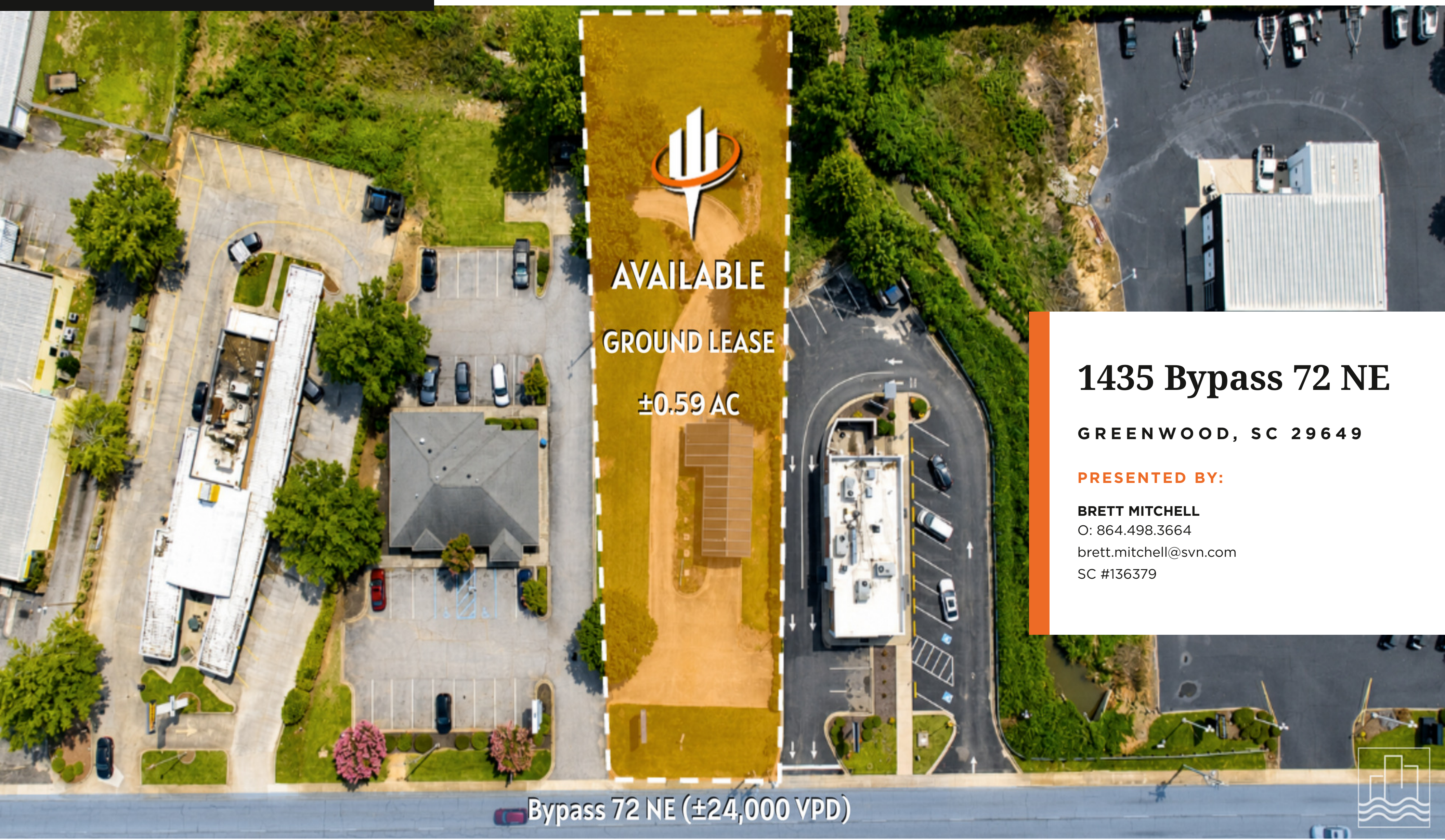
SVN PALMETTO

Bypass 72 NE Ground Lease



1435 Bypass 72 NE

GREENWOOD, SC 29649

PRESENTED BY:

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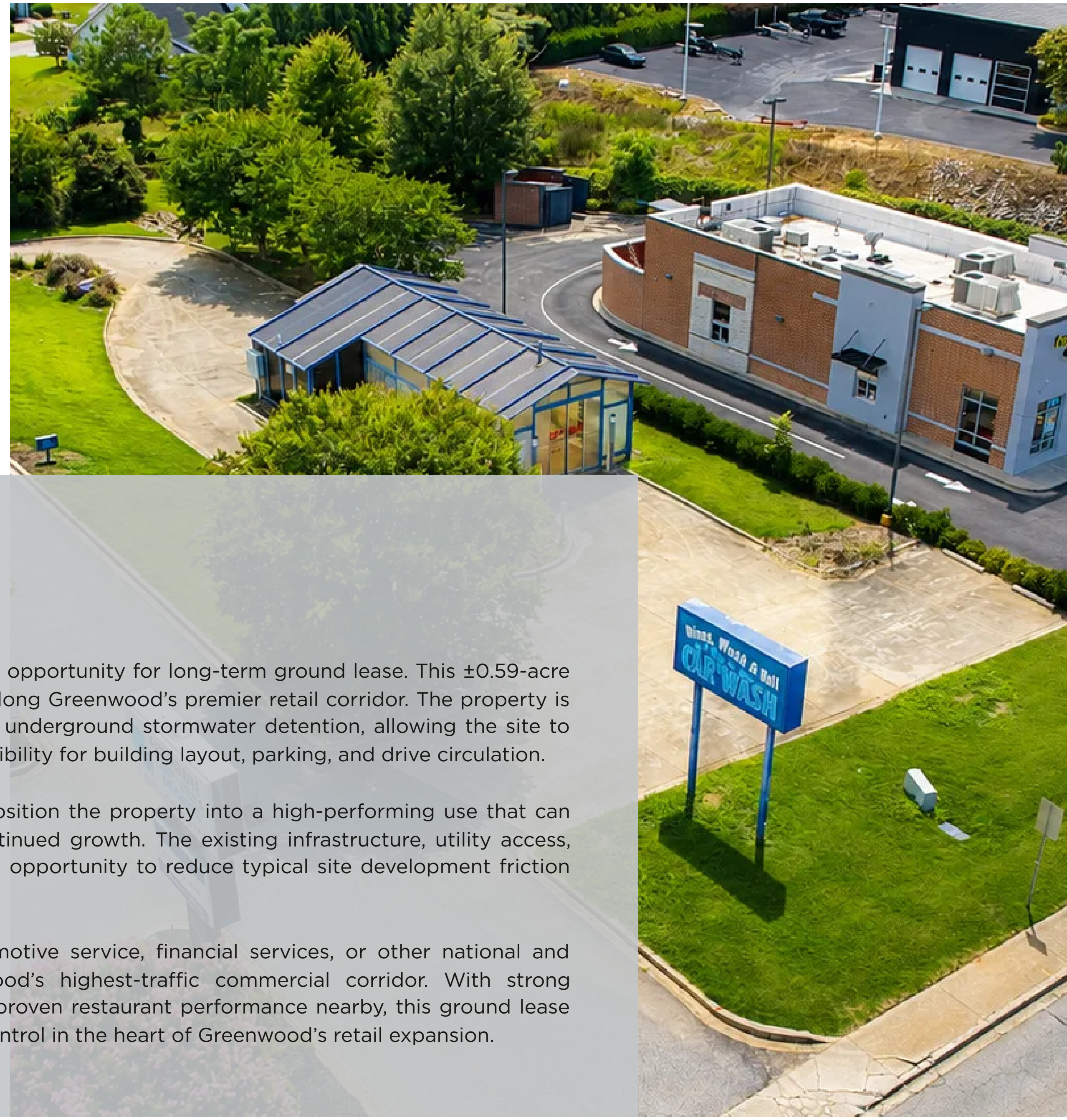
PROPERTY SUMMARY



BYPASS 72 NE GROUND LEASE

1435 BYPASS 72 NE
GREENWOOD, SC 29649

OFFERING SUMMARY	
LEASE RATE:	Contact Broker For Details
AVG DAILY VEHICLES:	±24,000
LOT SIZE:	±0.59 Acres
ZONING:	GC - General Commercial

