FOR SALE

±.7 AC FOR REDEVELOPMENT

610-614 N. MAIN ST. GREENVILLE, SC

SVN PALMETTO

REEDY RIVER RETAIL at SVN | PALMETTO

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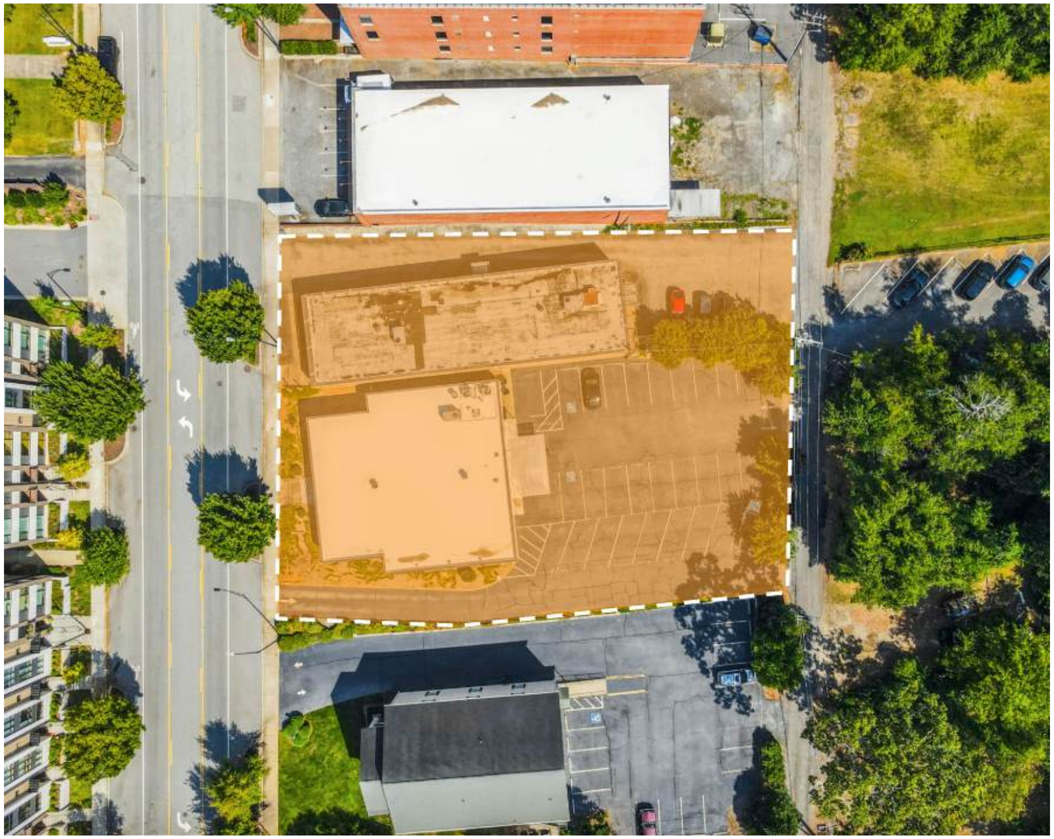
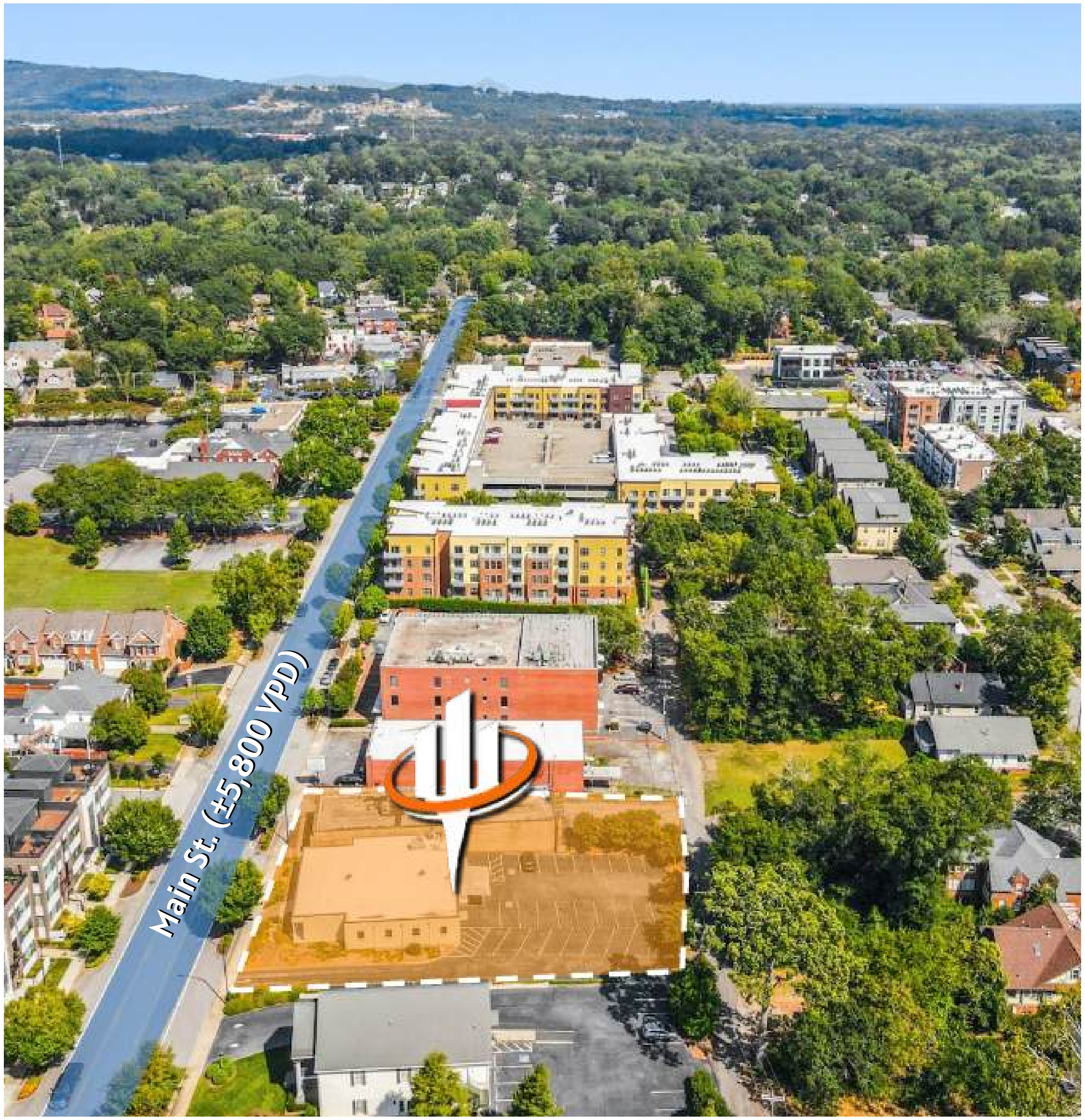
EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present a rare redevelopment opportunity on the coveted North Main node of downtown Greenville. The subject property consists of two parcels for a total of approximately .7 AC along North Main Street, directly across the street from the Noma City Terrace Townhome development. 610 N. Main currently has a ±4,500 SF office building in shell condition and 614 N. Main has a ±4,200 SF building currently occupied by a retail/entertainment tenant. Walkable to the revitalized shops at 505 North Main, popular McPherson Park, and the many dining options on Stone Avenue, the subject property is strategically positioned for residential or mixed use redevelopment. Flexible MX-2 zoning allows for a variety of uses, 2 to 4 stories, and no limits on residential density. The North Main corridor feeds directly into downtown Greenville, one of the most recognized and acclaimed downtowns in the country. Several notable new developments are in the works within a short walk of the property including the revitalization of 505 North Main to include a number of new high end shops and restaurants, as well as the 426 North Main development which is slated to include 650 apartments and 20,000 SF of Class A retail. ****DO NOT DISTURB THE TENANT AT 614 N MAIN****



