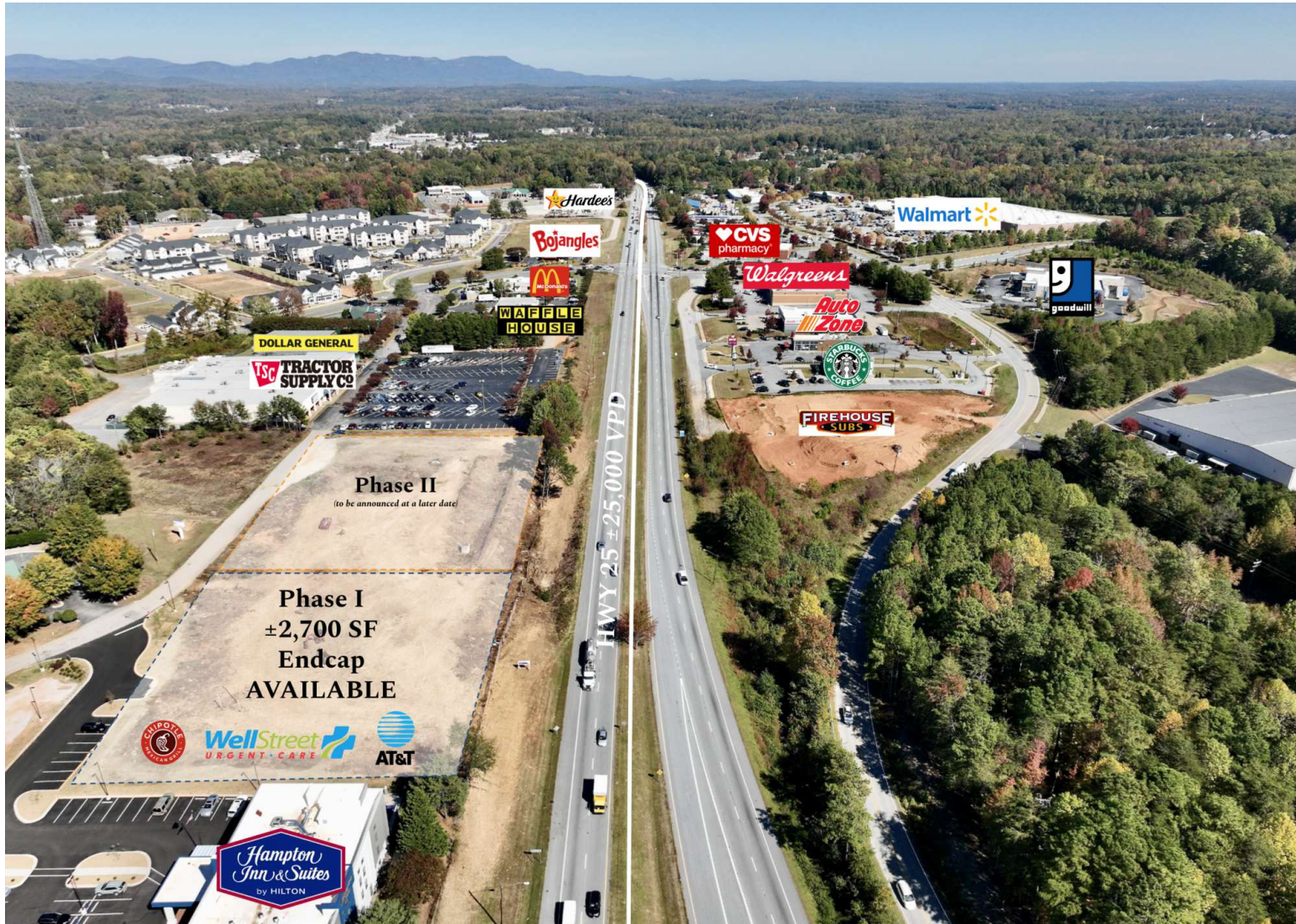
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RETAILER OVERVIEW