PROPERTY SUMMARY

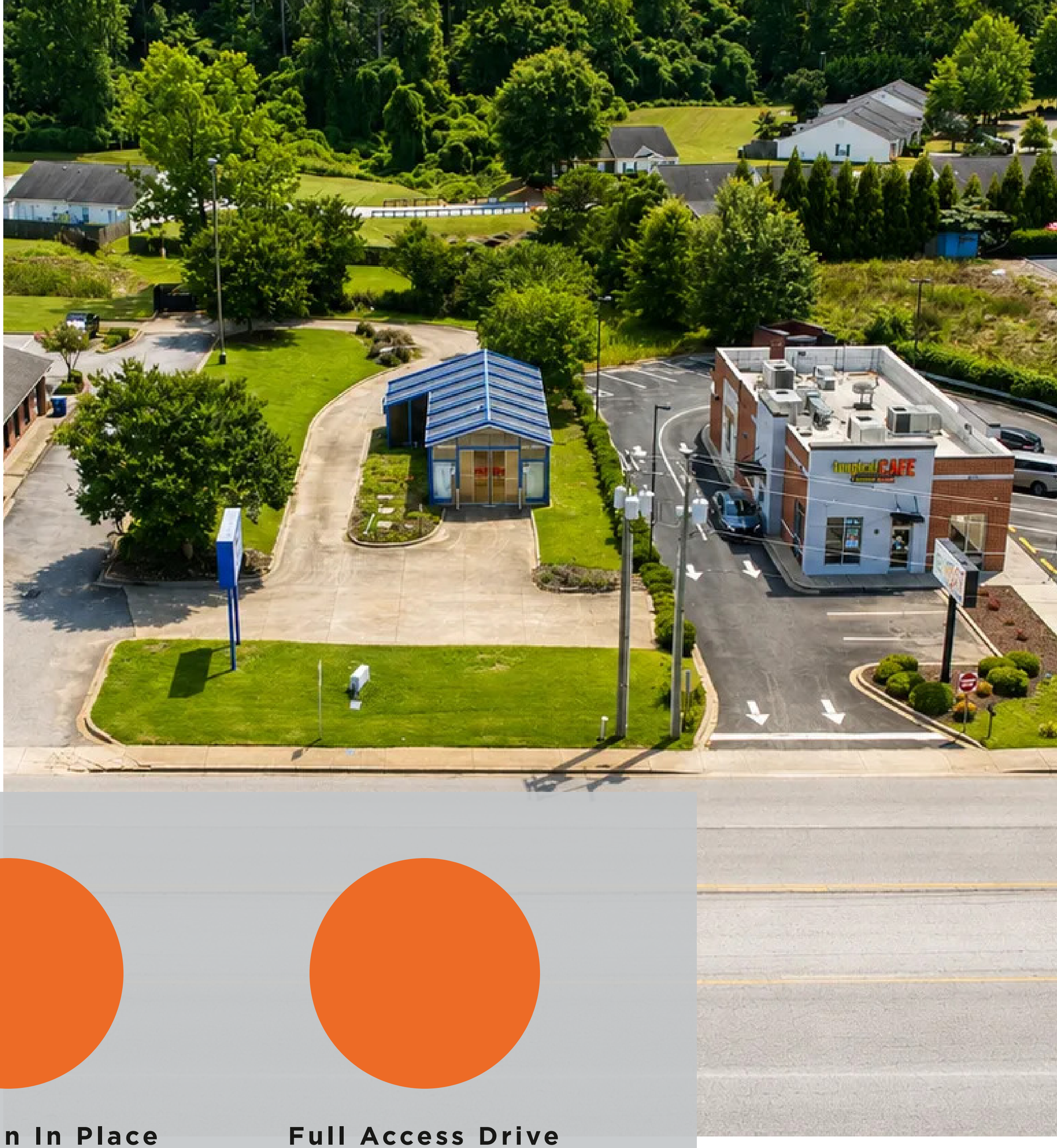
Reedy River Retail @ SVN Palmetto is pleased to present this opportunity for long-term ground lease. This ±0.59-acre former car wash site is ready for immediate redevelopment along Greenwood's premier retail corridor. The property is generally flat, served by existing utilities, and improved with underground stormwater detention, allowing the site to function larger than its acreage suggests while preserving flexibility for building layout, parking, and drive circulation.

Ownership is seeking a qualified tenant or developer to reposition the property into a high-performing use that can capitalize on the corridor's traffic volume, visibility, and continued growth. The existing infrastructure, utility access, pylon signage, and redevelopment-ready condition create an opportunity to reduce typical site development friction and move efficiently from permitting to construction.

Ideal uses include QSR, coffee, medical, urgent care, automotive service, financial services, or other national and regional users seeking a long-term presence in Greenwood's highest-traffic commercial corridor. With strong surrounding tenant demand, new development activity, and proven restaurant performance nearby, this ground lease opportunity offers a compelling platform for long-term site control in the heart of Greenwood's retail expansion.

