



For Sale

1455 W Wade Hampton Blvd

Greer, SC 29650



PROPERTY SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present an opportunity to purchase this ±1.47 AC parcel on Wade Hampton Blvd (±45,000 VPD) in Greer, SC.

This site has several new retail developments, including a new 7Brew, Tidal Wave Car Wash, and McAlister's Deli.

Wade Hampton Blvd is one of the main retail corridors in the Greenville, SC MSA and locally for Greer.

This site can fit most QSR's or other single-tenant retailers.

PROPERTY HIGHLIGHTS

- Large tract on Wade Hampton Blvd perfectly situated for retail, office or medical
- There is a culvert that runs under a portion of the property - you can park on the culvert, but you cannot build a building on that portion
- New apartment complexes, as well as medical developments occurring in close proximity
- Two site plans attached show how to incorporate plan around culvert

Asking Price	\$1,300,000	Access	Contact SCDOT
Site Size	±1.47 Acres	Traffic	Wade Hampton Blvd
Building Size	0 SF	Utilities	Available
Taxes	\$6,228.32	Municipality	City
Zoning	C2	Local Market	Greer
Market	Greenville SC MSA		



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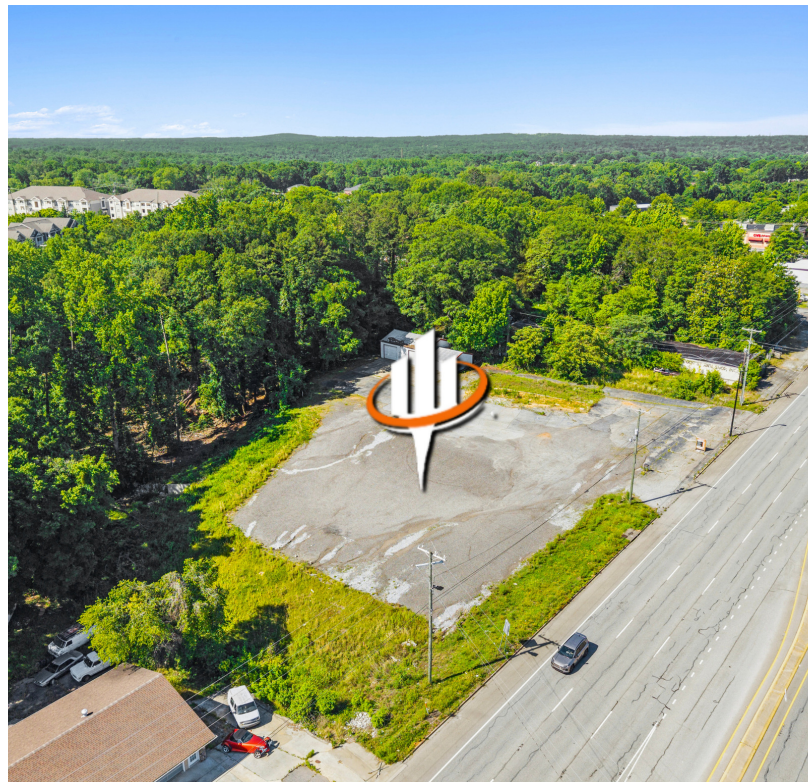
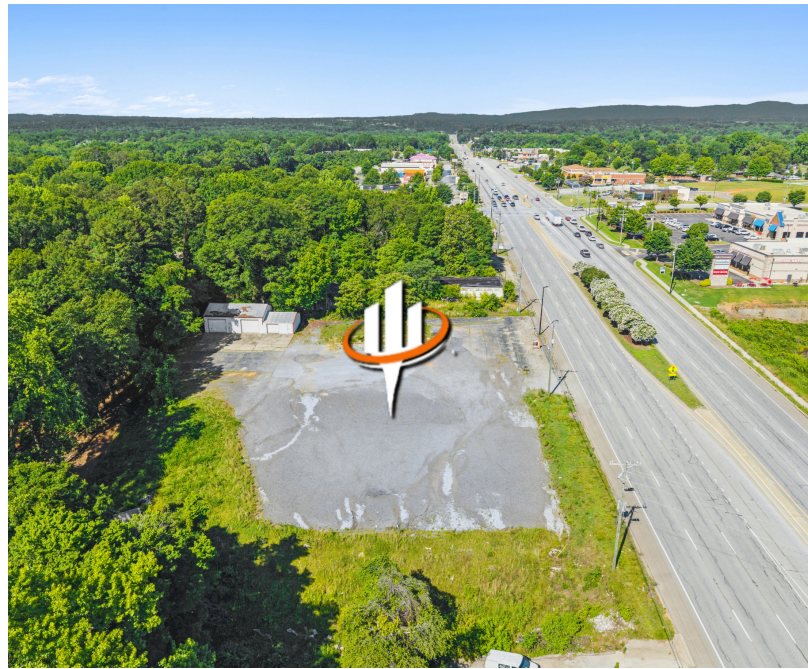
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Additional Images

