

FOR LEASE



SIMPSONVILLE RETAIL DEVELOPMENT

721 SE Main St.
Simpsonville, SC 29681



EXECUTIVE SUMMARY

Reedy River Retail at SVN | Palmetto is pleased to offer up to $\pm 4,000$ SF of retail space for lease alongside Pro-Fitness Gym at 721 SE Main St. in Simpsonville, SC. Located just off I-385 ($\pm 75,700$ VPD) and Fairview Rd ($\pm 30,600$ VPD), the site benefits from excellent visibility and accessibility, drawing from both the rapidly growing residential base of Simpsonville and the broader Greenville MSA. The space is sub-dividable for qualified users and will be delivered early 2026.

This development benefits from flexible zoning that accommodates a variety of retail, medical, and service-oriented uses—ideal for tenants seeking long-term adaptability. The project will benefit from full access from SE Main St., secondary access via Powderhorn Rd, and proximity to established traffic drivers—making this a great location within a high demand market.



PROPERTY SUMMARY

Lease Rate	Contact Broker
Lot Size	±1.65 Acres
Space Available	±4,000 SF max contiguous *Subdividable - Contact Broker for options
Zoning	BG
Type	Multi-Tenant Retail
Parking	±60 parks
Delivery	Q3 2027
Traffic	±18,400 VPD
Access	Full access onto SE Main St Secondary access proposed onto Powderhorn Rd



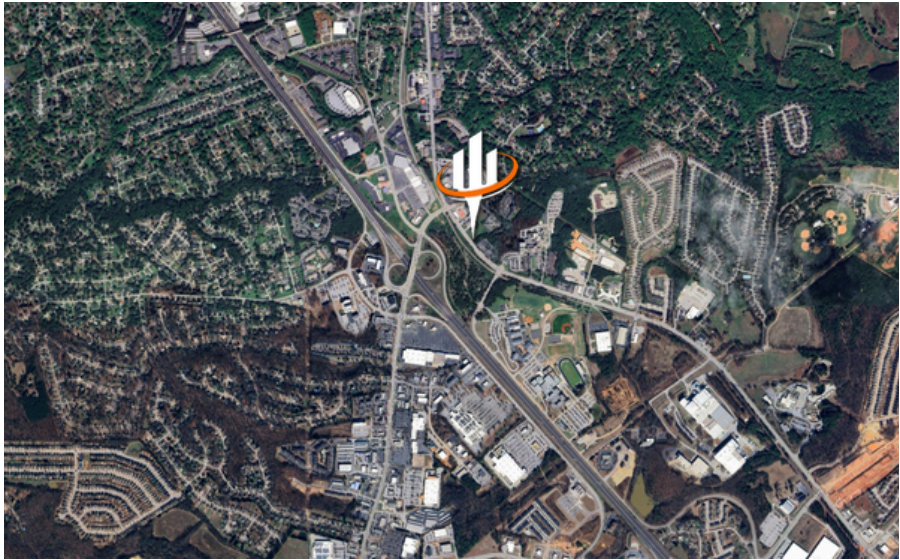
RETAILER MAP



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population (2024)	±51,791	±105,865	±265,357
Projected Growth (2029)	+6.9%	+6.5%	+6.0%
Average HH Income	\$104,717	\$107,167	\$113,175
Daytime Employees	±10,939	±19,803	±98,436
Average Age	40.3	40.5	40.4
Median Home Value	\$394,767	\$403,661	\$440,828

Source: Site Seer Retail Data



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

REEDY RIVER RETAIL at SVN PALMETTO'S SOUTHEAST REACH

GREENVILLE



CHARLESTON



CHARLOTTE



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

NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST





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