

BURDETTE CENTRAL

101 E Curtis Street, Simpsonville, SC 29680



Small town Southern charm in the heart of Greenville, SC's fastest growing suburb



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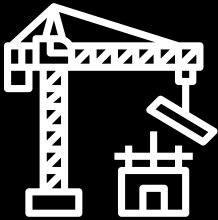
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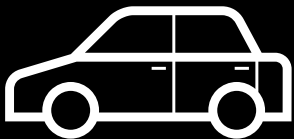
REEDY RIVER RETAIL
at SVN | BLACKSTREAM



LOCAL,
REGIONAL &
NATIONAL
TENANTS



REDEVELOPED IN
2020



±19,400 CARS
PER DAY



±26K SF
LEASEABLE SF

BURDETTE CENTRAL

A RETAIL & OFFICE DESTINATION IN THE HEART OF DOWNTOWN SIMPSONVILLE

TURN KEY OFFICE SPACE - FOR LEASE

- ▶ 1,264 SF of Second Generation Office Space Available
- ▶ Asking Rent: \$25/SF NNN
- ▶ Premier Second Floor Location with Hardwood floors, exposed brick walls, and shared common area restrooms
- ▶ Well located in the Greenville MSA, one of the most sought after and fastest growing regions in the US
- ▶ A transformational redevelopment that took place in 2020 of this 100+ year old building
 - At the intersection of Main Street & Curtis Street in the heart of downtown Simpsonville
 - Near large developments taking place, such as City Park & Municipal Buildings as well as new retail and office
 - In the middle of the City of Simpsonville's streetscape and beautification project, set to begin in 2024
- ▶ This building is Phase I of a two phase project that will include three buildings in total and 94 surface parking spaces, more than most centers in downtown Simpsonville
- ▶ Across the street from Vaughn's Warehouse, The Slice and Sweet Sippin, other Simpsonville residents favorites
- ▶ Office tenants include, Durham Homes; FBC Mortgage, Painted Culture Hair Salon & more
- ▶ Strong demographics with numerous new home communities, including two luxury townhome developments within 1 mile of property
 - ±86,648 residents within 5 miles of site
 - Average HH income of \$100,565 within 5 miles

