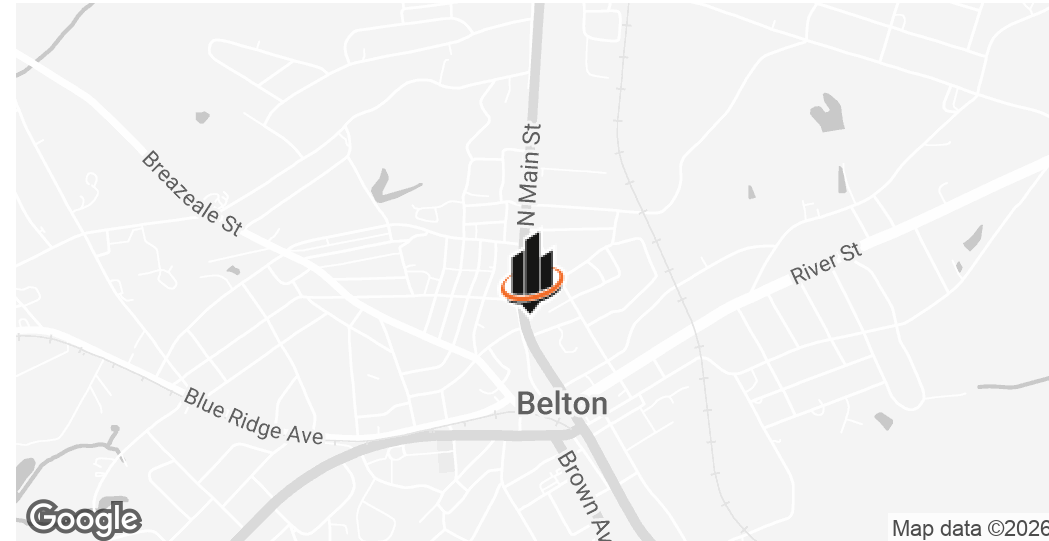




For Sale

House of Pizza - Belton

205 North Main Street, Belton, SC 29627



OFFERING SUMMARY

SALE PRICE:	Contact Broker For Details
BUILDING SIZE:	±2,472 SF
LOT SIZE:	±0.21 Acres
MARKET:	Greenville MSA
SUBMARKET:	N Main Belton
TRAFFIC COUNT:	±8,800
APN:	249-02-05-010
ZONING:	C-3 General Commercial

LOCATION OVERVIEW

Reedy River Retail @ SVN Palmetto is pleased to present this second generation pizzeria strategically positioned along North Main Street (SC Highway 20). House of Pizza occupies one of Belton's most visible commercial locations in the heart of the city's primary retail and restaurant corridor. Surrounded by established local businesses, restaurants, and daily convenience retailers, the property benefits from consistent local traffic, excellent visibility, and easy access. As Belton continues to experience investment and revitalization, this Main Street location offers an exceptional opportunity to own a long-standing business in the community's premier commercial district.

PROPERTY HIGHLIGHTS

- Business, FF&E, and real estate included
- Established in 1991
- Approximately 2,472 SF - second-gen pizzeria
- ±0.21-acre parcel
- Approximately 16 dedicated parking spaces
- Recent HVAC and roof replacement



Brett Mitchell
Advisor
O: 864.498.3664
brett.mitchell@svn.com
SC #136379



Daniel Holloway
Senior Vice President
O: 864.637.9302
daniel.holloway@svn.com
SC #106855





For Sale

House of Pizza - Belton

205 North Main Street, Belton, SC 29627

After more than three decades of serving the Belton community, House of Pizza is ready to pass the torch to its next owner. Established in 1991 and operated by the same owner ever since, this well known local institution has built a loyal customer base, strong community recognition, and a reputation that has stood the test of time.

The sale includes the business, all furniture, fixtures and equipment (FF&E), and the underlying real estate, creating a rare opportunity to acquire a true turnkey restaurant rather than simply leasing a space.

The restaurant encompasses $\pm 2,472$ square feet on a ± 0.21 -acre parcel with a dedicated parking lot providing approximately 16 parking spaces. Configured as a second-generation pizzeria, the property is equipped with the infrastructure that restaurant operators value most, including a commercial hood system, an oversized walk-in cooler, and the equipment necessary to continue operations with minimal downtime.

Ownership has consistently maintained and invested in the property over the years. Major capital improvements include a new roof installed in 2023, carrying a 12-year transferable warranty, along with two of the three HVAC systems having been recently replaced, reducing near-term capital expenditure for the next owner.

Whether you're an experienced restaurateur looking to expand, a local operator seeking to own your real estate, or an entrepreneur searching for a proven location with an established customer base, House of Pizza offers an exceptional opportunity to build upon more than 35 years of success.

The current owner is retiring after dedicating his career to the business and is committed to helping ensure a smooth transition. Training will be made available upon mutually agreed terms and compensation.



