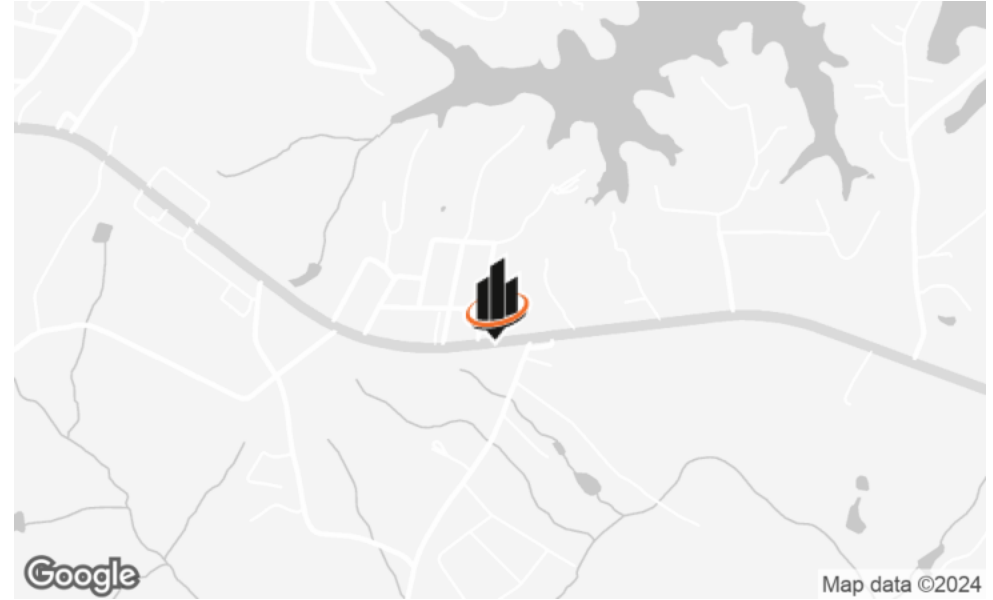


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$800,000
LOT SIZE:	±1.83 Acres
PRICE / ACRE:	\$437,158
APN:	C70B 096 012

PROPERTY OVERVIEW

Reedy River Retail at SVN Blackstream is pleased to present an out parcel opportunity of ±1.83 AC in next to Home Depot in Hartwell, GA. The Hartwell market continues to expand with new subdivisions under construction in and around Lake Hartwell, which also drives tourism for a large portion of the year.

In regards to new commercial development, Hartwell has seen a new Starbucks, Popeyes & Taco Bell in recent months. In addition a new Dunkin'-anchored strip is under construction. With great visibility and natural traffic drives such as WalMart and Home Depot, this site is great for another QSR or other multi-tenant development.

PROPERTY HIGHLIGHTS

- ±275 ft of frontage along WalMart Drive
- ±19,500 VPD on Anderson HWY due to major traffic drivers WalMart & Home Depot
- Large site that allows for a flexible site plan

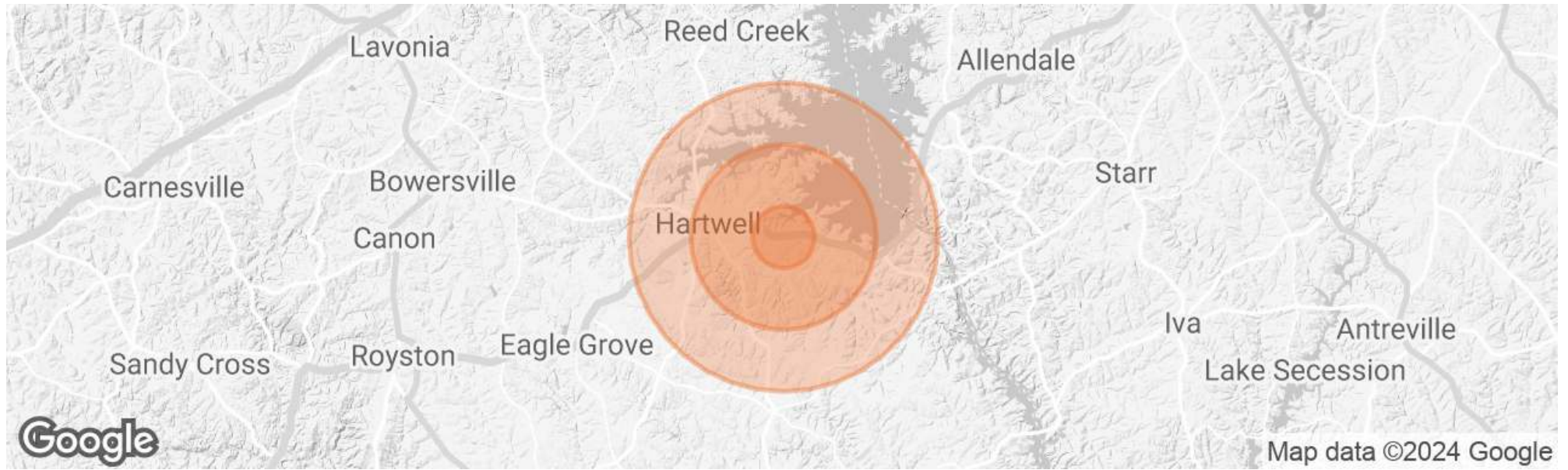
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT



DEMOGRAPHICS INFORMATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	±1,468	±8,879	±13,715
AVERAGE AGE	44.4	42.3	42.4
POPULATION GROWTH (2027)	2.1%	2.1%	1.9%
TOTAL HOUSEHOLDS	±599	±3,615	±5,511
AVERAGE HH INCOME	\$66,724	\$61,804	\$62,877
AVERAGE HOME VALUE	\$306,037	\$320,501	\$343,172
DAYTIME EMPLOYEES	±1,232	±7,263	±11,241

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.

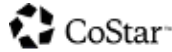
Specializing in investment sales, landlord/tenant representation and development allows this team to fully commit to retail brokerage, giving their clients full confidence in the services that are provided. Between the grit that Dustin and Daniel bring to the table and leveraging the collaborative SVN 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 2022 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
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864.905.7226



DANIEL HOLLOWAY

Senior Vice President of Retail
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NATE HOBER

Associate Advisor of Retail
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215.609.9674



CHRIS PHILBRICK

Associate Advisor of Retail
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864.631.3419



BRETT MITCHELL

Associate Advisor of Retail
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864.498.3664



20 Overbrook Court, Suite 400
Greenville, SC 29607

214 W Tremont Avenue
Charlotte, NC 28203

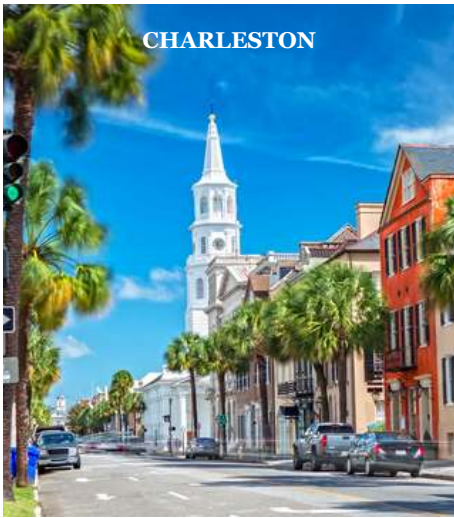


REEDY RIVER RETAIL
at SVN | BLACKSTREAM

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