

# TR GATEWAY PLAZA DEVELOPMENT - PHASE II



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Contact Broker
<b>BUILDING SIZE:</b>	±10,500 SF
<b>AVAILABLE SF:</b>	±10,500 SF
<b>LOT SIZE:</b>	±1.5 Acres
<b>YEAR BUILT:</b>	late 2024 - early 2025
<b>MARKET:</b>	Travelers Rest
<b>APN:</b>	0485000101328

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## PROPERTY OVERVIEW

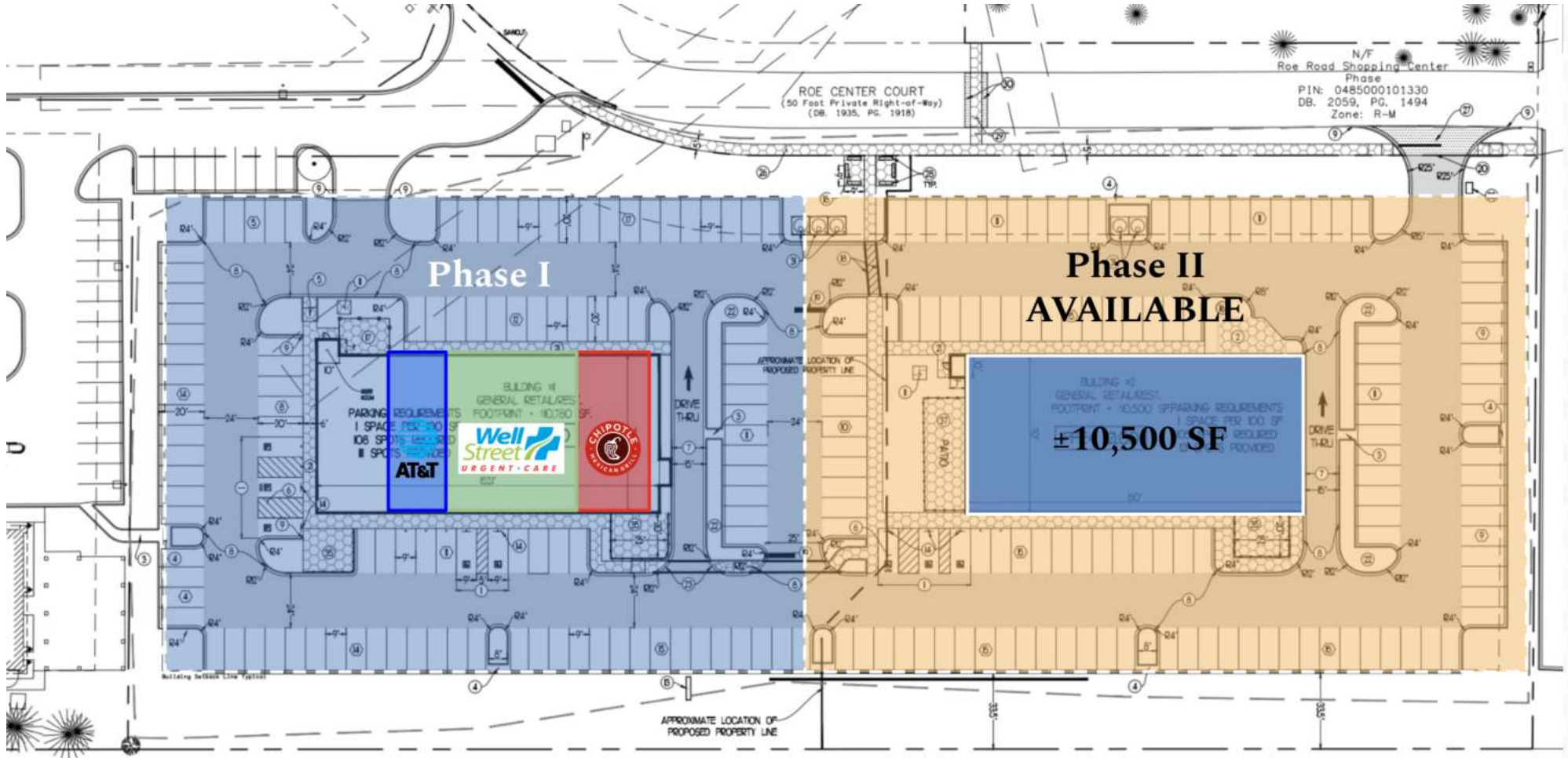
Reedy River Retail at SVN Blackstream is pleased to present the property at 573 Roe Center Court in Travelers Rest, SC. The property offers an exceptional leasing opportunity in this new construction development that boasts flexible layout options and ample parking, catering to a variety of tenants.

