



For Sale

Hwy 29 Lot C - 8.5 AC

2270 Nazareth Church Rd, Spartanburg, SC 29301



PROPERTY SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present Lot C, a ± 8.5 -acre parcel with frontage along Highway 29 in Spartanburg, SC. The conceptual plan designates this site for a combination of hospitality and food service uses, reflecting the natural demand created by the site's proximity to I-85 (± 0.5 miles) and the region's growing residential and industrial base.

The property sits adjacent to a high performing Zaxby's and across the street from a brand new Starbucks. The property is unzoned within Spartanburg County, providing maximum flexibility for the end user or developer. Power, water, and natural gas are all available at the property.

PROPERTY HIGHLIGHTS

- Asking Price: Contact Broker
- Size: ± 8.5 acres
- Interstate Access: ± 0.5 miles to I-85 interchange — strong transient traffic capture
- Utilities: Power $\checkmark$ | Water $\checkmark$ | Gas $\checkmark$ | Sewer
- Zoning: Unzoned — Spartanburg County (maximum use flexibility)
- Restriction: No fuel sales or convenience store uses
- Adjacent Tenants: 690-unit Grand Oaks Apartments
- 5-Mile Population: 78,164 (2025) | Projected $\sim 3,900$ new residents by 2030
- 5-Mile Avg. HH Income: \$98,358
- 5-Mile Households: 30,037
- Ideal Users: Hotel flags/franchisees, restaurant groups, mixed-use hospitality developers



Daniel Holloway
Senior Vice President
O: 864.637.9302
daniel.holloway@svn.com
SC #106855



Dustin Tenney
Senior Vice President
O: 864.905.7226
dustin.tenney@svn.com
SC #106880





Retailer Map

Hwy 29 Lot C - 8.5 AC

2270 Nazareth Church Rd, Spartanburg, SC 29301

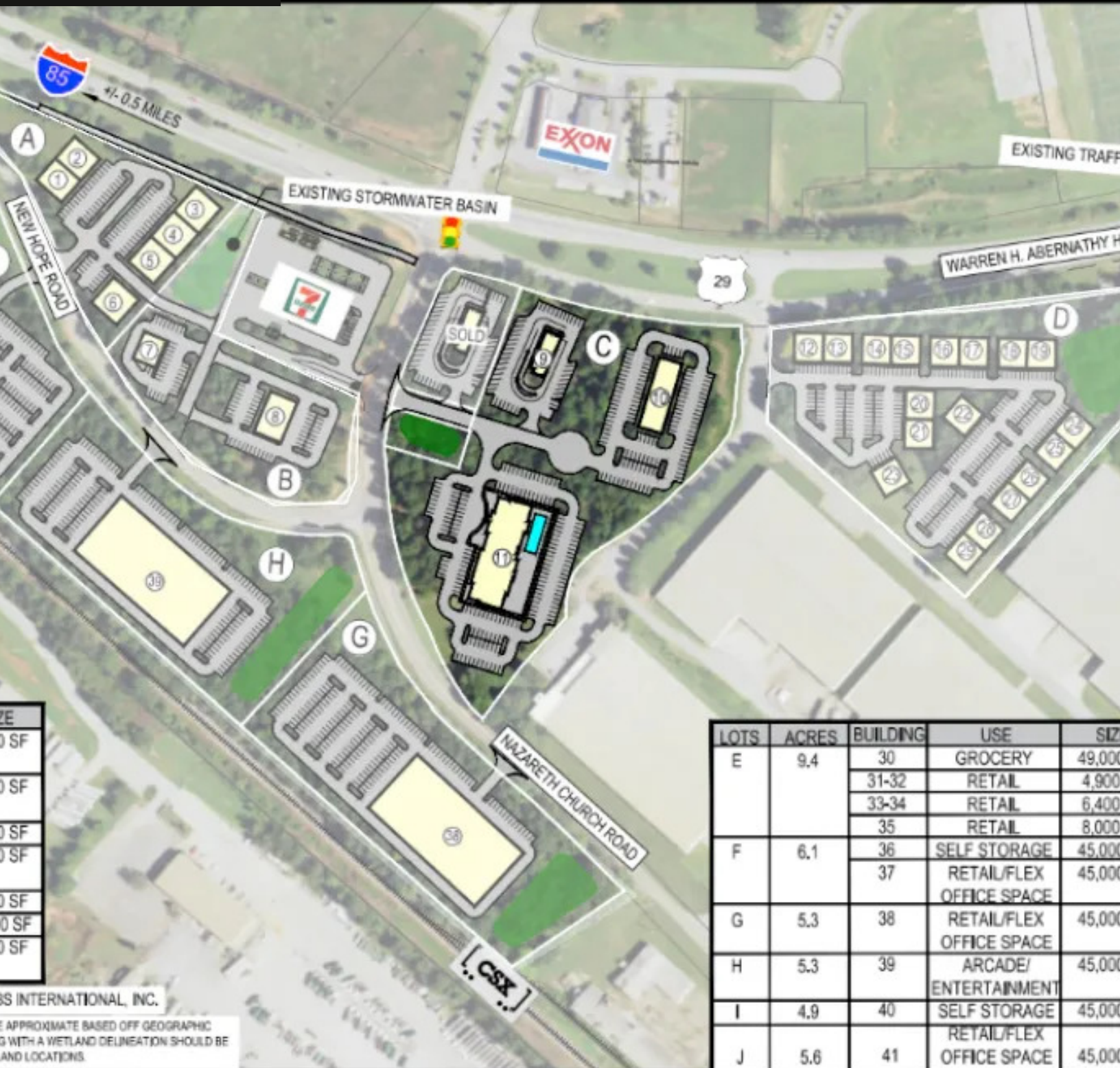


Daniel Holloway
Senior Vice President
O: 864.637.9302
daniel.holloway@svn.com
SC #106855



