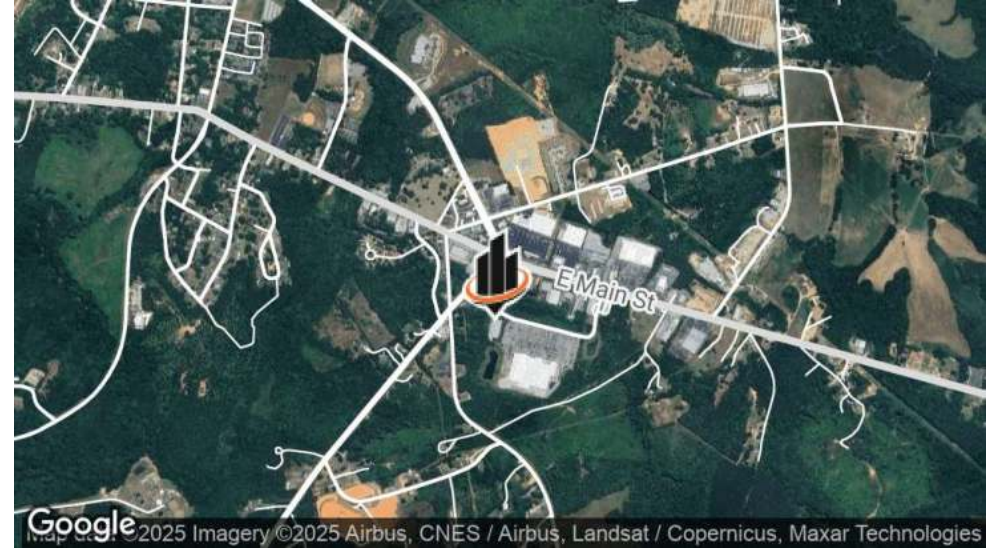


## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Contact Broker for Details
<b>NUMBER OF UNITS:</b>	7
<b>AVAILABLE SF:</b>	±1,596 SF
<b>BUILDING SIZE:</b>	±17,331 SF

## PROPERTY DESCRIPTION

Reedy River Retail at SVN | Blackstream is pleased to present this opportunity to lease a prime ±1,596 SF retail space in a Walmart-anchored shadow center with outstanding visibility and high foot traffic. With Walmart drawing ±2mm visitors annually (Placer.ai), this space is perfectly positioned to attract both local and regional customers. This retail center offers a strong tenant mix that drives consistent traffic throughout the day. The available space is ideal for national or regional retailers, specialty shops, or service-oriented businesses looking to capitalize on the center's well-established customer base.

## PROPERTY HIGHLIGHTS

- Situated on E Main St, a major retail thoroughfare in Laurens, SC
- Walmart's ±2mm annual visitor customer base ensures a steady flow of foot traffic and visibility
- Inline space(Former GameStop) with plentiful parking
- Ideal for traditional retail or a restaurant

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RETAILER MAP



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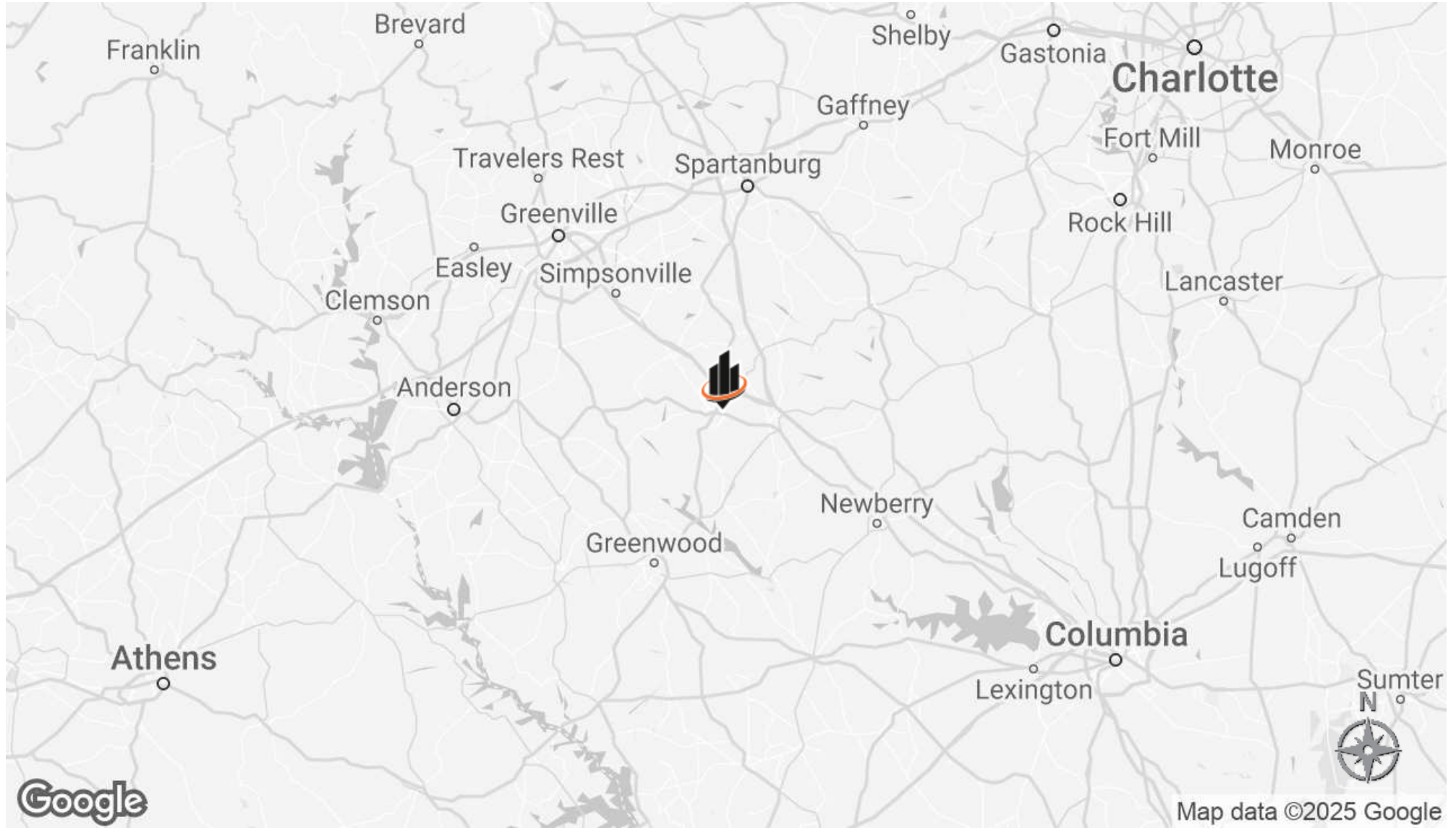
## ADDITIONAL PHOTOS