Its close proximity to major thoroughfare HWY 25 (± 28,900 VPD) provides easy accessibility, while the modern design and high-quality construction ensure a lasting legacy. With customizable spaces and excellent visibility, this property presents an ideal location for businesses seeking to establish or expand their presence in the area.

## PROPERTY HIGHLIGHTS

- Prime PHASE II development of the TR Gateway project located just off HWY 25 and Main Street
- Within walking distance of the Pinestone mixed-use development (250 Class A multi-family; 120 single-family homes and ±40k SF of commercial space)

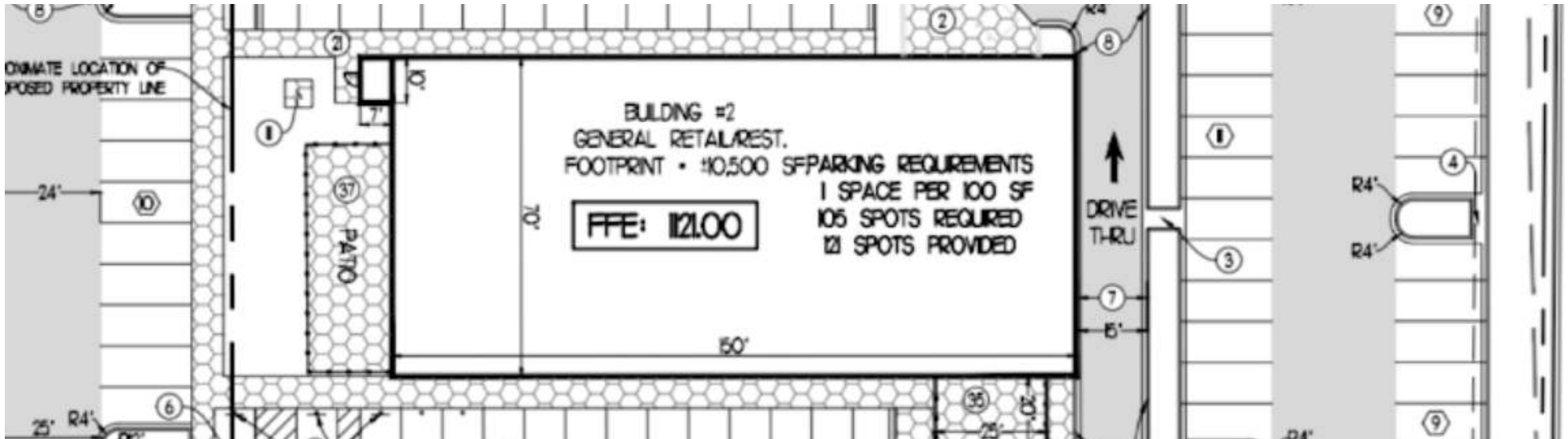
# OVERALL DEVELOPMENT PLAN



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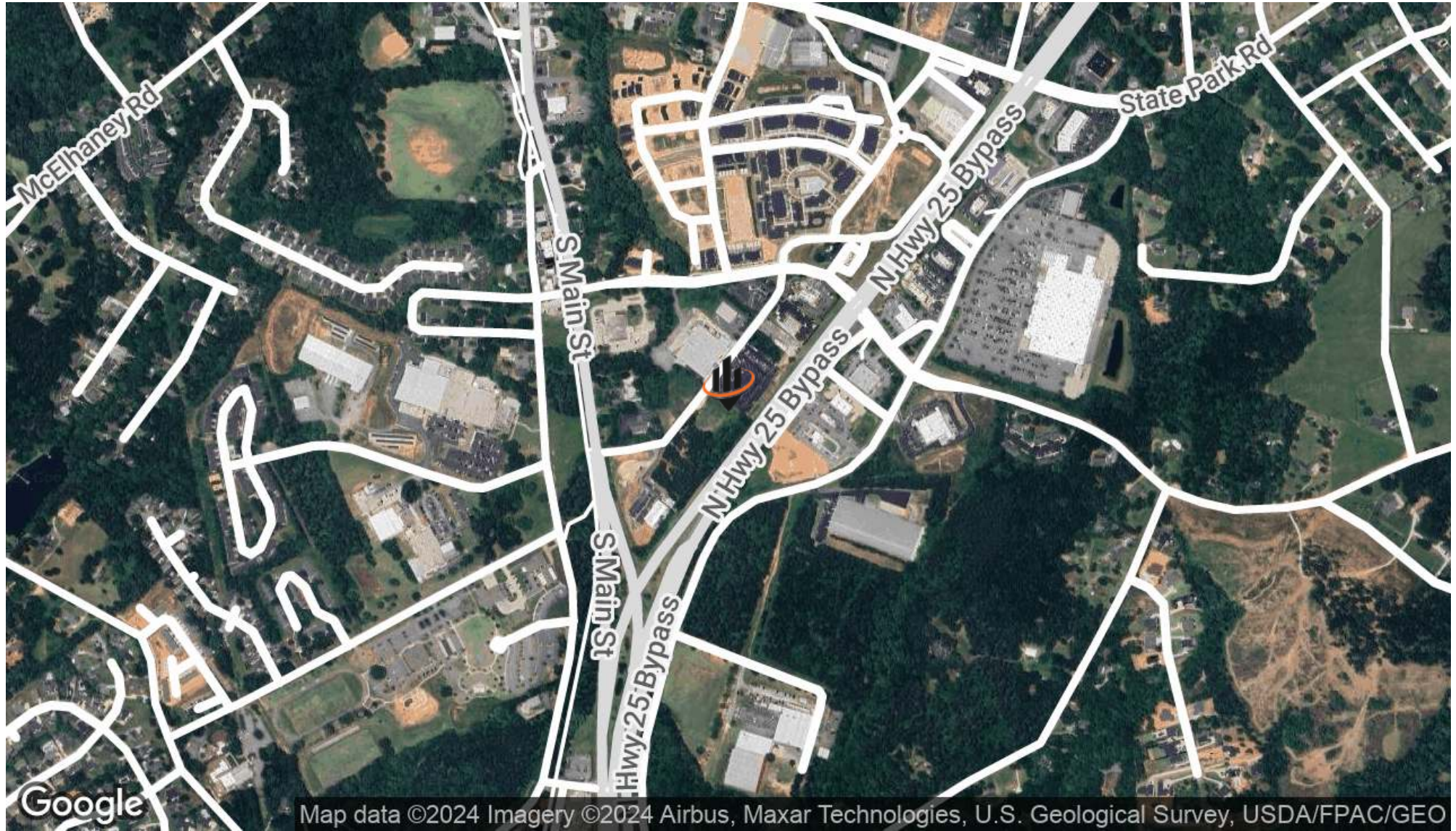
# SITE PLAN



