



# For Lease - New Development

301 N Main St  
Simpsonville, SC 29681



## PROPERTY SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present an opportunity to lease up to ±8,361 SF off N Main Street in downtown Simpsonville, SC.

This project is within close proximity to the downtown core of Burdette Central, Vaughn's Warehouse, Ice Cream Station, and two large multi-story developments.

This building would be perfect for an established fitness user, dessert concept, fast casual restaurant, traditional retail or office concept. The lease rate depends on the desired SF and Landlord deliverables.

## PROPERTY HIGHLIGHTS

- Located off N Main Street with great visibility to ±20,200 VPD
- Great co-tenancy with Eggs Up Grill and NY Butcher Shop
- Access to roughly 60 parking spaces
- Flexible SF for the right Tenant use
- Simpsonville is one of Greenville suburbs highest demographic areas
- Surrounded by several new developments happening in the downtown Simpsonville core

|                      |                |                     |               |
|----------------------|----------------|---------------------|---------------|
| <b>Lease Rate</b>    | Contact Broker | <b>Municipality</b> | City          |
| <b>Site Size</b>     | ±1.1 AC        | <b>Traffic</b>      | N Main Street |
| <b>Building Size</b> | ±8,361 SF      | <b>Zoning</b>       | B-G           |
| <b># of Floors</b>   | 1              |                     |               |
| <b>Year Built</b>    | 2027           |                     |               |
| <b>NNN Expenses</b>  | \$6.50 (est)   |                     |               |
| <b>Market</b>        | Simpsonville   |                     |               |



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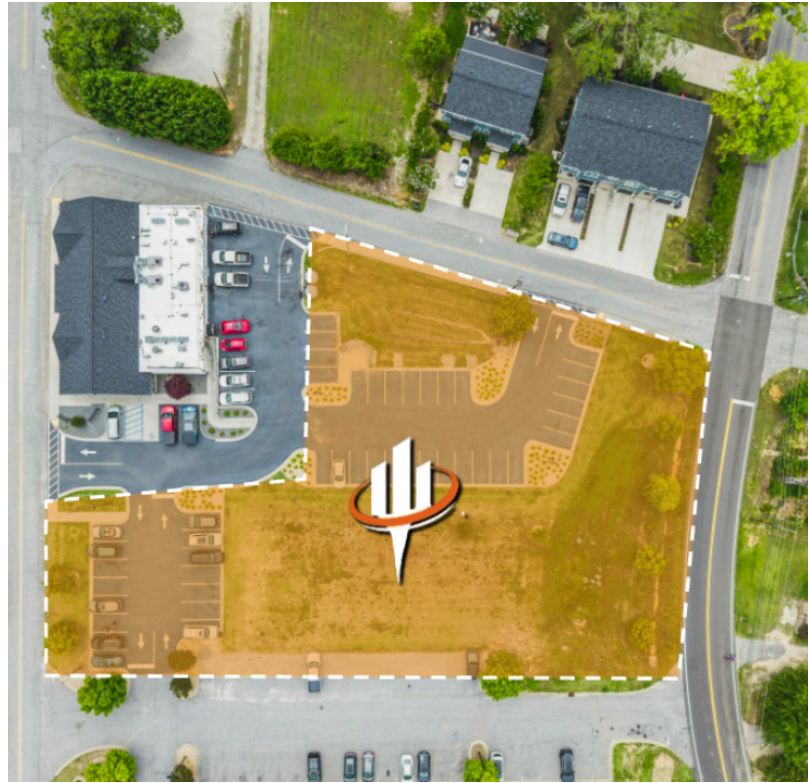