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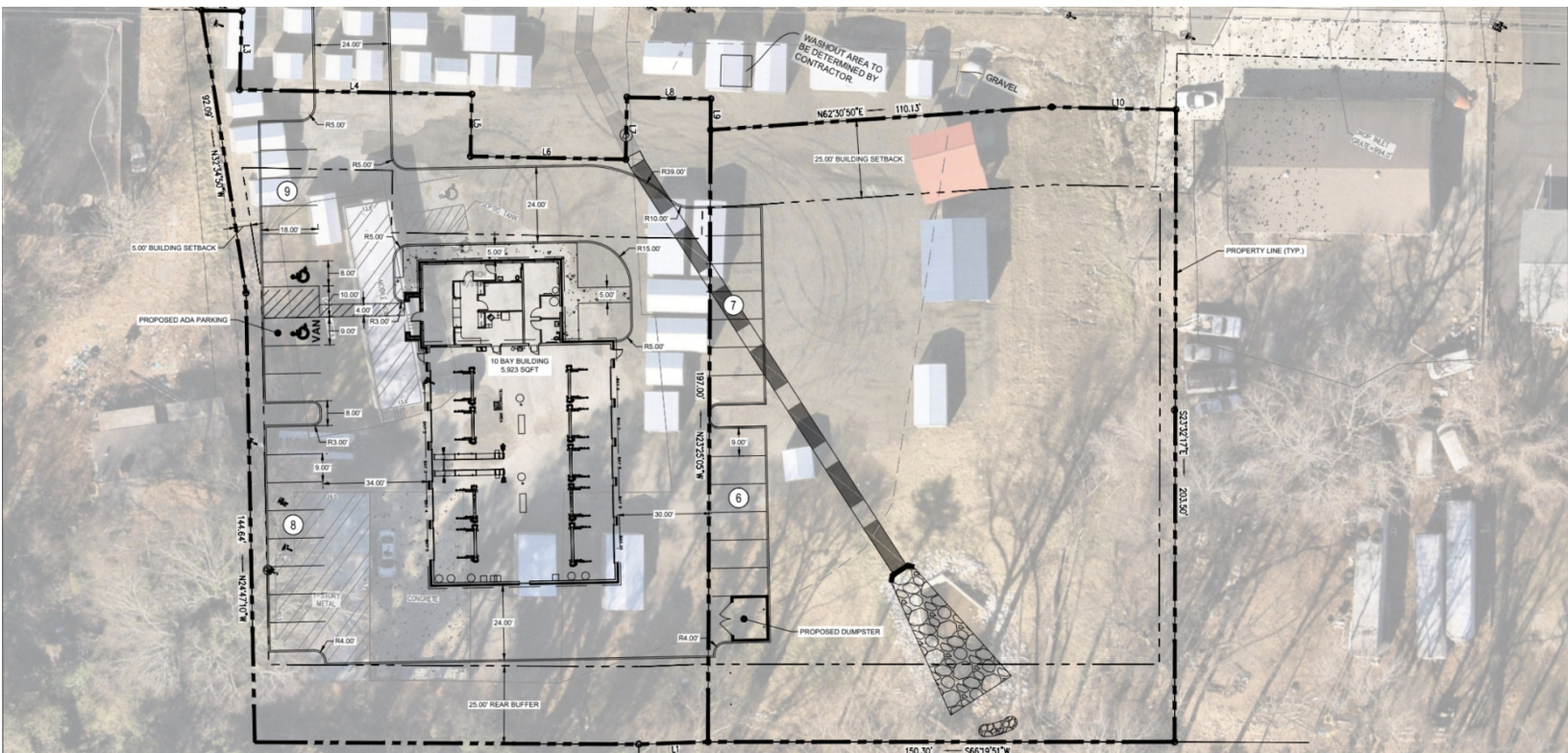
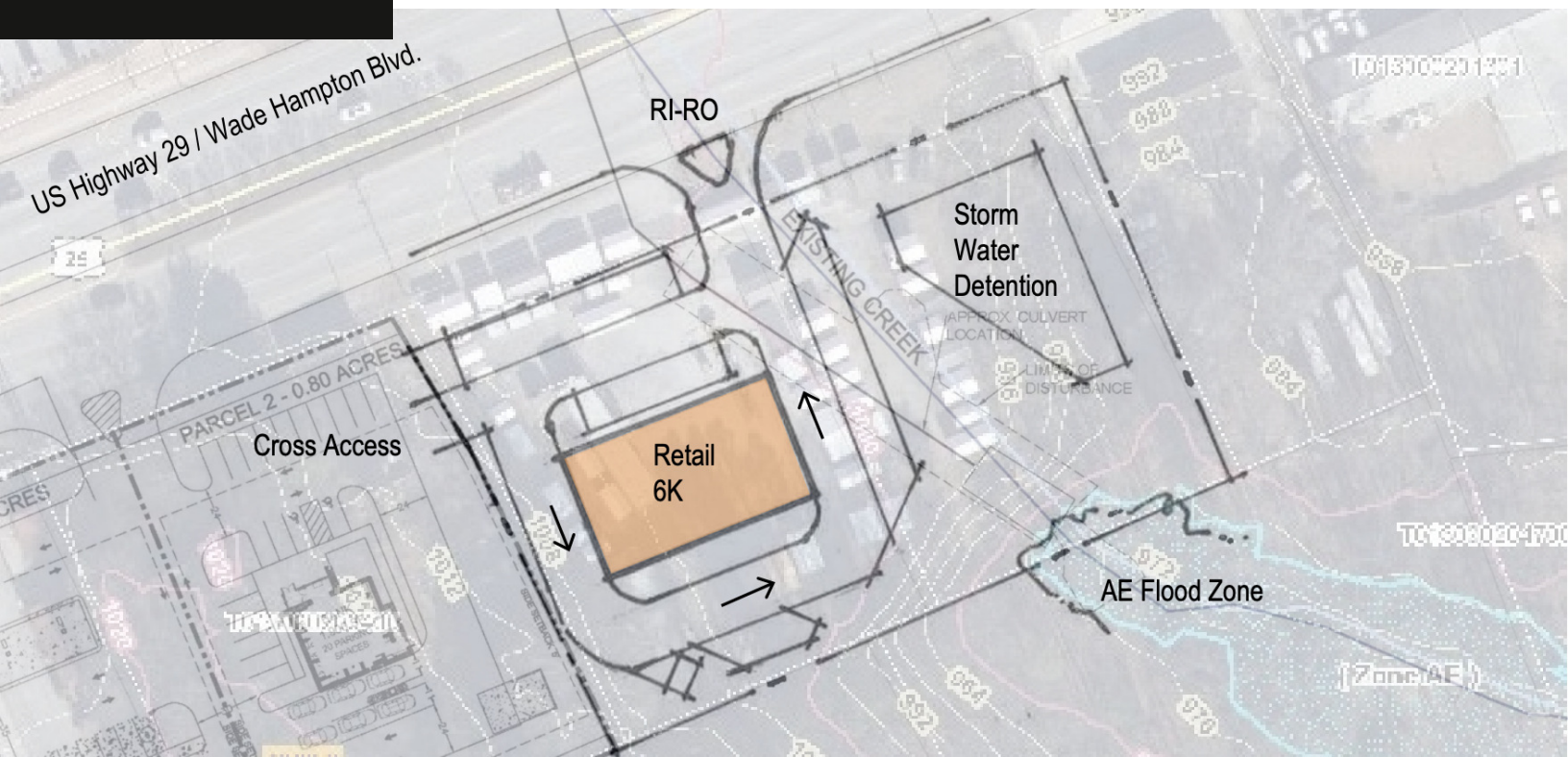