Dustin Tenney
Senior Vice President
O: 864.905.7226
dustin.tenney@svn.com
SC #106880





Daniel Holloway
Senior Vice President
O: 864.637.9302
daniel.holloway@svn.com
SC #106855

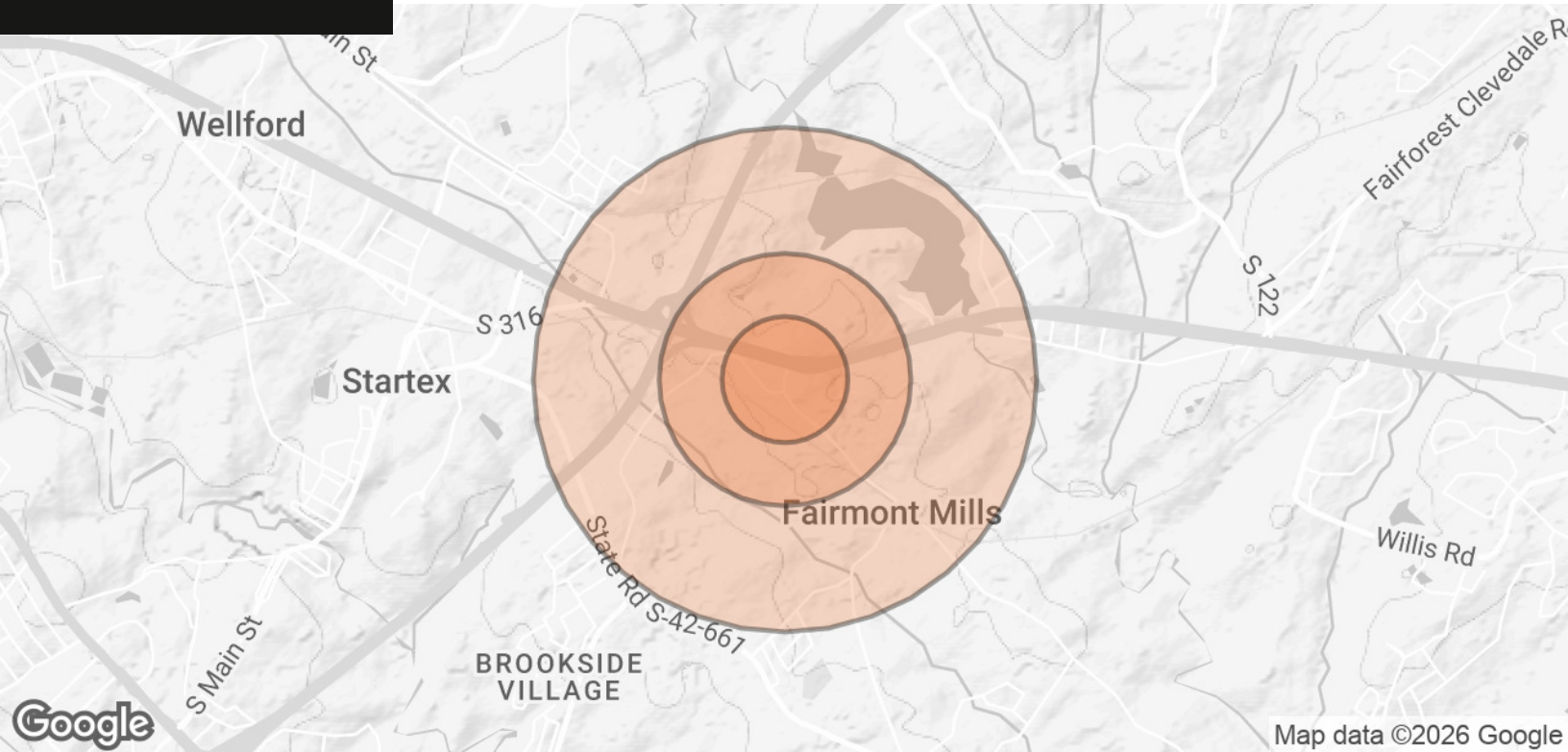
Dustin Tenney
Senior Vice President
O: 864.905.7226
dustin.tenney@svn.com
SC #106880



Demographics

Hwy 29 Lot C - 8.5 AC

2270 Nazareth Church Rd, Spartanburg, SC 29301



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (2026)	±372	±19,378	±76,826
PROJECTED GROWTH (2030)	+7.4%	+5.4%	+5.6%
AVERAGE AGE	39.6	39.8	39.7
AVERAGE HH INCOME	±\$72,307	±\$93,877	±\$98,936
MEDIAN HOME VALUE	\$321,706	\$338,791	\$351,481
DAYTIME POPULATION	±77	±6,633	±25,925



Daniel Holloway
Senior Vice President
O: 864.637.9302
daniel.holloway@svn.com
SC #106855



Dustin Tenney
Senior Vice President
O: 864.905.7226
dustin.tenney@svn.com
SC #106880



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



Dustin Tenney
Managing Partner
dustin.tenney@svn.com
864.905.7226



Daniel Holloway
Managing Partner
daniel.holloway@svn.com
864.593.6644

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor. Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.