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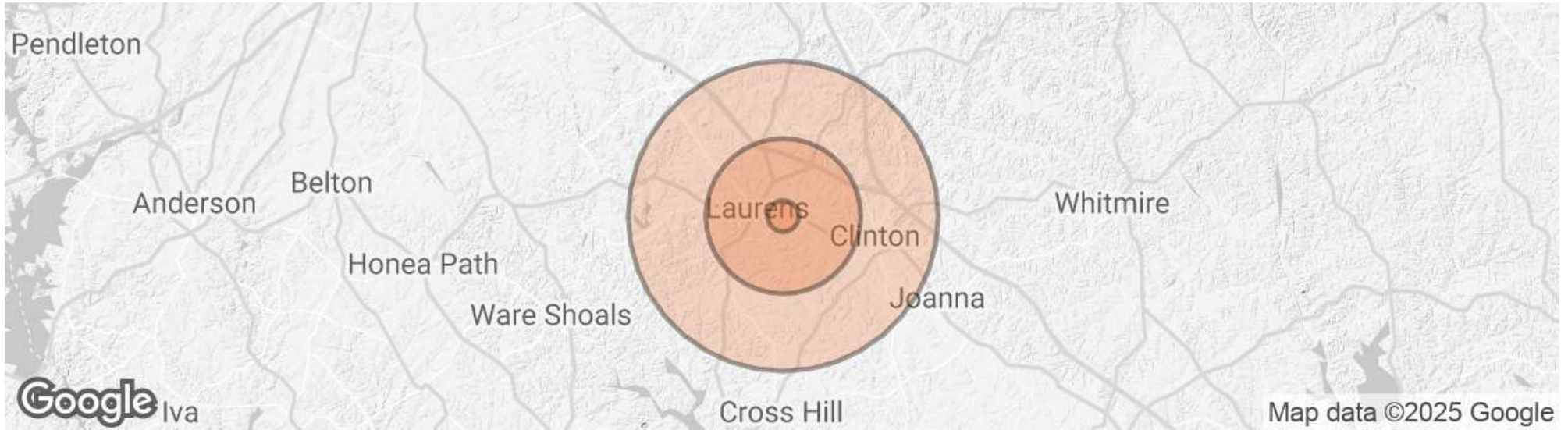
# REGIONAL MAP



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# DEMOGRAPHICS MAP & REPORT



Demographics data derived from AlphaMap & SiteSeer

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
POPULATION	±987	±18,932	±38,428
AVERAGE AGE	±39	±41	±41
AVERAGE HH INCOME	±61,818	±75,605	±76,371
AVERAGE HOUSE VALUE	±199,995	±249,619	±254,948
DAYTIME EMPLOYEES (FTE)	±764	±14,700	±31,172

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# 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.

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.

In 2023, they expanded by welcoming Stephan Thomas, Chris Philbrick, and Brett Mitchell. With over \$80 million in deal volume this year, Reedy River Retail is dedicated to serving developers, tenants, and landlords throughout the Southeast.



301 Roper Creek Drive  
Greenville, SC 29607

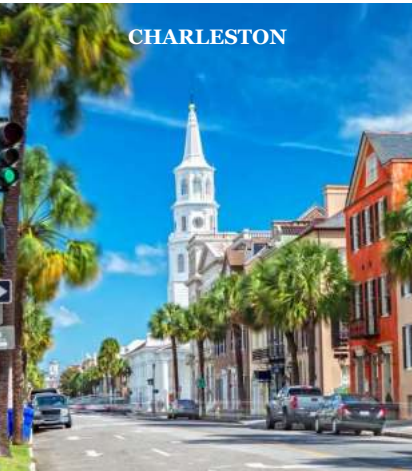
214 W Tremont Avenue  
Charlotte, NC 28203



GREENVILLE



CHARLESTON



CHARLOTTE



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





## GET IN TOUCH

SVN | BLACKSTREAM  
301 Roper Creek Dr  
Greenville, SC 29615  
svnblackstream.com



REEDY RIVER RETAIL  
at SVN | BLACKSTREAM



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