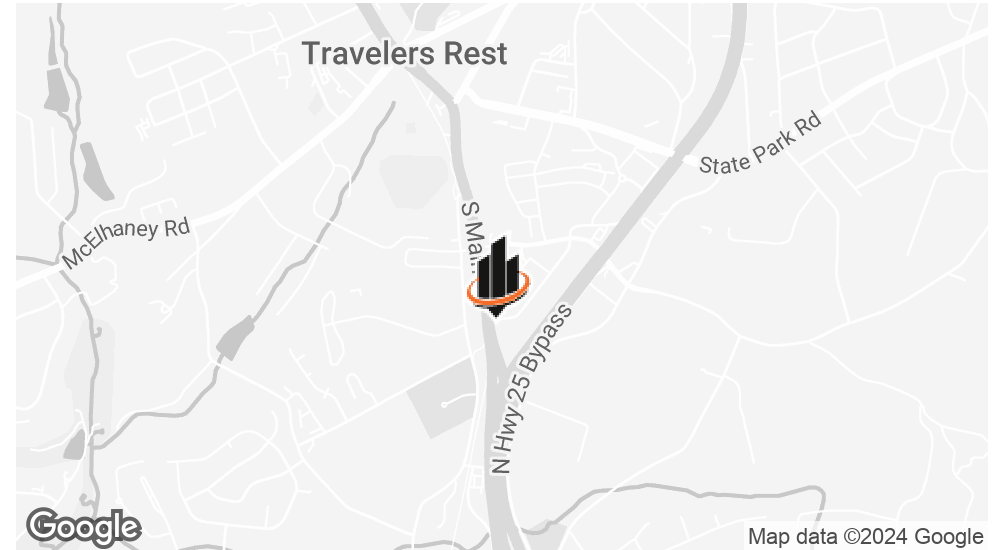


## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Contact Broker
<b>AVAILABLE SF:</b>	±3,500 SF
<b>LOT SIZE:</b>	±.924 Acres
<b>TRAFFIC COUNT:</b>	±15,600
<b>APN:</b>	0485000101329

**DUSTIN TENNEY**  
O: 864.637.9302  
dustin.tenney@svn.com  
SC #106880

**DANIEL HOLLOWAY**  
O: 864.637.9302  
daniel.holloway@svn.com  
SC #106855

## PROPERTY OVERVIEW

Reedy River Retail at SVN Blackstream is pleased to present an opportunity to ground lease or BTS this out parcel opportunity at the corner of S Main Street & Roe Center Court in Travelers Rest, SC just to the north of Greenville, SC.

This new retail opportunity is surrounded by national retailers including Walmart, Chick-fil-a, Starbucks, McDonald's and more. This new development represents a rare opportunity for retailers to penetrate the Travelers Rest market with direct access to the Hwy 25 Bypass. Estimated Q4 2023 Delivery. TI package available subject to review of tenant financials.

## PROPERTY HIGHLIGHTS

- Rare opportunity to ground lease or BTS on the major retail corridor of Travelers Rest
- Excellent visibility to Hwy 25 Bypass (±25,000 VPD) & S Main Street (±15,600 VPD)
- 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)



