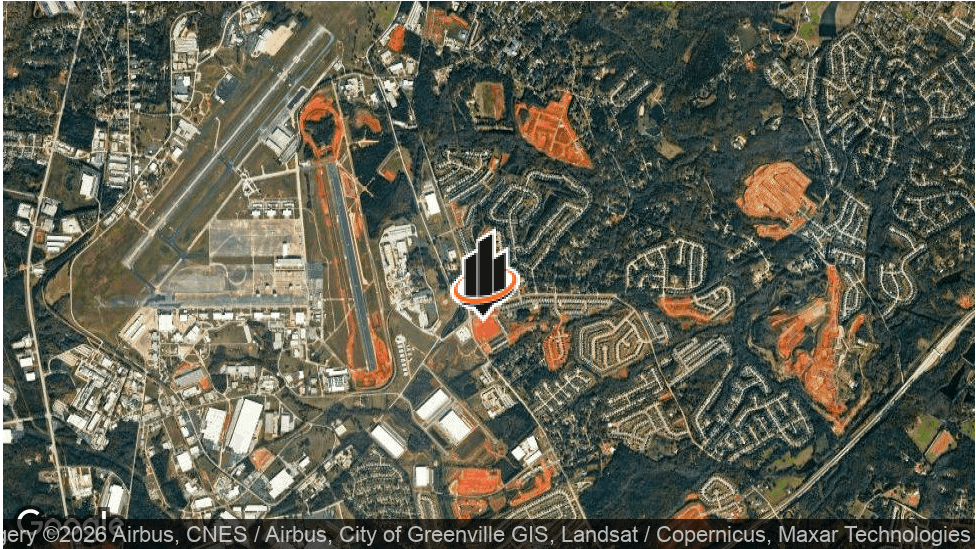


GROCERY-ANCHORED SHOPPING PLAZA - MAULDIN, SC



OFFERING SUMMARY

BASE LEASE RATE:	\$38 PSF
BUILDING SIZE:	±18,000 SF
AVAILABLE SF:	±1,600 SF
OUT PARCELS:	OP2 - Heartland Dental OP1 - Under Contract
YEAR BUILT:	2025

PROPERTY OVERVIEW

Reedy River Retail at SVN Palmetto is pleased to present an opportunity to lease the last remaining space within this Publix-anchored shopping plaza in Mauldin, SC that was completed in November 2025. We have one remaining space for lease of ±1,600 SF next to Heritage Liquor and WNB Burgers. With a projected population growth of over 8% in the next several years, the retail shop space could service a variety of uses.

In addition, Reedy River Retail has sold one outparcel to Heartland Dental and the second outparcel is under contract with a national financial institution.