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# Additional Images

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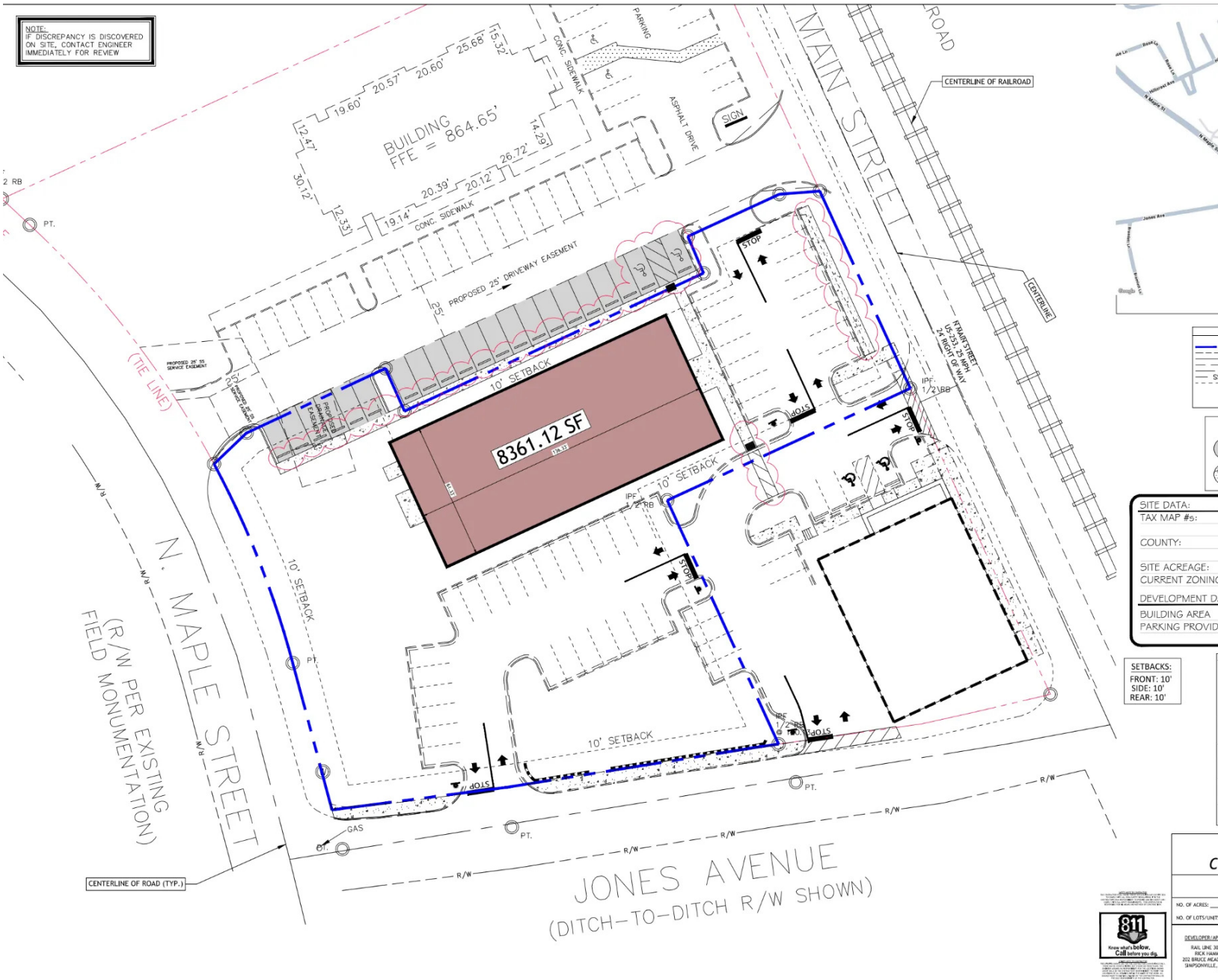


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NOTE:  
IF DISCREPANCY IS DISCOVERED  
ON SITE, CONTACT ENGINEER  
IMMEDIATELY FOR REVIEW



|                   |  |
|-------------------|--|
| SITE DATA:        |  |
| TAX MAP #:        |  |
| COUNTY:           |  |
| SITE ACREAGE:     |  |
| CURRENT ZONING:   |  |
| DEVELOPMENT DATA: |  |
| BUILDING AREA:    |  |
| PARKING PROVIDED: |  |

