

FOR LEASE



FORMER LAKEVIEW STEAKHOUSE

3100 SC-14 N
Greer, SC 29651



EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to exclusively present the ±7,540 SF former Lakeview Steakhouse for lease on Hwy 14 in Greer. Greer draws a dense consumer base, and with close proximity to the Greer Golf & Country Club, Lake Robinson, and numerous established and emerging residential communities, this location offers a fantastic opportunity for a dynamic restaurant concept.

The building is situated just off the scenic South Tyger River Dam and features spacious interior dining areas along with a beautiful patio space overlooking the water. Its prominent location along Hwy 14 and ease of access from nearby neighborhoods and commuter corridors position it for strong daily traffic and destination appeal. The surrounding area benefits from consistent growth, with new home developments, recreational attractions, and major employers like BMW and GSP Airport all within a short drive. With key kitchen components and some equipment still in place, operators can jumpstart their setup process and minimize initial capital expenses.



PROPERTY SUMMARY

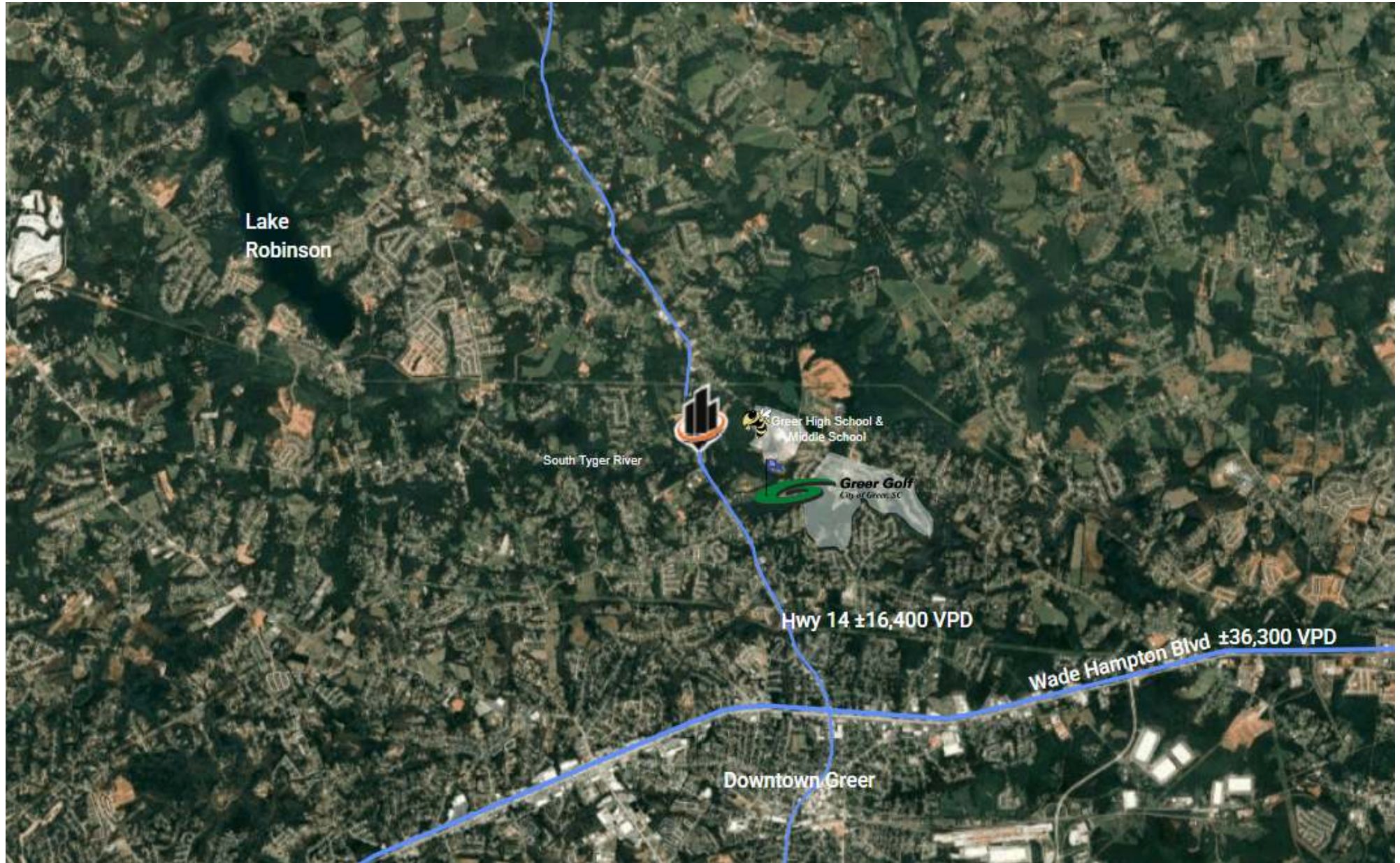
Lease Rate	\$10/SF/NNN
Lot Size	±4.16 Acres
Space Available	±7,540 SF
Zoning	Unzoned
Type	Single Tenant Restaurant
Parking	±73 parks
Delivery Condition	negotiable



