

# FOR LEASE



**THE PLAZA OF GREER**  
**417 S BUNCOMBE RD, GREER, SC 29650**



# EXECUTIVE SUMMARY

Reedy River Retail at SVN | Palmetto is pleased to exclusively present multiple suites for lease at Plaza of Greer, a  $\pm 13,000$  SF neighborhood strip center located at 417 S. Buncombe Road in Greer, SC. Positioned along a primary retail corridor with  $\pm 26,200$  VPD, the property offers excellent visibility and two points of full access—directly from S. Buncombe Road and via Commerce Drive.

Originally built in 2002 and undergoing façade, signage, and parking lot improvements in 2026, Plaza of Greer presents an upgraded leasing opportunity for neighborhood retail and office users seeking strong traffic exposure in a growing corridor. The property is located just down the street from the recent ground breaking of the  $\pm \$350$ M Prisma Health expansion at Greer Memorial Hospital, significantly increasing daytime population and long-term demand in the immediate trade area.



# PROPERTY SUMMARY

		Lease Rate
Suite 3B	±1,000 SF	±\$18/SF/Yr
Suite 7B	±1,000 SF	±\$18/SF/Yr
Suite 9	±2,500 SF	±\$14.40/SF/Yr
NNN Est.		±\$2.16/SF/Yr
Access	Multiple entrances (2), Full Access on S. Buncomber Rd	
Year Built / Renovated	2002/2026	
Zoning	C-2	
Type	Neighborhood Strip Center	
Traffic	S Buncombe Rd (±26,200 VPD)	
Center Tenants	Elite Barbershop, Herbalife, Upstate Coin & Bullion, Carolina Tree Pros, KJ Music Academy	