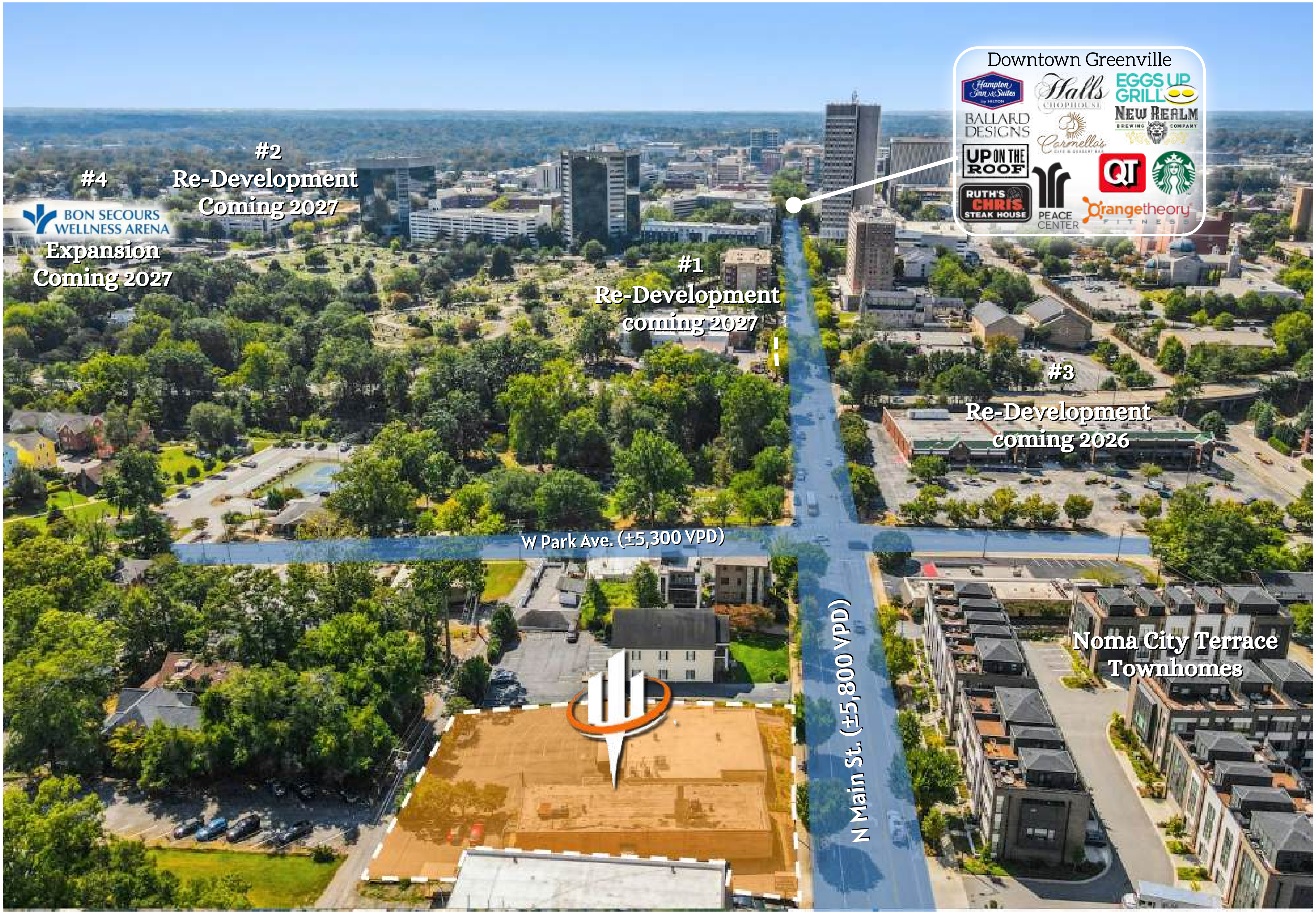
PROPERTY SUMMARY

Address	610 & 614 N. Main St. Greenville, SC
Sales Price	$3,625,000
610 N. Main	±.44 AC with ±5,400 SF Building
614 N. Main	±.25 AC with ±4,200 SF Building
Combined AC	±0.7 AC
Zoning	MX-2 (City of Greenville)
Tax IDs	0034000101100 & 0034000101200
Frontage	± 165 ft.



TRADE AREA MAP

AERIAL MAP


Downtown Greenville
Hampton Inn & Suites
Halls Chophouse
EGGS UP GRILL
BALLARD DESIGNS
Carmella's
NEW REALM
UP ON THE ROOF
RUTH'S CHRIS STEAK HOUSE
PEACE CENTER
QT
orangetheory FITNESS
#4
BON SECOURS WELLNESS ARENA
Expansion Coming 2027
#2
Re-Development Coming 2027
#1
Re-Development coming 2027
#3
Re-Development coming 2026
W Park Ave. (±5,300 VPD)
N Main St. (±5,800 VPD)
Noma City Terrace Townhomes