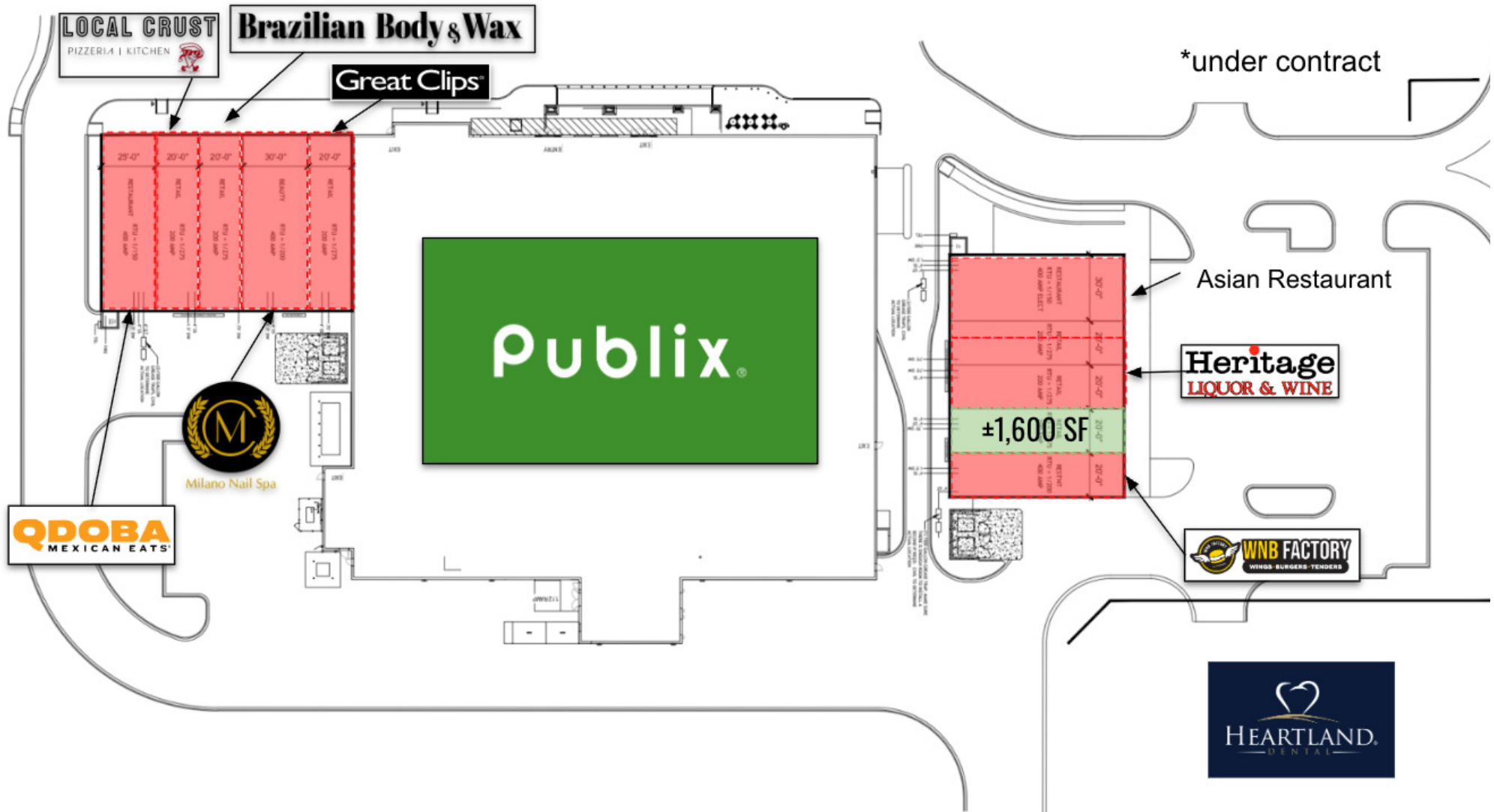
PROPERTY HIGHLIGHTS

- Development has two full access points - on Ashmore Bridge Road & Fork Shoals Road - and one RIRO on Ashmore Bridge Road
- Several new subdivisions under construction within a 5 mile radius, leading to an 8% growth projection over the next several years

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MERCHANDISING PLAN



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SITE PLAN



*construction progress as of 2/10/2025

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PROGRESS UPDATES



*construction progress as of 2/6/2026

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ADDITIONAL PHOTOS



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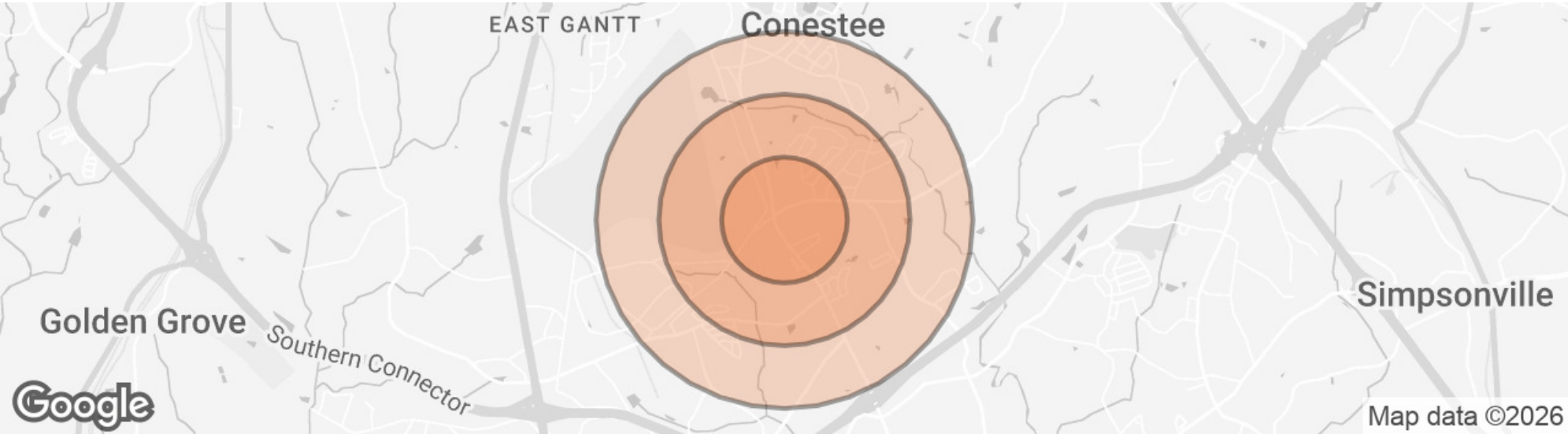
GROWTH IMAGE



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DEMOGRAPHICS MAP & REPORT



DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	±2,609	±28,008	±94,669
PROJECTED GROWTH	+8.7%	+8%	+8.5%
AVERAGE AGE	39.2	39.0	39.5
AVERAGE HH INCOME	\$88,371	\$73,818	\$81,586
MEDIAN HOME VALUE	\$225,728	\$243,682	\$289,671
DAYTIME EMPLOYEES	±817	±9,061	±30,133

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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.

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.

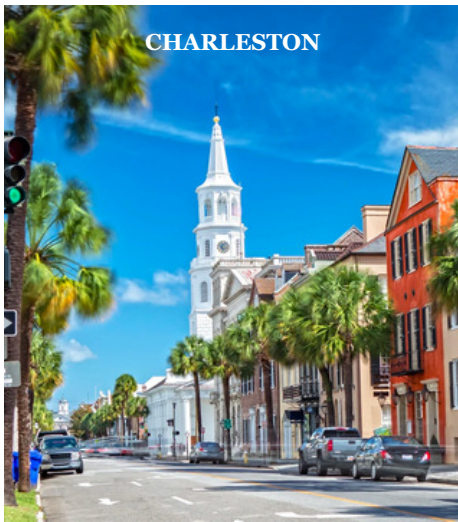
330 Pelham Rd. Ste 100A
Greenville, SC 29615



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT



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