ADDITONAL PHOTOS



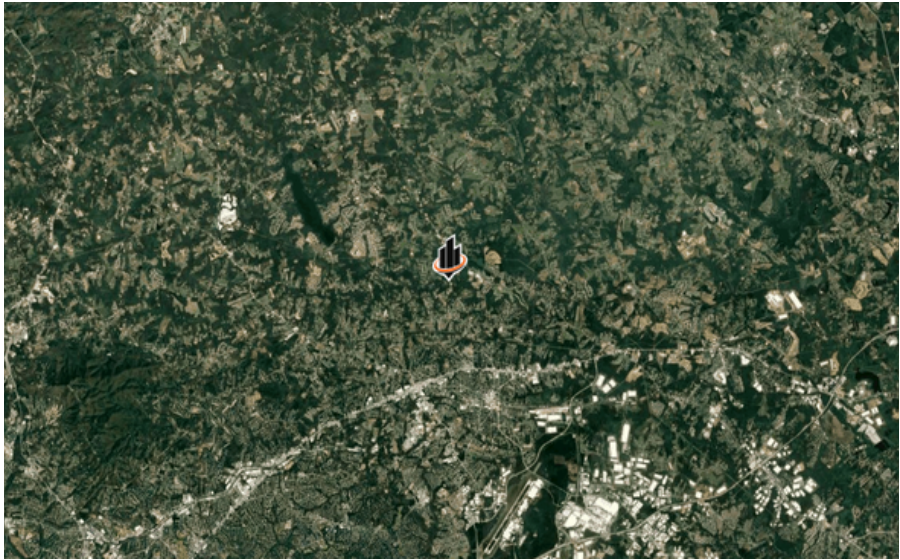
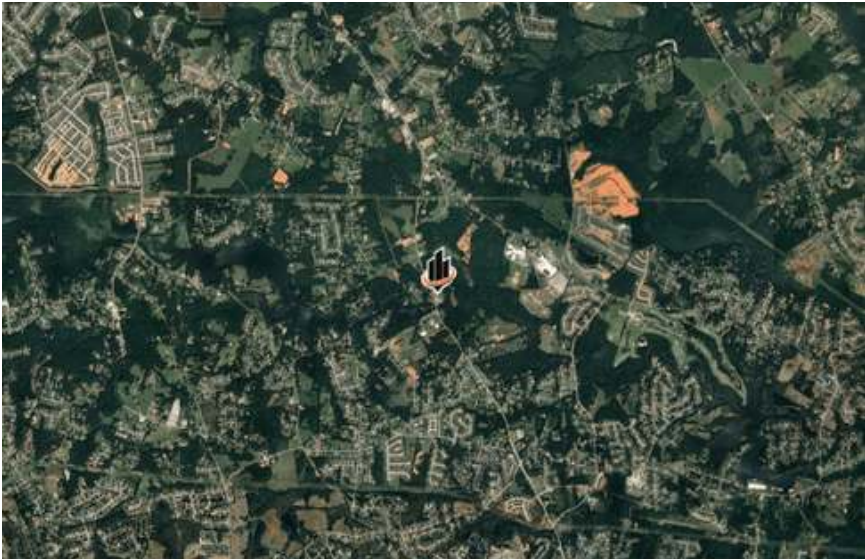
LOCATION MAP



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population (2024)	±28,866	±74,224	±257,820
Projected Growth (2029)	+4.6%	+4.7%	+3.9%
Average HH Income	\$89,201	\$90,816	\$101,616
Daytime Employees	±9,988	±20,944	±82,665
Average Age	42.0	40.9	40.8
Median Home Value	\$358,578	\$345,499	\$415,349

Source: Site Seer Retail Data



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

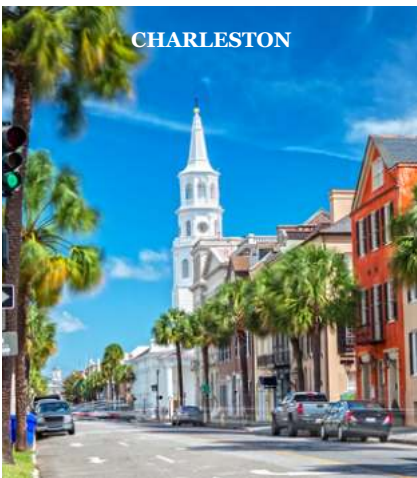


INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

GREENVILLE



CHARLESTON



CHARLOTTE



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 Tipsy Taco**

NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST





Chris Philbrick
Associate of Retail Services
chris.philbrick@svn.com
864.631.3419



Dustin Tenney
SVP of Retail Services
dustin.tenney@svn.com
864.905.7226

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