AREA REDEVELOPMENTS

1. **426 N Main**

2. **“Baby Bilo” Project**

3. **“GateWay” Project**

4. **Bon Secours Wellness Arena Reno/Expansion**

AERIAL MAP

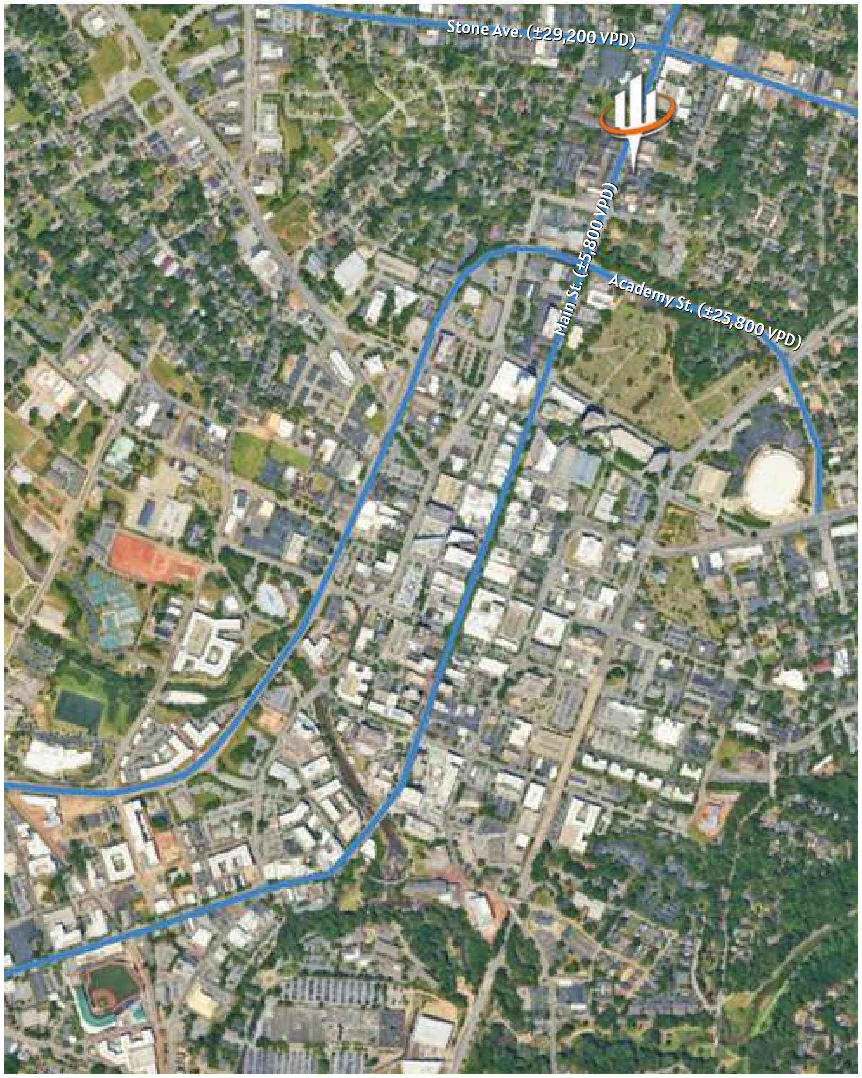

THE BOHEMIAN
CAFE • RESTAURANT • BAR
WAFFLE HOUSE
(jī-rōz)
Main + Stone
APARTMENTS
Noma City Terrace
Townhomes
N Main St. (±5,800 VPD)

DEMOGRAPHICS

	1 MILE	5 MILES	7 MILES
2025 Population (Q2)	12,497	175,649	270,498
Avg HH Income	$140,286	$112,510	$109,961
Daytime Employees	18,388	125,456	153,788
Average Age	41.0	39.5	39.8
Median Home Value	$658,542	$470,970	$446,018
2029 Estimated Population	+4.1%	+3.4%	+3.3%

	8 Minutes	12 Minutes	4 Miles
2025 Population (Q2)	53,735	116,156	132,737
Avg HH Income	$123,519	$109,855	$113,783
Daytime Employees	43,654	88,678	104,073
Average Age	39.0	38.9	39.0
Median Home Value	$570,446	$481,489	$493,296
2029 Estimated Population	+3.8%	+3.1%	+3.4%