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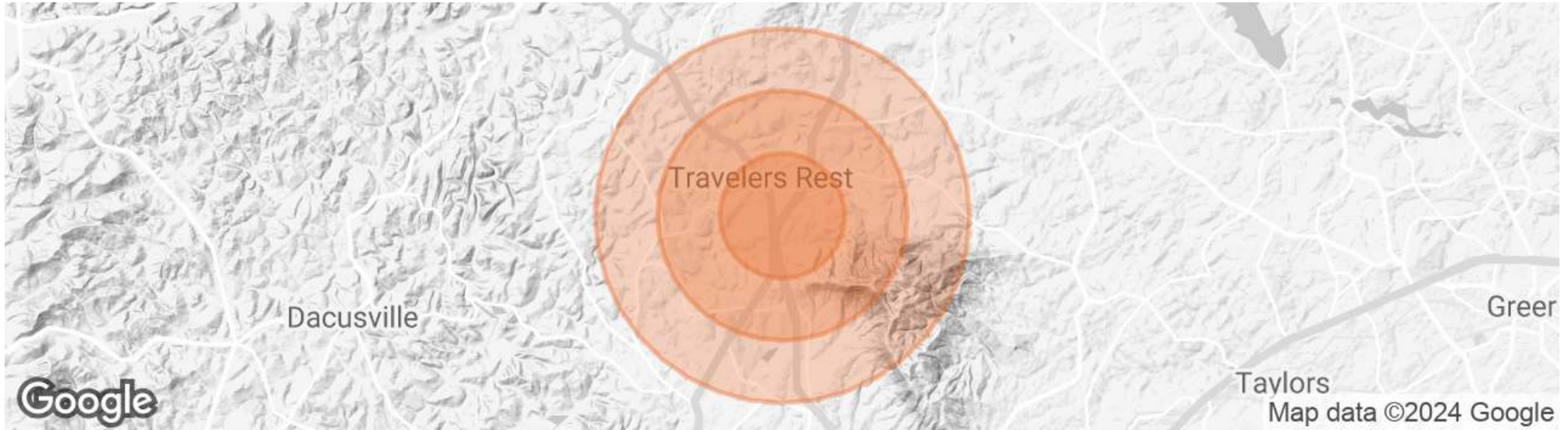
# AERIAL MAP



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# DEMOGRAPHICS MAP & REPORT



## DEMOGRAPHIC INFORMATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION (2024)</b>	±3,299	±49,481	±258,661
<b>PROJECTED GROWTH</b>	+2.4%	+2.7%	+2.8%
<b>AVERAGE AGE</b>	40.1	41.1	40.2
<b>AVERAGE HH INCOME</b>	±2,578	±40,534	±209,665
<b>MEDIAN HOUSE VALUE</b>	\$87,990	\$88,625	\$91,271
	\$425,437	\$360,871	\$390,579

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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.

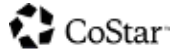
Specializing in investment sales, landlord/tenant representation and development allows this team to fully commit to retail brokerage, giving their clients full confidence in the services that are provided. Between the grit that Dustin and Daniel bring to the table and leveraging the collaborative SVN 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 Nate Hober, 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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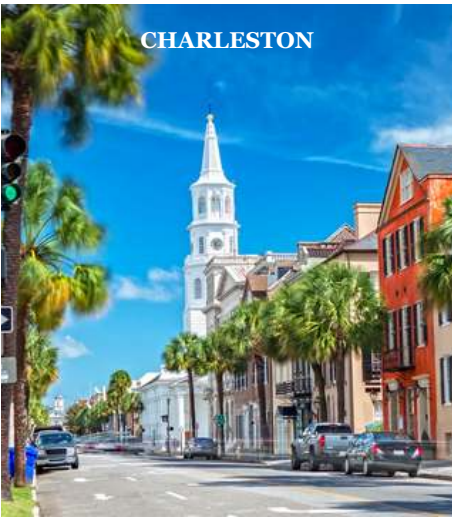


REEDY RIVER RETAIL  
at SVN | BLACKSTREAM

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