**ADDITIONAL PHOTOS**

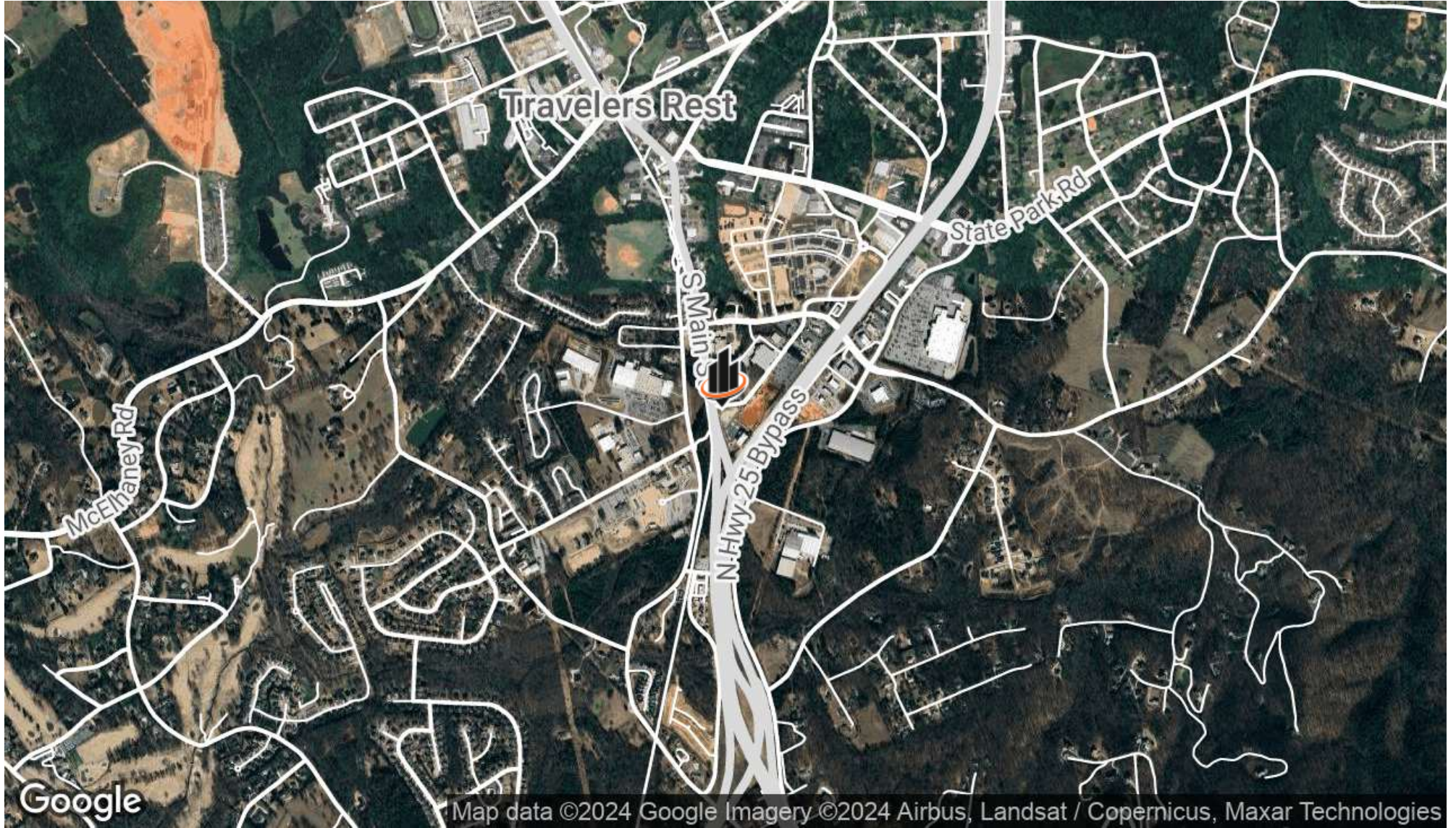


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O: 864.637.9302  
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SC #106880