PROPERTY SITE PLAN





WILLY TACO
FRESH FUSION
Shortfields
Houni's

EXCHANGE COFFEE CO.
sweet sippin'
THE SLICE.
PIZZA • PASTA • FAMILY
ICE CREAM STATION
VAUGHN'S FOOD HALL SVL
SULLY'S

UNTERHAUSEN
THE CASTLE CELLAR
PUB

tamarindo
LATIN CUISINE

Main Street ±19,400 VPD

E Curtis Street ±17,200 VPD

E College Street

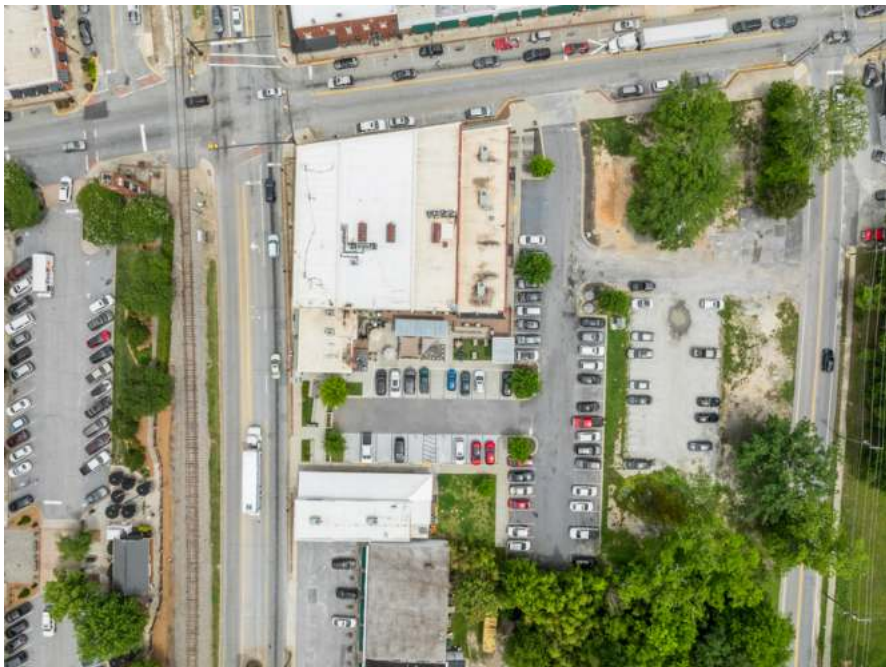
Hedge Street

BURDETTE CENTRAL

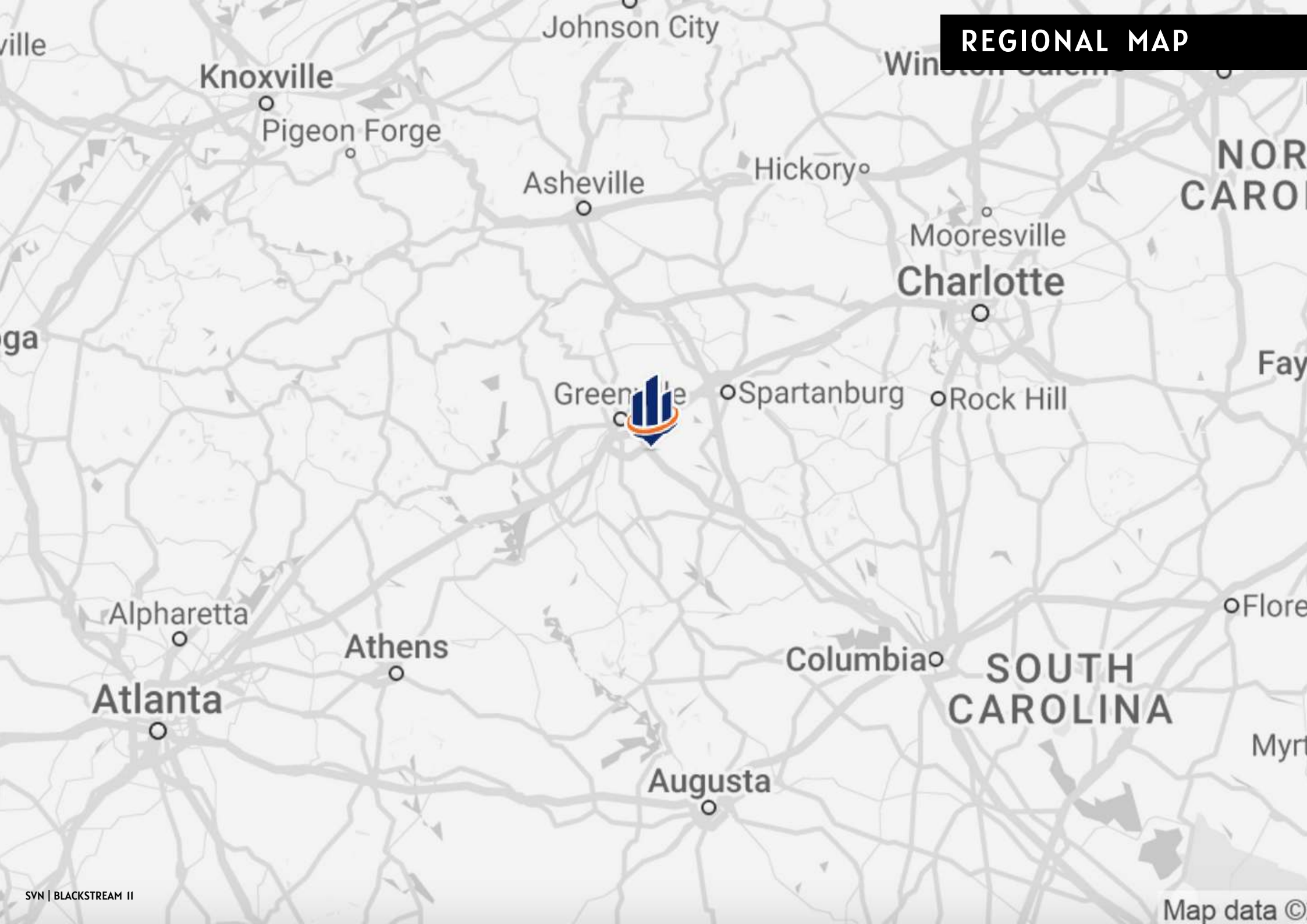
ADDITIONAL IMAGES



ADDITIONAL IMAGES



REGIONAL MAP



GENERAL OVERVIEW

Upstate South Carolina

The Upstate is the region in the westernmost part of South Carolina, United States, also known as the Upcountry, which is the historical term. Although loosely defined among locals, the general definition includes the ten counties of the commerce-rich I-85 corridor in the northwest corner of South Carolina. This definition coincided with the Greenville–Spartanburg–Anderson, SC Combined Statistical Area, as first defined by the Office of Management and Budget in 2015.

The region's population was 1,647,112 as of 2020. Situated between Atlanta and Charlotte, the Upstate is the geographical center of the "Char-lanta" mega-region.