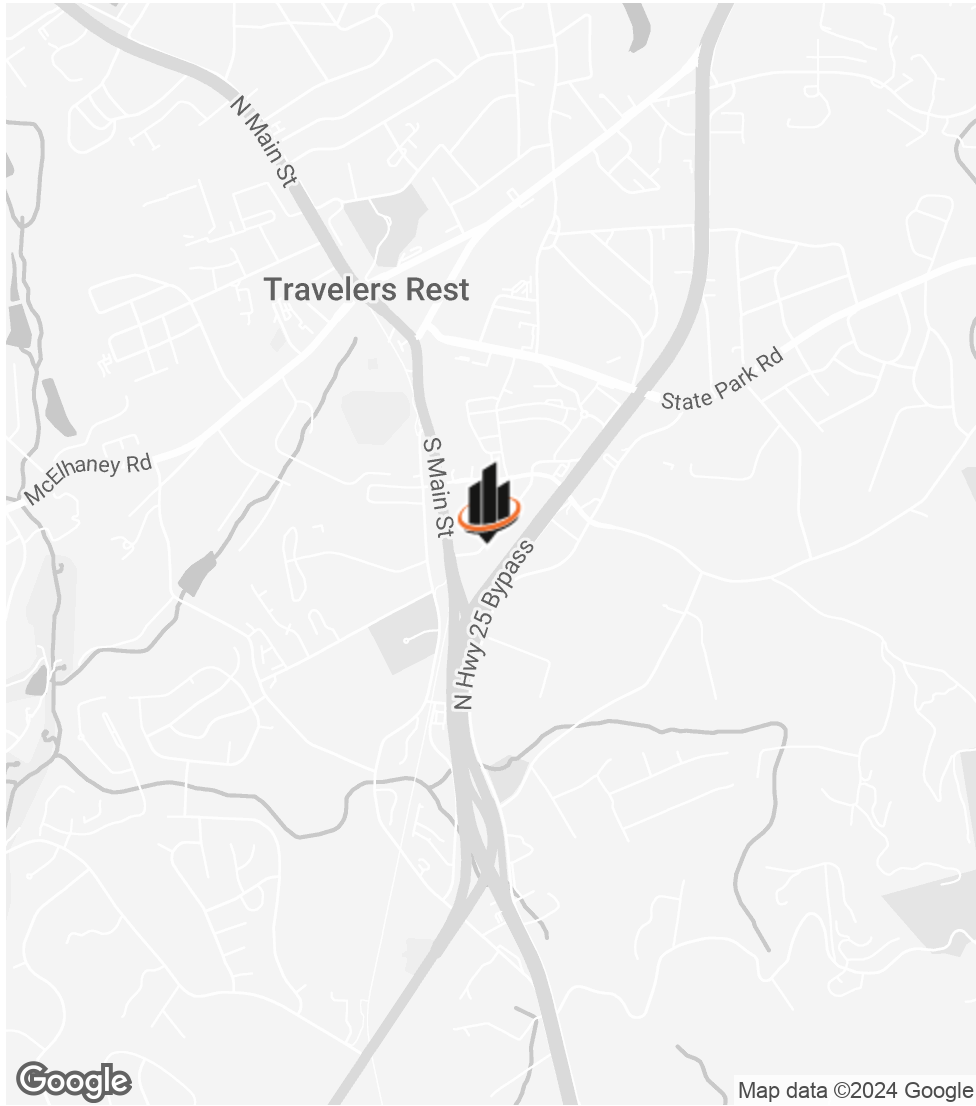


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LOCATION MAPS



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ADDITIONAL PHOTOS



*construction progress as of August 2024

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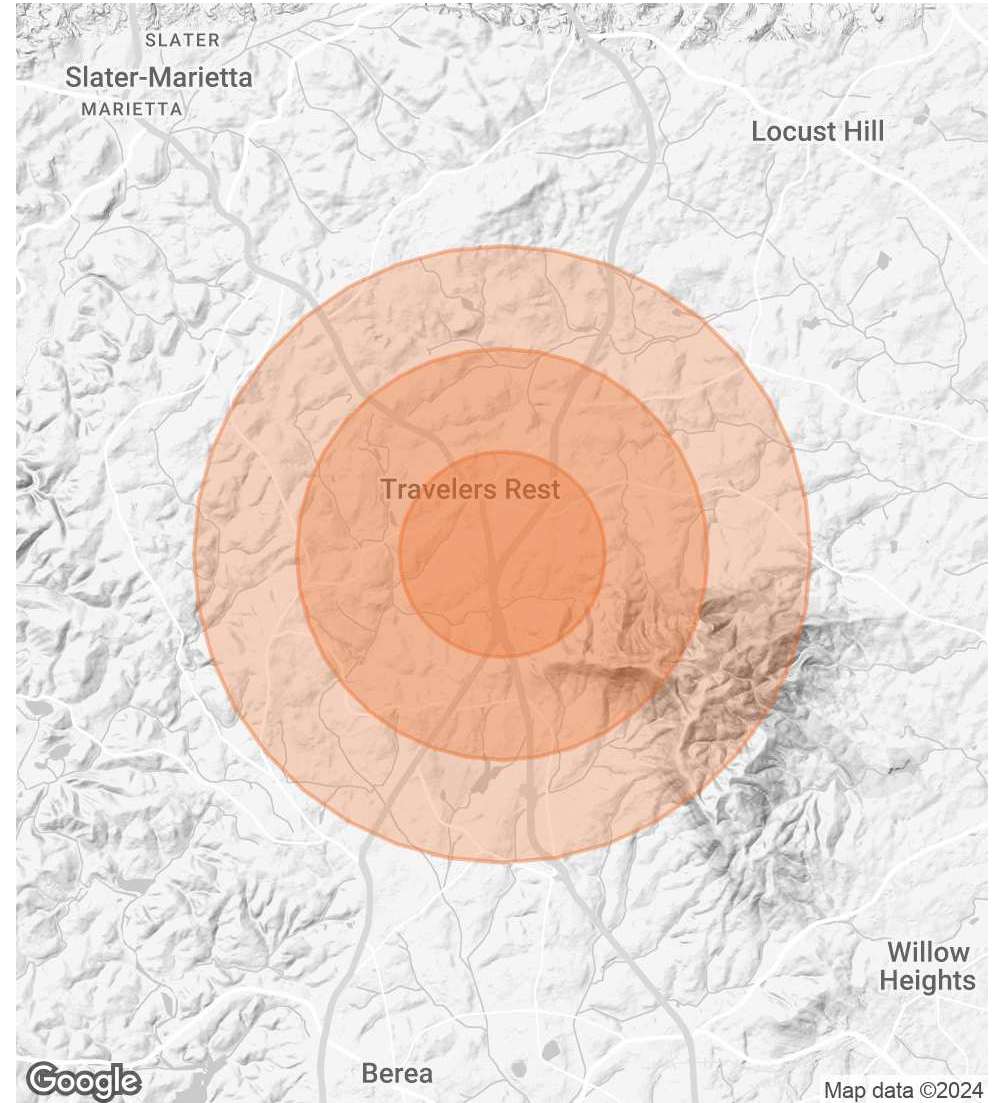
TRAVELERS REST RETAIL CENTER | 571 Roe Center Ct. Travelers Rest, SC 29690



DEMOGRAPHICS MAP & REPORT

* Demographic data derived from a 2022 Site Seer Analytics Report

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	±3,485	±19,027	±48,059
TOTAL HOUSEHOLDS	±1,306	±6,515	±18,189
GROWTH RATE (2027)	+2.1%	+2.3%	+2.3%
AVERAGE HH INCOME	\$97,160	\$90,0	\$81,541
AVERAGE AGE	39.0	38.6	39.9
AVERAGE HOME VALUE	\$505,032	\$434,624	\$352,673
DAYTIME EMPLOYEES	±2,791	±15,849	±39,164



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REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM

In 2018, Dustin and Daniel took a leap of faith and left their jobs as classroom teachers to pursue a career in commercial real estate. Fast forward several years and they have built one of the most dominant retail brokerage teams in the Upstate. Drawing on their experience in the classroom, Dustin and Daniel focus on building relationships, educating their clients, and adding value through hustle, reliability, and creativity.

