



PROPERTY SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present an opportunity to lease space within this $\pm 7,000$ SF retail strip in E Main Street (HWY 290) in Duncan, SC.

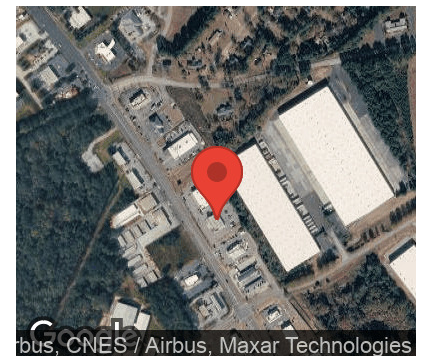
The shopping center is located on one of the Upstate SC's most prominent up and coming retail corridors, with many marquee national retailers, including Dutch Bros, Chipotle, HTeaO, Mtn Mike's Pizza and Culvers.

Please do not bother the business during operating hours.

PROPERTY HIGHLIGHTS

- Upcoming vacancy is $\pm 1,609$ SF second generation restaurant space
- Some equipment will convey with new lease
- Prime retail shopping center with co-tenancy of Jimmy John's, Jeremiah's Italian Ice and Kobe Sushi
- The current opportunity is YUM POKE, which is an inline, second generation restaurant space.

Lease Rate	\$35 PSF
Site Size	± 0.65 Acres
Building Size	$\pm 7,056$ SF
Vacancy	$\pm 1,609$ SF
Year Built	2021
NNN Expenses	Contact Broker
Market	Duncan, SC



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Additional Images

Second Gen Restaurant

1675 E Main St, Duncan, SC 29334



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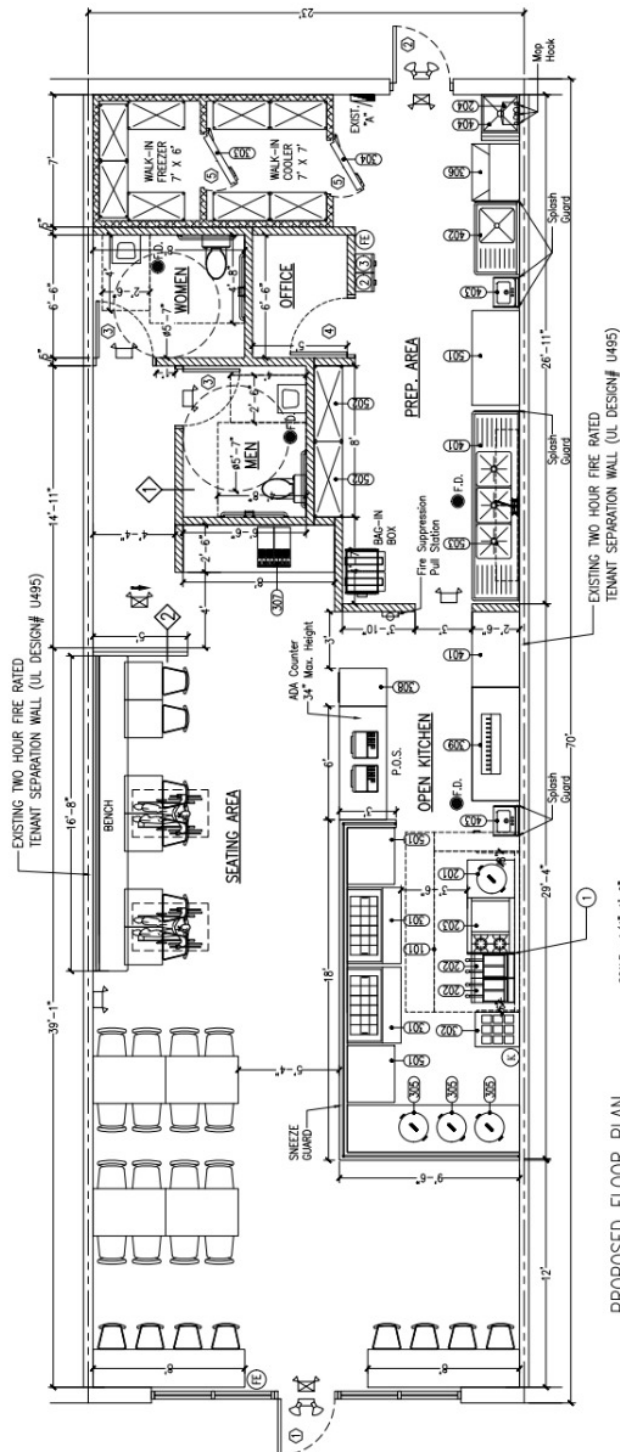
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Existing Floor Plan