|           |     |
|-----------|-----|
| SETBACKS: |     |
| FRONT:    | 10' |
| SIDE:     | 10' |
| REAR:     | 10' |

NO. OF ACRES: \_\_\_\_\_  
NO. OF LOTS/UNITS: \_\_\_\_\_

**811**  
Keep what's below.  
Call before you dig.

DEVELOPER/APP: \_\_\_\_\_  
RAIL LINE 305'  
BICE MARSH  
202 BRUCE HEADLAND  
SIMPSONVILLE, SC



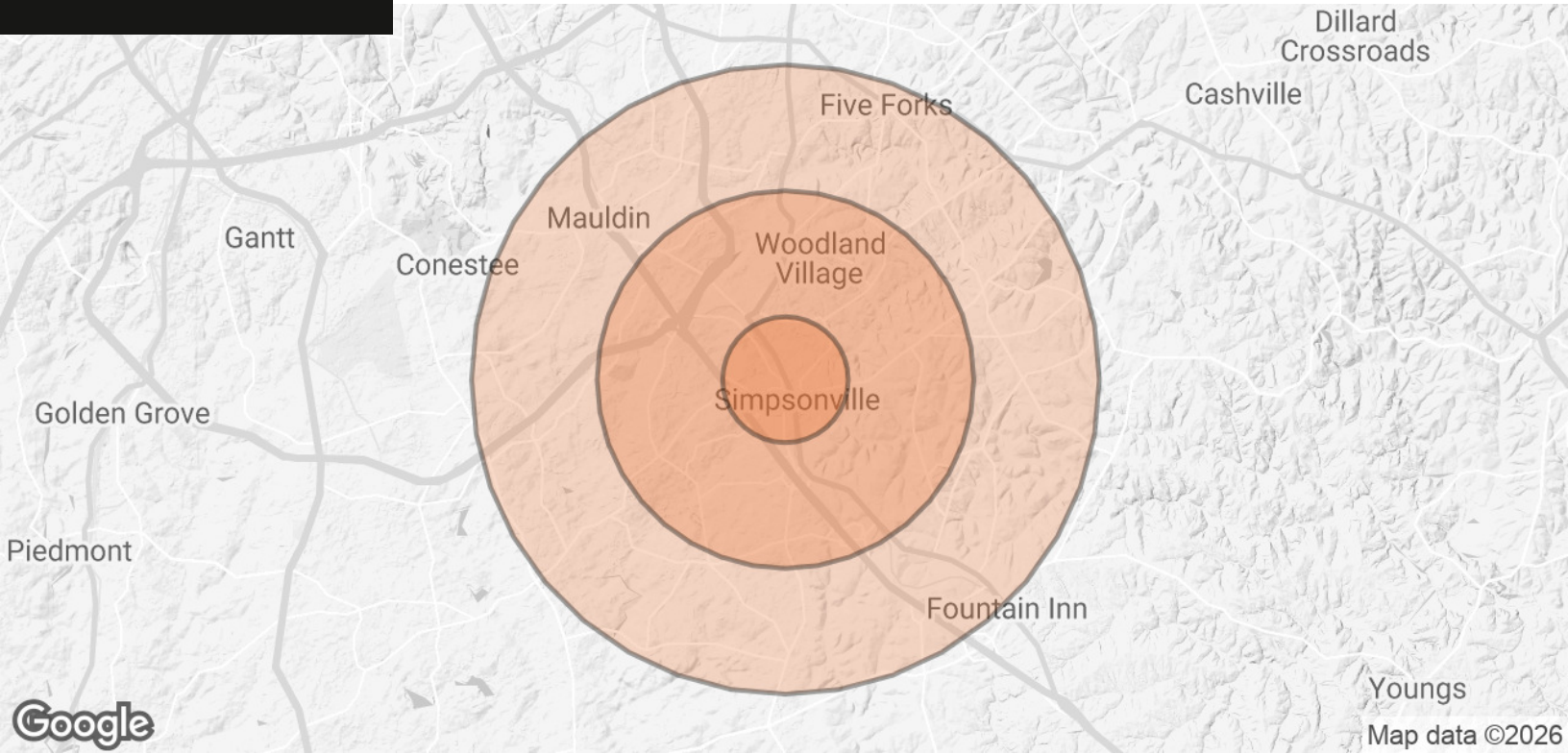
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| DEMOGRAPHICS            | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------|-----------|-----------|-----------|
| TOTAL POPULATION (2026) | ±7,121    | ±50,692   | ±133,499  |
| PROJECTED GROWTH (2030) | +4.3%     | +5.3%     | +4.7%     |
| AVERAGE AGE             | 40.9      | 41.2      | 40.8      |
| MEDIAN HOME VALUE       | \$366,906 | \$402,590 | \$424,351 |
| AVERAGE HH INCOME       | \$105,056 | \$114,508 | \$118,896 |
| DAYTIME POPULATION      | ±3,251    | ±10,992   | ±30,353   |



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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.

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