**DANIEL HOLLOWAY**  
O: 864.637.9302  
daniel.holloway@svn.com  
SC #106855



# REGIONAL MAP

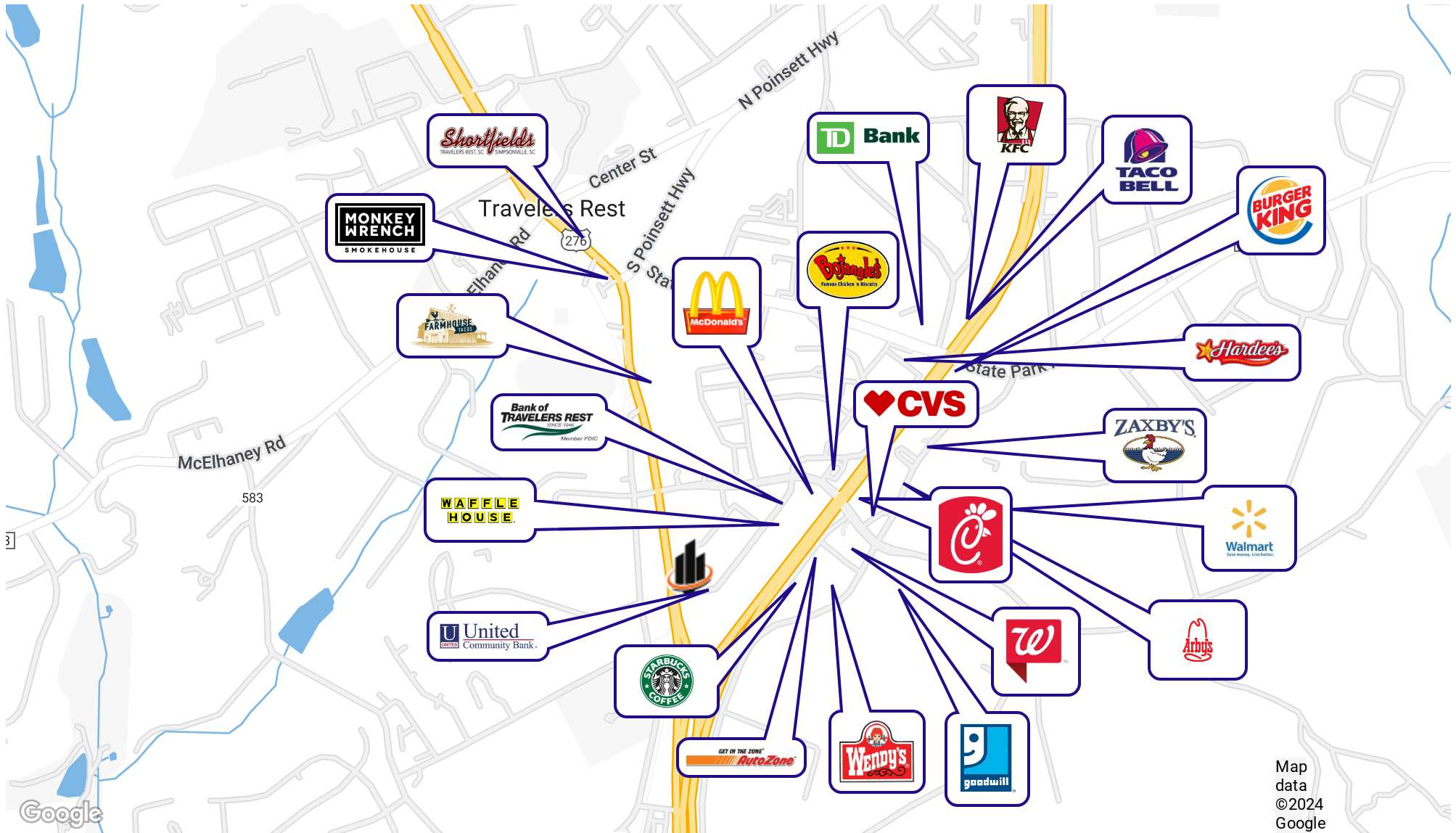


**DUSTIN TENNEY**  
O: 864.637.9302  
dustin.tenney@svn.com  
SC #106880

**DANIEL HOLLOWAY**  
O: 864.637.9302  
daniel.holloway@svn.com  
SC #106855



# RETAILER MAP



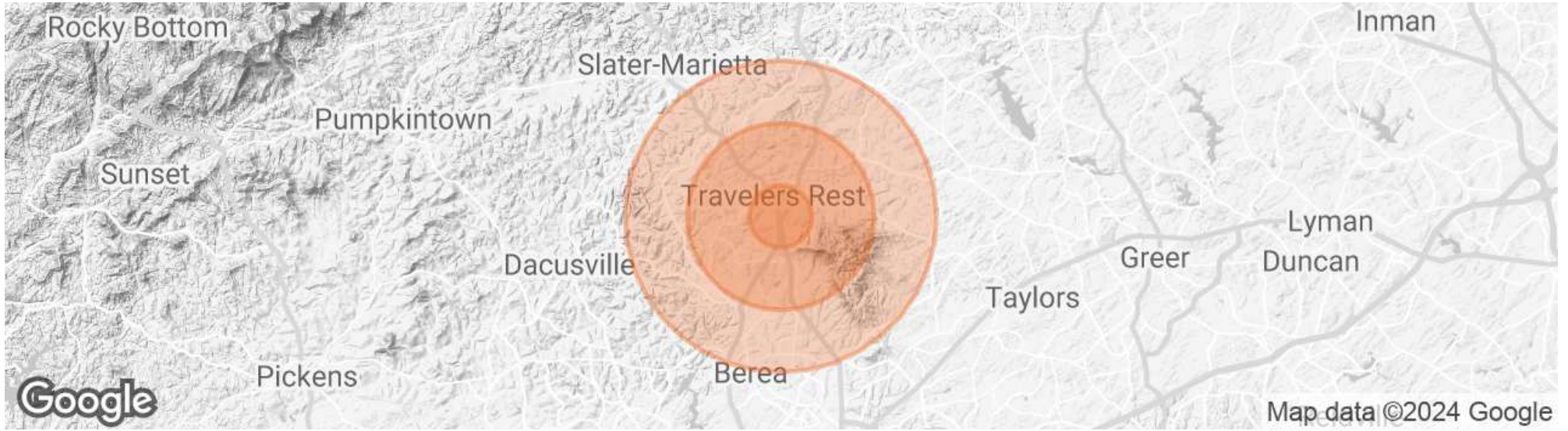
Map data ©2024 Google

**DUSTIN TENNEY**  
 O: 864.637.9302  
 dustin.tenney@svn.com  
 SC #106880

**DANIEL HOLLOWAY**  
 O: 864.637.9302  
 daniel.holloway@svn.com  
 SC #106855



# DEMOGRAPHICS MAP & REPORT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	±3,485	±19,309	±50,304
TOTAL HOUSEHOLDS	±1,371	±6,913	±19,724
GROWTH RATE (2028)	+3.3%	+3.2%	+3.1%
AVG HH INCOME	\$97,160	\$101,440	\$91,647
AVG HOME VALUE	\$505,032	\$434,624	\$370,807
DAYTIME EMPLOYEES	±2,791	±15,849	±39,164

**DUSTIN TENNEY**  
 O: 864.637.9302  
