

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,500,000
LOT SIZE:	±9.83 Acres
ZONING:	Unzoned
APN:	474-00-00-001 474-00-00-002 474-00-00-082

PROPERTY DESCRIPTION

Reedy River Retail @ SVN | Blackstream is proud to present this exceptional ±9.83-acre site, perfectly positioned for retail development on the bustling E Main Street corridor. With ±15,500 VPD and proximity to national retailers such as Chick-fil-A, Starbucks, and Walmart, this property offers a rare opportunity to meet the growing retail demand in the area. Highest and best use of this site includes a multi-tenant, unanchored strip center on the rear of the property and up to 4 retail pads along the high-traffic roadway. Sewer access will require annexation and zoning but is conveniently located nearby. This site's desirable location and surrounding retail synergy make it ideal for retailers looking to establish a foothold in this market.

PROPERTY HIGHLIGHTS

- Situated on E Main Street retail corridor seeing ±15,500 VPD
- Suitable for an unanchored strip center and 4 retail pads
- Neighboring national retailers include Chick-fil-A, Starbucks & Walmart
- ±5,000 approved single family homes in Laurens driving retail demand

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ADDITIONAL PHOTOS



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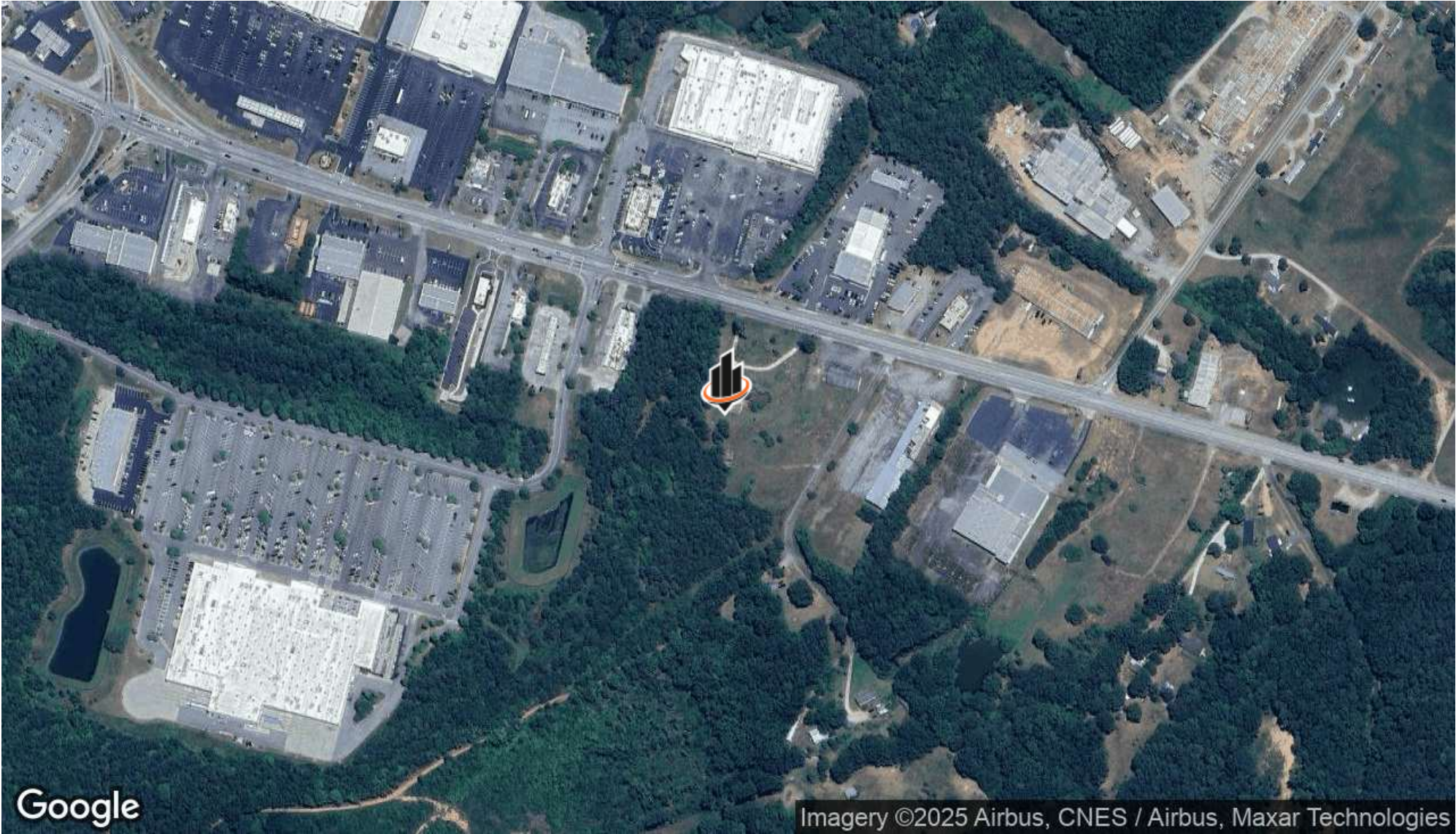