Site Plan Concepts

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Retailer Map

1455 W Wade Hampton Blvd

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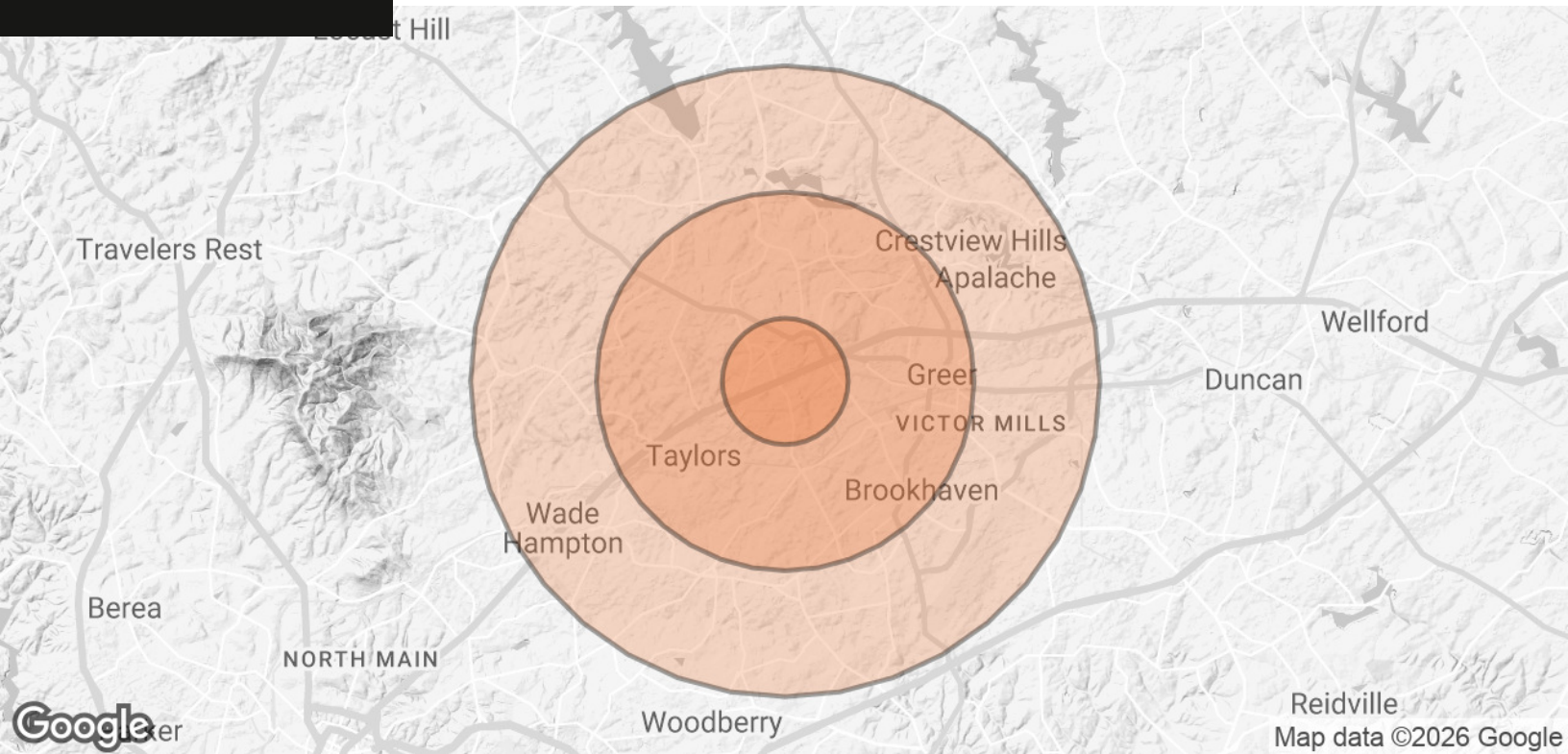




Demographics

1455 W Wade Hampton Blvd

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HEADER 1	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (2026)	3,884	50,132	120,655
PROJECTED GROWTH (2030)	+2.5%	+2.9%	2.9%
AVERAGE AGE	39.9	40.8	41.3
MEDIAN HOME VALUE	\$355,079	\$355,808	\$418,473
AVERAGE HH INCOME	±\$95,702	±\$99,262	±\$108,816
DAYTIME POPULATION	1,664	14,851	33,013



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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



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