Source: SiteSeer Retail Data



Source: SCDOT Traffic Data

AREA OVERVIEW

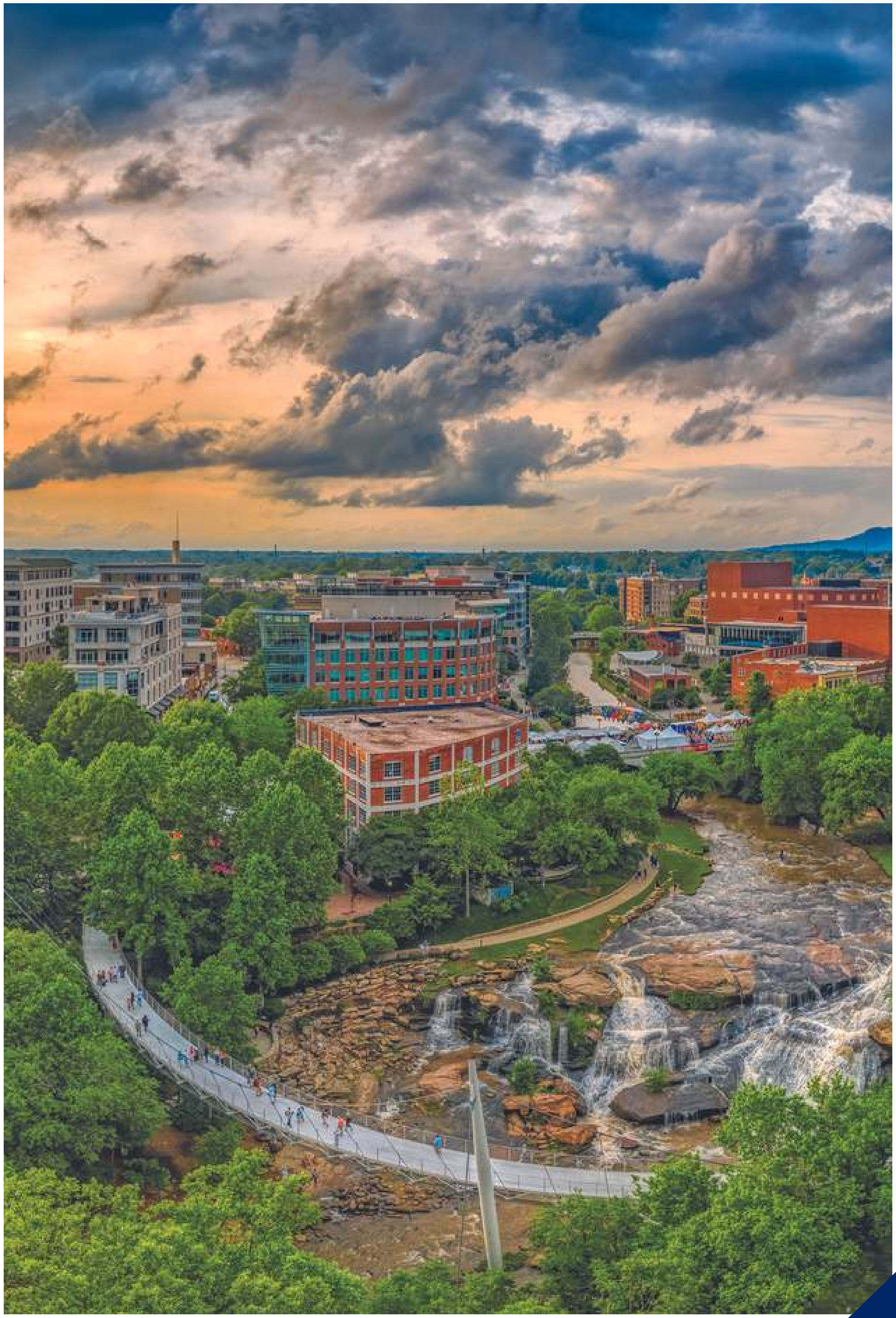
DOWNTOWN GREENVILLE

Greenville has undergone one of the most celebrated urban transformations in the American South — evolving from a mill town into a nationally recognized destination for culture, cuisine, and commerce. Consistently ranked among the best places to live, work, and visit in the Southeast, downtown Greenville draws millions of visitors annually and serves as the economic and cultural engine of the Upstate.

The North Main corridor sits at the northern gateway to this thriving downtown core. Stretching from the revitalized Stone Avenue intersection northward, North Main connects a dense, walkable residential population to the restaurants, shops, and entertainment venues that have made downtown Greenville famous. Traffic counts on Stone Avenue exceed 29,000 vehicles per day, while Academy Street — just blocks away — sees over 25,800 VPD, underscoring the corridor's connectivity and exposure.

The immediate area is in the midst of a significant redevelopment wave. The 426 North Main project is slated to deliver 650 apartment units and 20,000 square feet of Class A retail, while the 505 North Main revitalization will introduce a curated mix of high-end shops and restaurants. The Gateway Project, 505 N. Main redevelopment, and Bon Secours Wellness Arena expansion round out a pipeline that signals strong, sustained institutional confidence in the corridor.

With an average household income exceeding $140,000 within one mile, a median home value of $658,000, and a daytime employee population of over 18,000, the trade area demographics reflect one of the wealthiest and most active urban consumer bases in South Carolina. For developers and investors, 610-614 North Main represents a rare chance to participate in one of the most dynamic urban corridors in the Southeast — at exactly the right moment.



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

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INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

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CONFIDENTIALITY AND DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the shopping center located at ***610-614 North Main Street, Greenville, SC*** ("Property"). It has been prepared by SVN. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or SVN. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and SVN expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or SVN or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.