Brett Mitchell

Advisor

O: 864.498.3664

brett.mitchell@svn.com

SC #136379



Daniel Holloway

Senior Vice President

O: 864.637.9302

daniel.holloway@svn.com

SC #106855

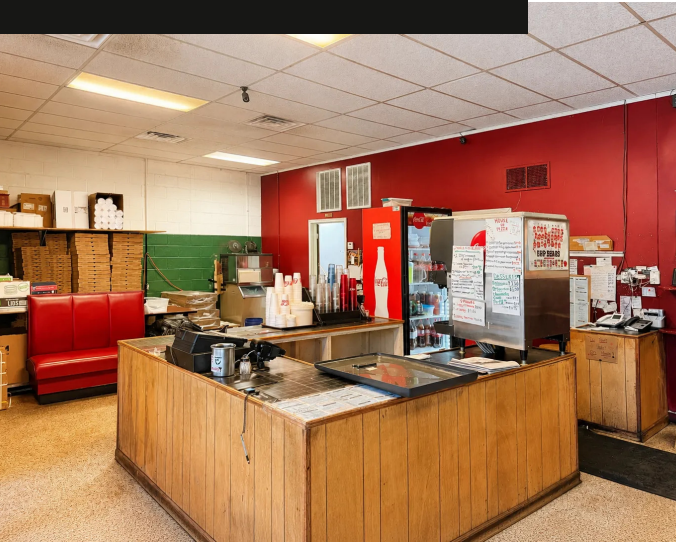




For Sale

House of Pizza - Belton

205 North Main Street, Belton, SC 29627



Brett Mitchell
Advisor
O: 864.498.3664
brett.mitchell@svn.com
SC #136379



Daniel Holloway
Senior Vice President
O: 864.637.9302
daniel.holloway@svn.com
SC #106855





Brett Mitchell
Advisor
O: 864.498.3664
brett.mitchell@svn.com
SC #136379



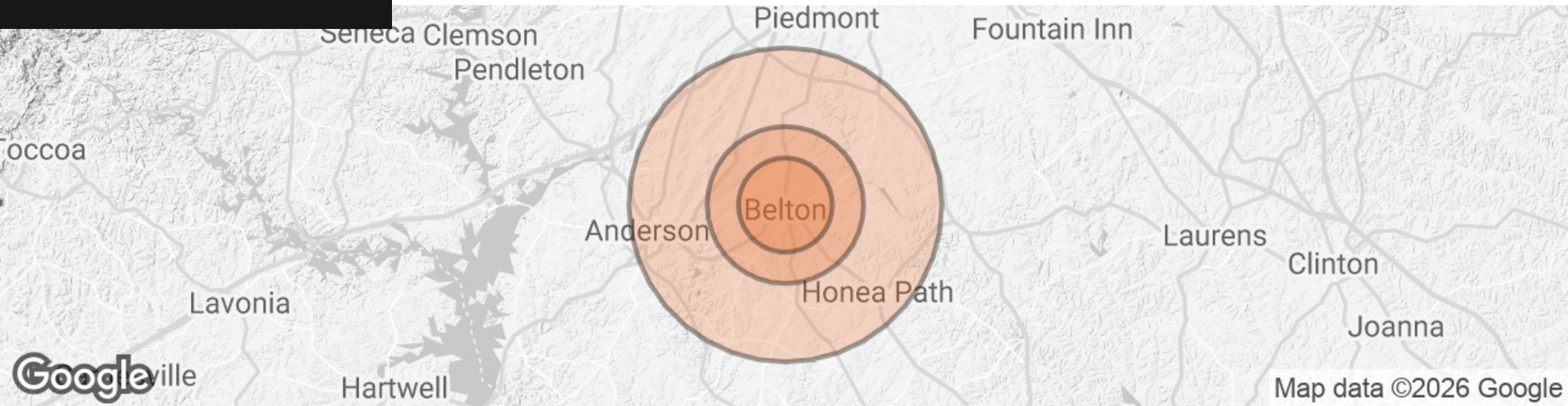
Daniel Holloway
Senior Vice President
O: 864.637.9302
daniel.holloway@svn.com
SC #106855



For Sale

House of Pizza - Belton

205 North Main Street, Belton, SC 29627



2025 SiteSeer

DEMOGRAPHIC DETAIL	3 MILES	5 MILES	10 MILES
POPULATION (2025)	±9,232	±16,143	±104,736
PROJECTED GROWTH (2030)	+1.9%	+2.1%	+2.0%
AVERAGE AGE	±42.3	±42.7	±41.6
AVG. HOUSEHOLD INCOME	±\$82,462	±82,571	±\$84,718
MEDIAN HOME VALUE	±\$221,288	±\$237,333	±\$285,539
DAYTIME POPULATION	±7,535	±13,274	±85,221



Brett Mitchell
Advisor
O: 864.498.3664
brett.mitchell@svn.com
SC #136379



Daniel Holloway
Senior Vice President
O: 864.637.9302
daniel.holloway@svn.com
SC #106855



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 101A
Greenville, SC 29615



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT



Brett Mitchell
Advisor
brett.mitchell@svn.com
864.498.3664



Daniel Holloway
Managing Partner
daniel.holloway@svn.com
864.593.6644

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible lease of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Offering Brochure must be returned to the SVN Advisor. Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective leaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective leaser, any prospective leaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate lease Agreement shall bind the property and each prospective leaser proceeds at its own risk.