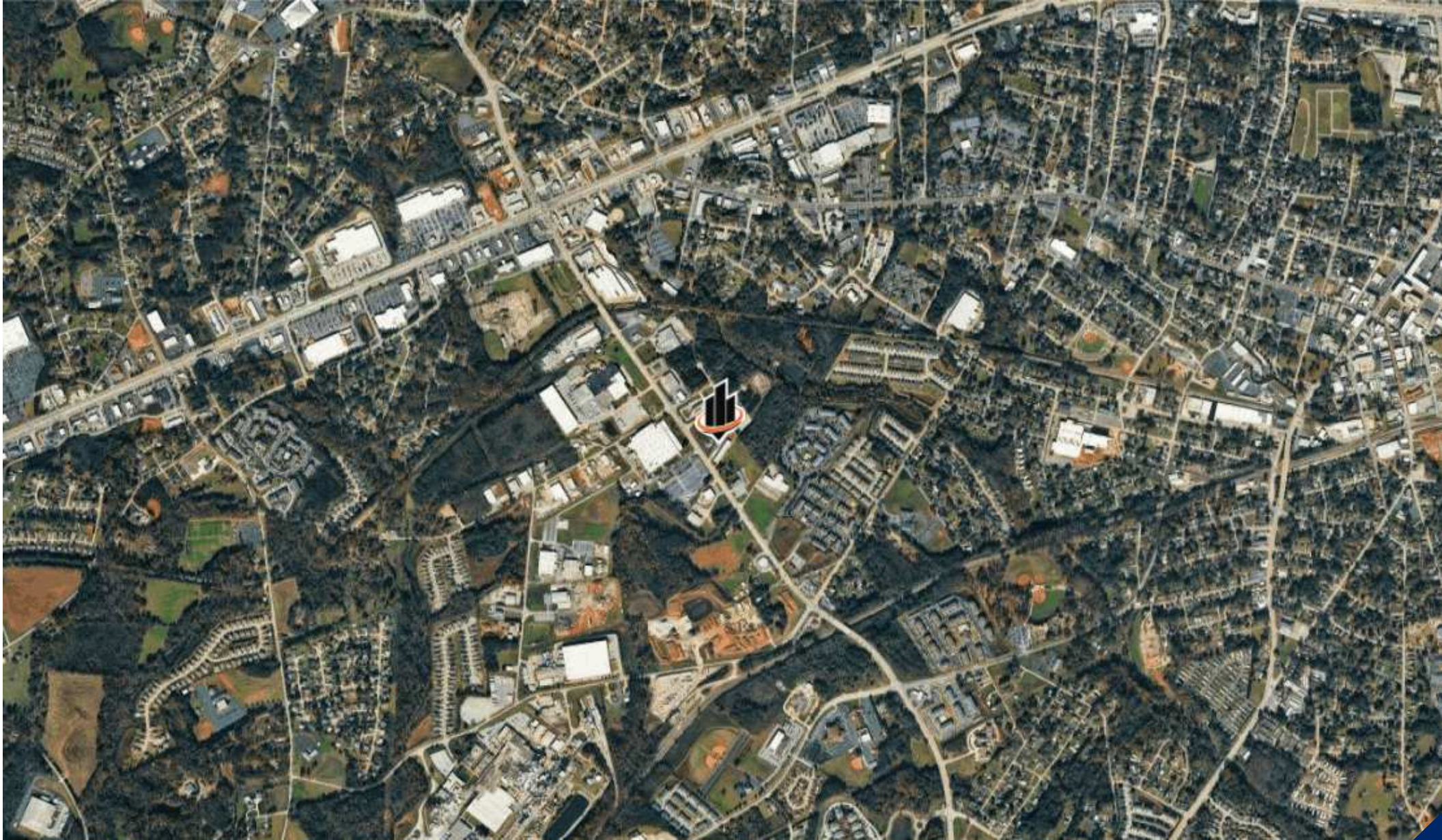
# RETAILER MAP



# INTERIOR PHOTOS



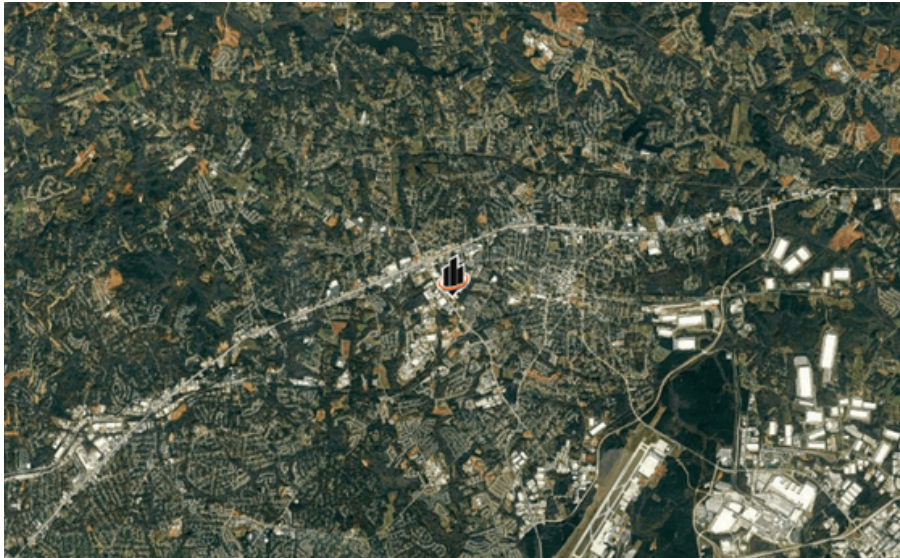
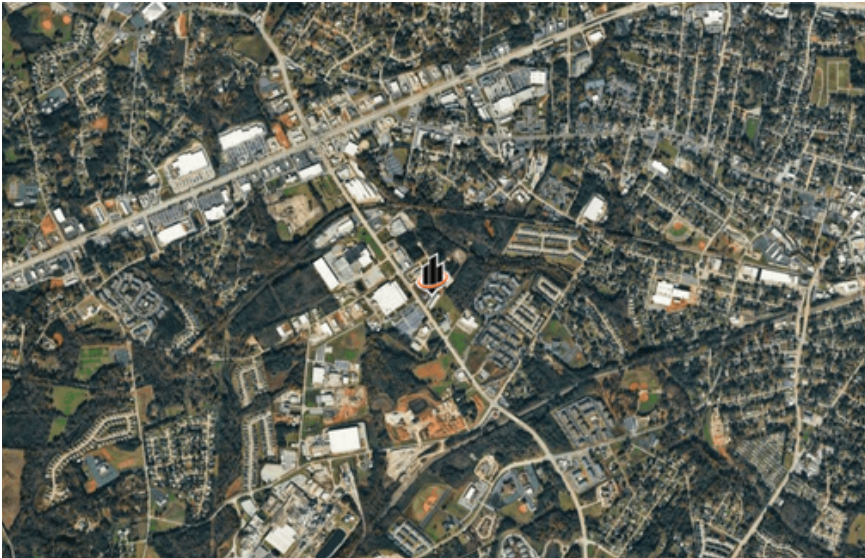
# LOCATIONAL MAP



# DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
<b>Total Population (2025)</b>	±49,430	±113,121	±187,240
<b>Projected Growth (2030)</b>	+3.5%	+3.1%	+3.3%
<b>Average HH Income</b>	±\$94,959	±\$106,886	±\$112,919
<b>Daytime Employees</b>	±17,664	±33,192	±67,720
<b>Average Age</b>	40.5	41.0	41.2
<b>Median Home Value</b>	±\$339,390	±\$441,818	±\$440,927

Source: Site Seer Retail Data





## GREER - AREA INFORMATION

Downtown Greer is experiencing exciting momentum, with new investments and revitalization continuing to shape its future. From locally owned restaurants and unique shops to vibrant community spaces and events, Downtown Greer offers an inviting atmosphere for both residents and visitors. The city's charm, walkability, and growing energy make it a standout destination in the Upstate.



- **Growing Economy:** Greer benefits from a diverse economic base, supported by manufacturing, logistics, healthcare, and small business growth. The presence of major employers such as BMW Manufacturing helps drive job creation and long-term stability.
- **Population Growth:** The Greer area continues to see strong residential development and population increases, expanding the local customer base and supporting sustained retail and restaurant demand.
- **Accessibility:** Conveniently located along the I-85 corridor between Greenville and Spartanburg, Greer offers excellent connectivity and easy access to Greenville-Spartanburg International Airport, making it attractive for businesses and travelers alike.
- **Community and Events:** The city hosts year-round events, farmers markets, and festivals that create consistent foot traffic and strengthen the sense of community in the downtown district.
- **Family-Friendly Market:** With strong neighborhoods and a growing number of young families, Greer provides a dependable and expanding customer base.
- **Opportunity for Growth:** Continued investment and development are creating opportunities for new concepts to enter the market and serve a community that values quality, convenience, and local character.
- **Supportive Business Environment:** Greer and the surrounding region actively encourage business growth through infrastructure improvements, partnerships, and a pro-business approach.

# 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





Chris Philbrick  
Retail Advisor  
chris.philbrick@svn.com  
864.631.3419



Dustin Tenney  
SVP of Retail Services  
dustin.tenney@svn.com  
864.905.7226

#### 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.