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LOCATION MAP

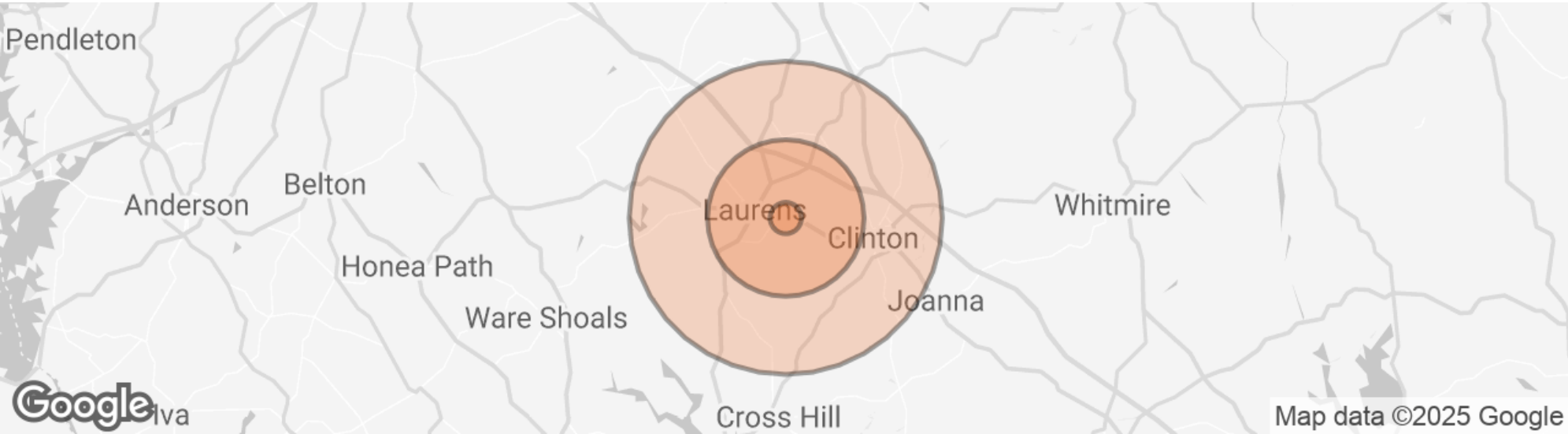


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DEMOGRAPHICS MAP & REPORT



Demographics data derived from SiteSeer/AlphaMap

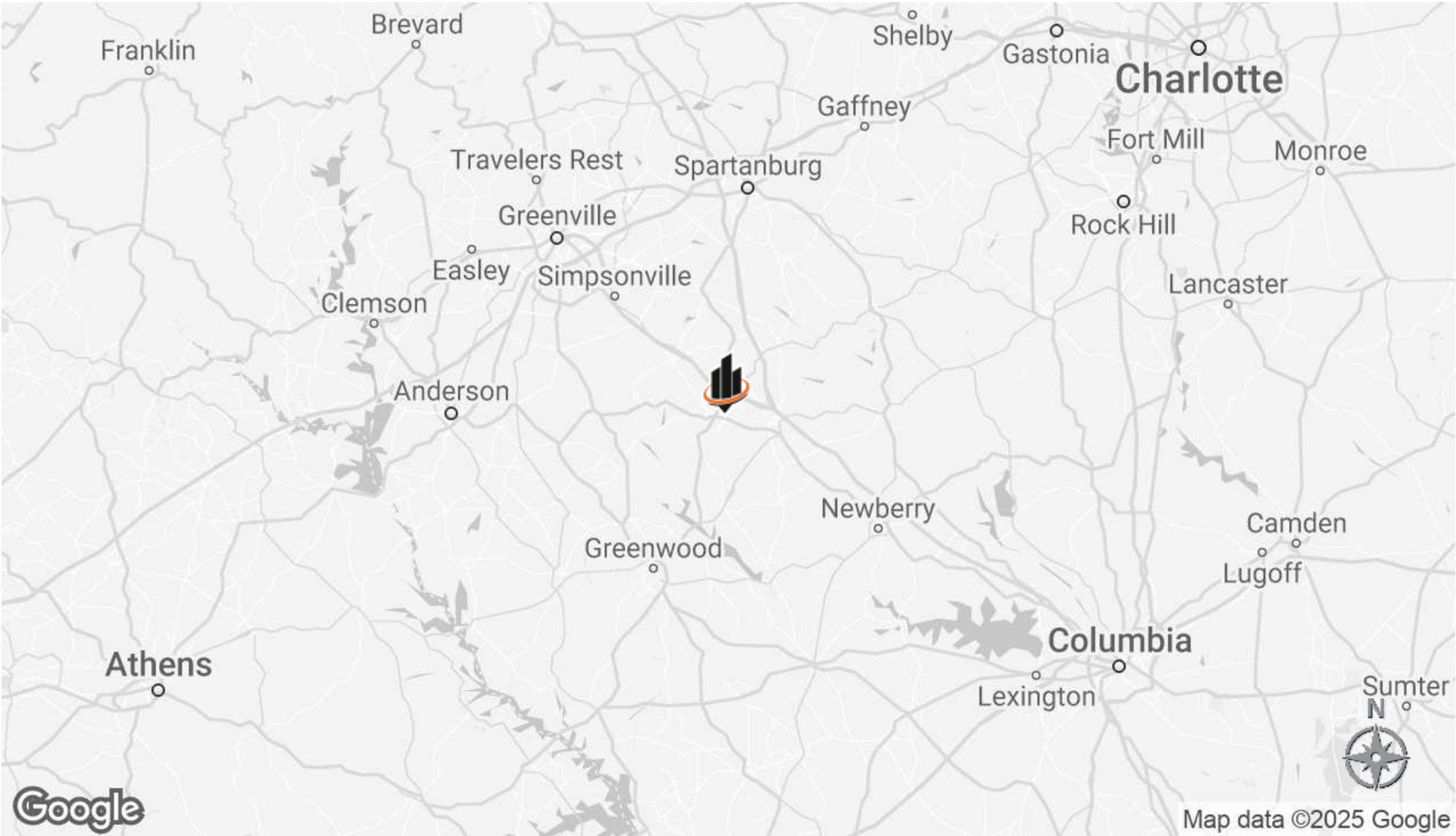
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
POPULATION	±653	±18,741	±38,041
AVERAGE AGE	±39	±41	±41
AVERAGE HH INCOME	±\$63,201	±\$75,513	±\$76,371
AVERAGE HOME VALUE	±\$209,997	±\$241,655	±\$254,610
DAYTIME EMPLOYEES	±514	±15,042	±30,845

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REGIONAL MAP



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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.

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.

In 2023, they expanded by welcoming Stephan Thomas, Chris Philbrick, and Brett Mitchell. With over \$80 million in deal volume this year, Reedy River Retail is dedicated to serving developers, tenants, and landlords throughout the Southeast.



301 Roper Creek Drive
Greenville, SC 29607

214 W Tremont Avenue
Charlotte, NC 28203

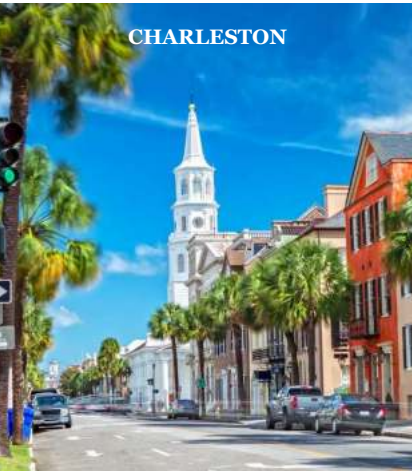


INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

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 Tipsy Taco





GET IN TOUCH

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REEDY RIVER RETAIL
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