Second Gen Restaurant

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Retail Maps

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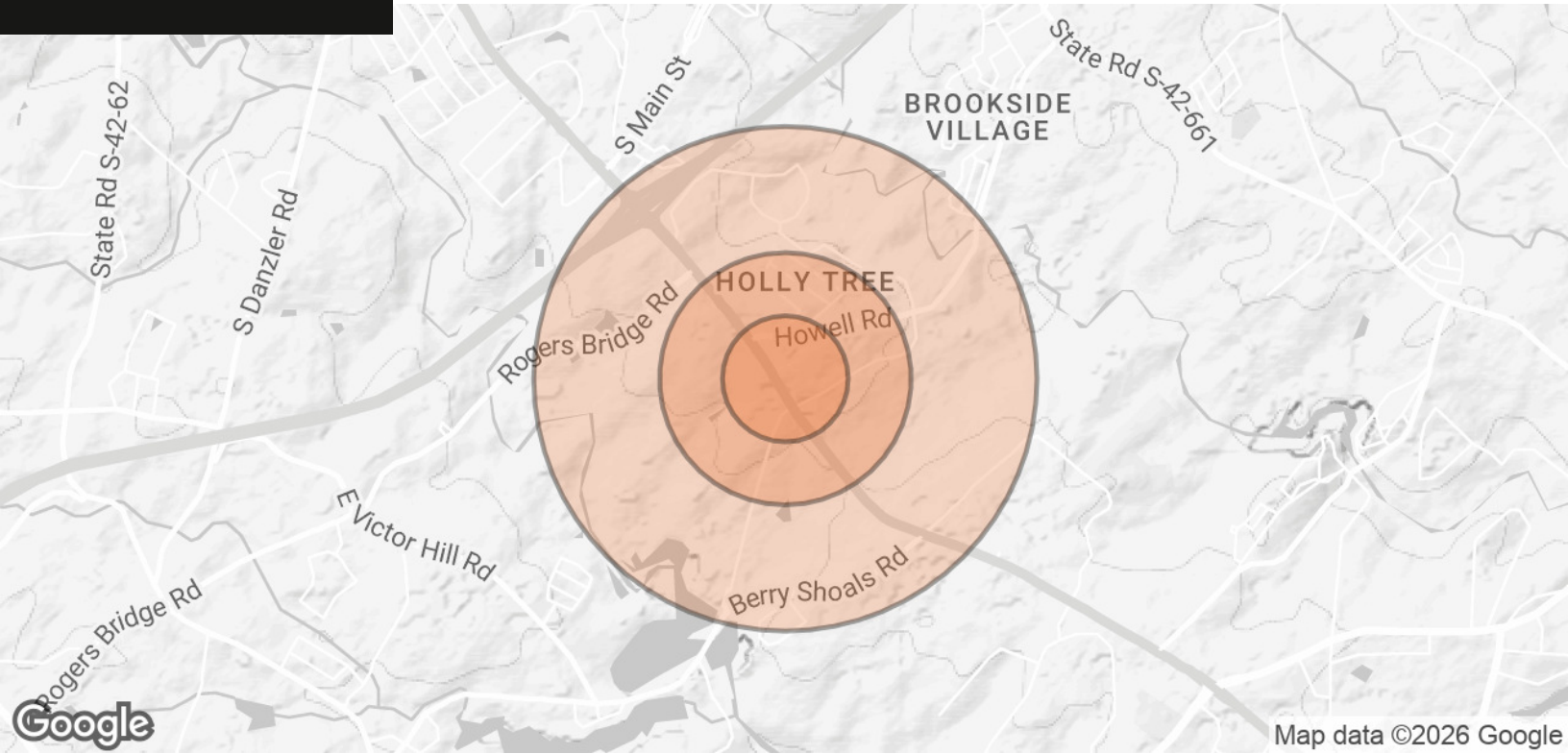




Demographic Information

Second Gen Restaurant

1675 E Main St, Duncan, SC 29334



DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (Q2 2026)	±2,271	±27,352	±63,595
PROJECTED GROWTH (2031)	+6.5%	+5.7%	+6.3%
AVERAGE AGE	37.1	39.0	40.1
AVERAGE HH INCOME	\$95,775	\$109,149	\$109,999
MEDIAN HOME VALUE	\$314,017	\$366,076	\$385,339
DAYTIME EMPLOYEES	±3,002	±11,470	±20,671



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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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