Specializing in investment sales, landlord/tenant representation and development allows this team to fully commit to retail brokerage, giving their clients full confidence in the services that are provided. Between the grit that Dustin and Daniel bring to the table and leveraging the collaborative SVN network with over 220 offices nationwide, Reedy River Retail has gained recognition in various markets across the country.

As the world of retail continues to evolve from the battle against e-commerce to COVID and now labor shortages, Reedy River Retail continues to adapt as well. In 2023, Dustin and Daniel expanded their brokerage services by bringing Stephan Thomas, Chris Philbrick and Brett Mitchell onto the team.

A team that did over \$80 million in deal volume in 2023 they strive to do right by their clients and it has shown by the market share they have gained and continue to obtain throughout the Southeast - from developers, to Tenants and Landlords, Reedy River Retail is here to serve you!



SVN | CERTIFIED SPECIALIST
RETAIL



POWERBROKER™ AWARD



SVN | CERTIFIED SPECIALIST
LAND



Candidates



2022 CREXI PLATINUM
BROKER AWARD RECIPIENT



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BRETT MITCHELL

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301 Roper Creek Drive
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214 W Tremont Avenue
Charlotte, NC 28203

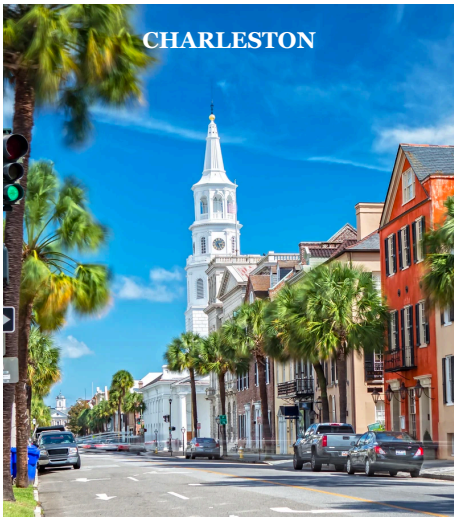


REEDY RIVER RETAIL
at SVN | BLACKSTREAM

GREENVILLE



CHARLESTON



CHARLOTTE



REEDY RIVER RETAIL at SVN BLACKSTREAM'S SOUTHEAST REACH

NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST



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

"These guys hustle and they are very patient all at the same time. They want to make sure they are getting the best deal for their client, whether it's an investment or a tenant on a leasing assignment. Dustin and Daniel are fantastic brokers who I hope to have the pleasure of dealing with for many years to come." - Joe Pazdan, Real Estate Owner/Investor and Principal at McMillian Pazdan Smith Architectural Firm

"Dustin and Daniel do fantastic work for BlueMont Group, LLC. We were new to the Upstate SC market and they quickly got us acclimated. They are knowledgeable and aggressive and will do whatever it takes for their clients. They are always available and determined to get you the best deal. Selfishly I am also impressed by the sincere love they have for our brand. Dustin and Daniel truly run on Dunkin'!" - Meghan Wolfinger, Chief Development Officer of BlueMont Group (Dunkin' Franchisee)

"In a fast moving market where timing is essential, Dustin & Daniel have proven to be great partners to our brands. They are extremely responsive and waste no time when it comes to their clients needs. They are knowledgeable and professional and they take the extra time to thoroughly investigate future opportunities. They are unmatched in their communication, commitment and market knowledge. Best in the business." - Lazaro Montoto, Tony King & Brian Shelton, Partners of Topsy Taco