PROPERTY HIGHLIGHTS

- Long-term ground lease - all utilities available at site
- ±0.59-acre redevelopment site
- ±24,000 average daily vehicles
- Full drive access available
- Underground stormwater detention in place
- Existing large pylon sign in place
- Across from new Chick-fil-A, Dunkin', and Tropical Smoothie
- Ideal for QSR, coffee, medical, or service users
- Located in Greenwood's active retail growth corridor



24,000 ADV

Pylon Sign In Place

Full Access Drive

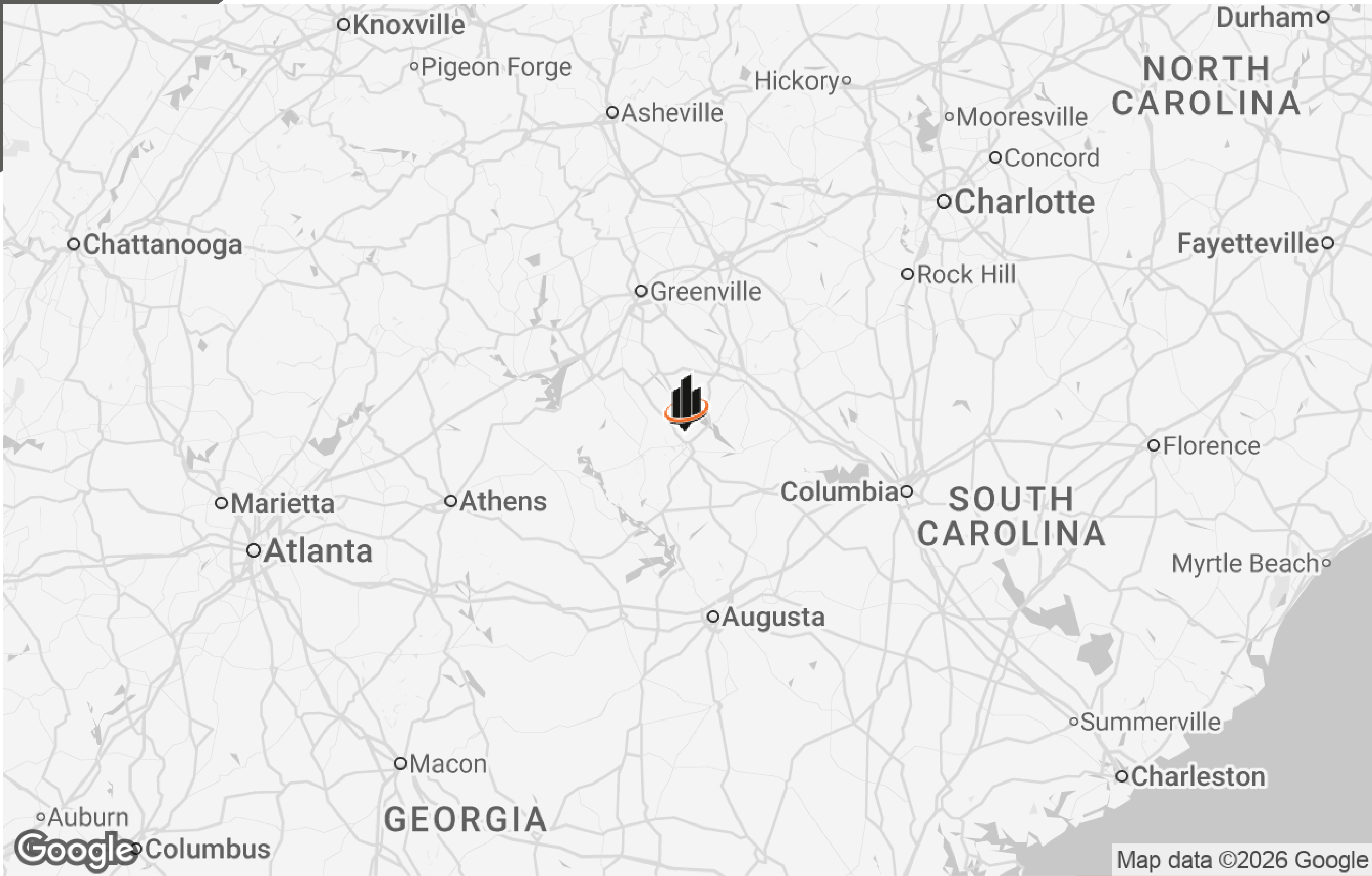
LOCATION DESCRIPTION

Positioned along the highly sought-after 72 Bypass corridor in Greenwood, SC, this ±0.59-acre redevelopment site offers exceptional exposure in one of the market's strongest retail growth pockets. The property benefits from approximately 24,000 average daily vehicles, strong visibility, and traffic patterns that lean slightly toward the AM side of the road, making it especially attractive for coffee, breakfast, QSR, medical, and daily-needs users.