 dustin.tenney@svn.com  
 SC #106880

**DANIEL HOLLOWAY**  
 O: 864.637.9302  
 daniel.holloway@svn.com  
 SC #106855



# 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



**DUSTIN TENNEY**

Senior Vice President of Retail  
dustin.tenney@svn.com  
864.905.7226



**DANIEL HOLLOWAY**

Senior Vice President of Retail  
daniel.holloway@svn.com  
864.593.6644



**STEPHAN THOMAS**

Associate Advisor of Retail  
stephan.thomas@svn.com  
864.293.6948



**CHRIS PHILBRICK**

Associate Advisor of Retail  
chris.philbrick@svn.com  
864.631.3419



**BRETT MITCHELL**

Associate Advisor of Retail  
brett.mitchell@svn.com  
864.498.3664



301 Roper Creek Drive  
Greenville, SC 29607

214 W Tremont Avenue  
Charlotte, NC 28203



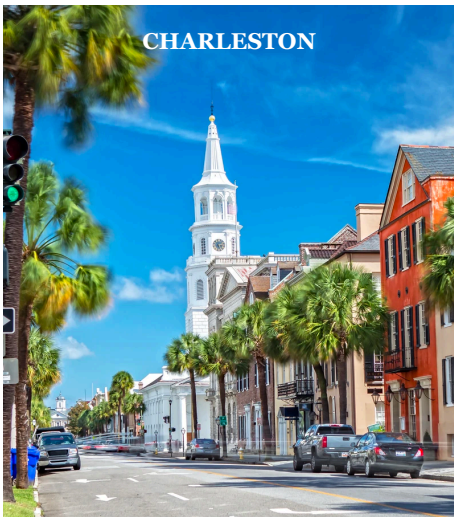
REEDY RIVER RETAIL  
at SVN | BLACKSTREAM



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