After BMW's initial investment, foreign companies, including others from Germany, have a substantial presence in the Upstate; several large corporations have established regional, national, or continental headquarters in the area.

Greenville is the largest city in the region with a population of 73,589 and an urban-area population of 610,492, and it is the base of most commercial activity. Spartanburg and Anderson are next in population.

In fact, the Greenville–Spartanburg–Anderson MSA was ranked seventh in the nation by site consultants considering the top markets for economic development. Many financial institutions have regional offices located in downtown Greenville.

Other major industry in the Upstate is the healthcare and pharmaceuticals. Prisma Health System and Bon Secours St. Francis Health System are the area's largest in the healthcare sector, while the pharmaceutical corporation of Bausch & Lomb have set up regional operations alongside smaller recently developed local companies like IRIX Manufacturing, Incorporated and Pharmaceutical Associates. The Upstate is also home to a large amount of private sector and university-based research.



GREENVILLE MSA



Top 10 Best Places To Live

Men's Journal

#3 Top City in the South

Southern Living

#3 Strongest Job Market In America

CNN Money



MARKET OVERVIEW

Simpsonville, SC

In a small town like Simpsonville, you'd expect to find an assortment of cute little shops, local restaurants and family-friendly events, from the traditional Easter egg hunt to an all-American Fourth of July celebration. But in this Upstate community, located 20 minutes from downtown Greenville, you're as likely to see big-name, headlining bands like Darius Rucker, Counting Crows, Paul Simon, Mumford & Sons and Foreigner. One of the city's biggest attractions is the CCNB Amphitheatre at Heritage Park, an outdoor entertainment venue with a seating capacity of 15,000.

The city's downtown also sets it apart from other communities with a working railroad line running along Main Street, dividing the thoroughfare into two corridors. On the west side of the tracks is Simpsonville's iconic brick clock tower. Built in 1986, it's a more modern version of the classic Southern clock tower. Nearby is the former Seaboard Air Line Railroad passenger train depot built in 1960. Now the Ice Cream Station, it has become a popular gathering destination for locals.

Once a stagecoach stop, Simpsonville traces its history to 1838 when a farmer named Peter Simpson established a blacksmithing shop at the intersection of what was the Old Stage Road and Cherokee Trail. The crossroads eventually became known as Simpsonville. With the construction of the Greenville and Laurens Railroad in the 1880s, the town became a cotton-processing center. The Simpsonville Cotton Mill remained the town's largest employer until after World War II. In 1953, Greenville Water Works extended its system through the towns of Mauldin, Simpsonville and Fountain Inn, bringing industrial development to the area and transforming it to what came to be known as the "Golden Strip."

Despite a 254% growth in the city's population from 1970-1990, Simpsonville has retained its small-town charm. Today, the downtown corridor is home to an array of fun shops and restaurants, including Unterhausen The Castle Cellar Pub, a unique underground eatery with a distinctly Bavarian bent. A newer addition to the Simpsonville scene is Warehouse at Vaughns, a shipping container food hall offering an array of eats and live music in the courtyard.

It's no wonder Family Circle Magazine named Simpsonville one of the Ten Best Towns for Families in South Carolina.



**Simpsonville**
SIMPLY HOME.



Demographics



Population Summary	3 Mile	5 Mile	7 Mile
2023 Population (Q4)	45,885	86,648	145,203
Avg HH Income	\$104,454	\$100,565	\$101,147
Daytime Employees	10,112	16,967	32,854
Average Age	40.0	40.1	40.3
Median Home Value	\$378,893	\$367,261	\$370,287
2028 Estimated Population	+7%	+7.8%	+7.2%

Source: Site Seer Retail Data

Major Area Employers	
BMW (±11,000)	Prisma Health (±30,000)
Greenville County Schools (±11,000)	Pelham Medical Center (±6,000)
Michelin North America (±8,000)	Clemson University (±5,000)

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 \$100 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



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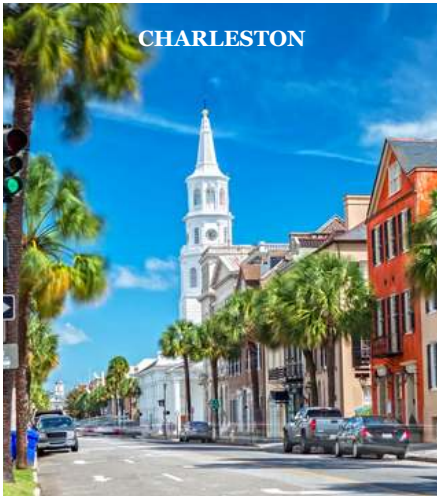
301 Roper Creek Drive
Greenville, SC 29607



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



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GET IN TOUCH

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