The site sits directly across from several major new developments, including a brand-new Chick-fil-A, Dunkin', and Tropical Smoothie Cafe, as well as NewSpring Church and numerous nearby automotive dealerships. This stretch of the bypass continues to capture the majority of Greenwood's new retail growth, placing this site directly in the path of progress.

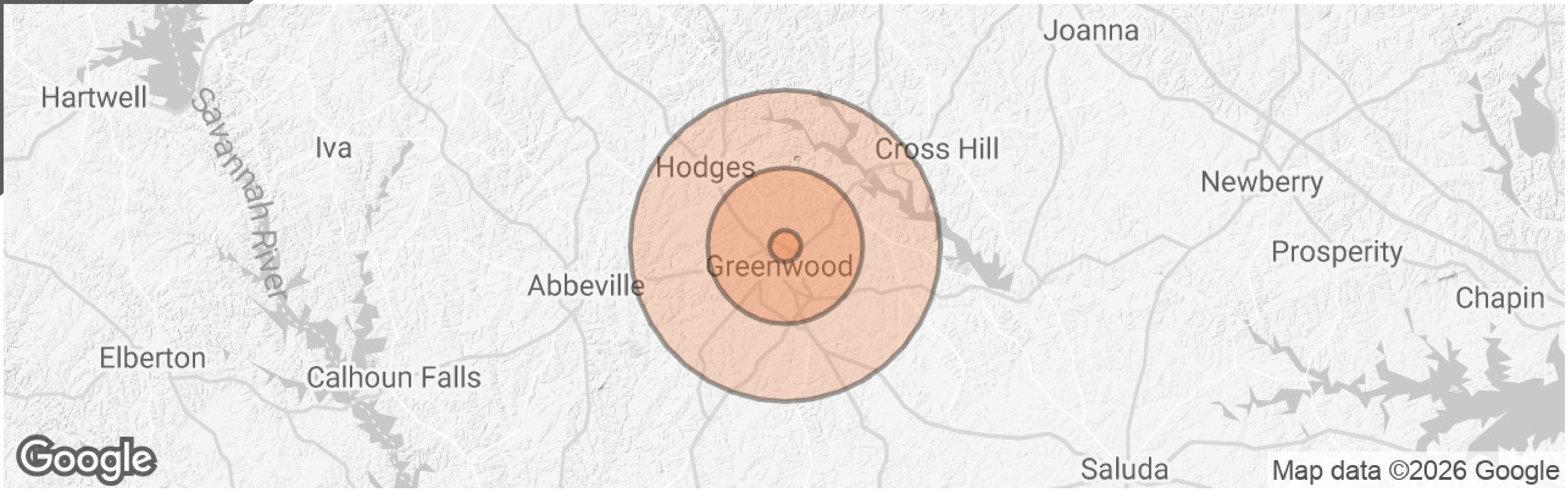
With a prominent existing pylon sign, full utility availability, shared access with the neighboring dental office, and strong circulation potential, the site offers a rare combination of visibility, access, and redevelopment readiness. Several nearby top nationally performing QSR's further validate the corridor's potential and consumer demand, making this an ideal location for a high-visibility restaurant, medical, automotive, or service-based user.

REGIONAL MAP



RETAILER MAP

DEMOGRAPHICS MAP & REPORT



2025 Q4 SiteSeer

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
POPULATION (2025)	±5,984	±47,167	±67,487
PROJECTED GROWTH (2030)	+1.5%	+1.7%	+1.8%
AVERAGE AGE	±38.4	±40.3	±41.8
AVERAGE HH INCOME	±$63,990	±$77,074	±$80,524
MEDIAN HOME VALUE	±$207,035	±$280,290	±$292,601
DAYTIME EMPLOYEES	±4,793	±38,074	±55,137

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

SVN PALMETTO

REEDY RIVER RETAIL at SVN | PALMETTO

INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

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