



# PRE-LEASING

**5 MOORLYN LANE**

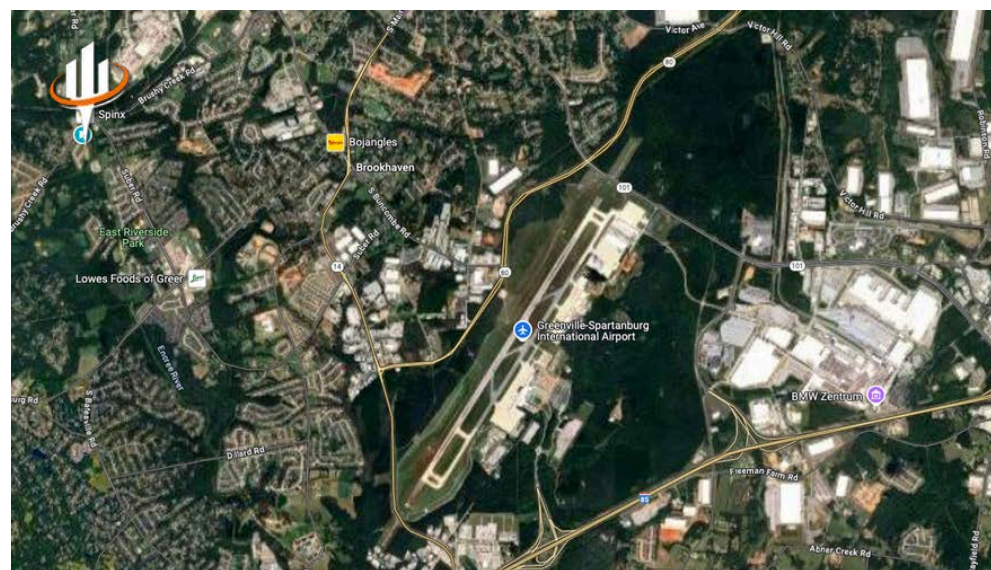
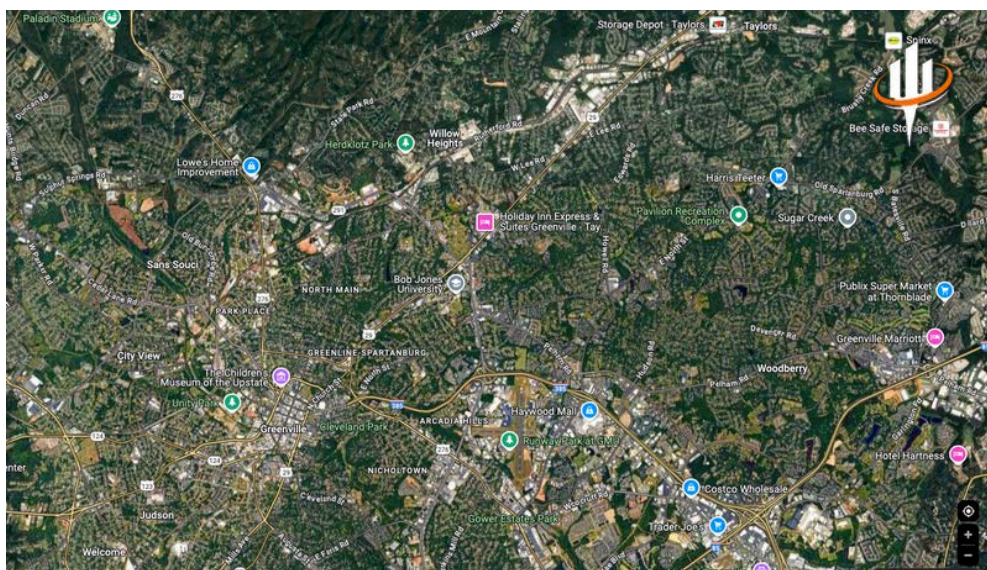
**GREER, SOUTH CAROLINA**



# EXECUTIVE SUMMARY

SVN Palmetto is pleased to present a new family-focused retail development located at 5 Moorlyn Lane in Greer, South Carolina. This  $\pm 12,400$  SF center offers a thoughtfully designed mix of restaurant, service, and neighborhood retail uses positioned within one of the area's most established and highly sought-after residential corridors. With nearly half of the project already committed—including a barbershop and a pizza and self-pour taproom—the remaining suites provide an excellent opportunity for operators seeking strong household demographics, daily neighborhood traffic, and meaningful co-tenancy synergy.

The development features an end-cap restaurant suite with a dedicated drive-thru and patio, multiple flexible inline spaces from  $\pm 1,200$ – $3,600$  SF, and strategic placement directly across from well-known local businesses. Adjacent park access and dense surrounding neighborhoods further reinforce the site's appeal for family-oriented concepts and daily-use operators.



# PROPERTY SUMMARY

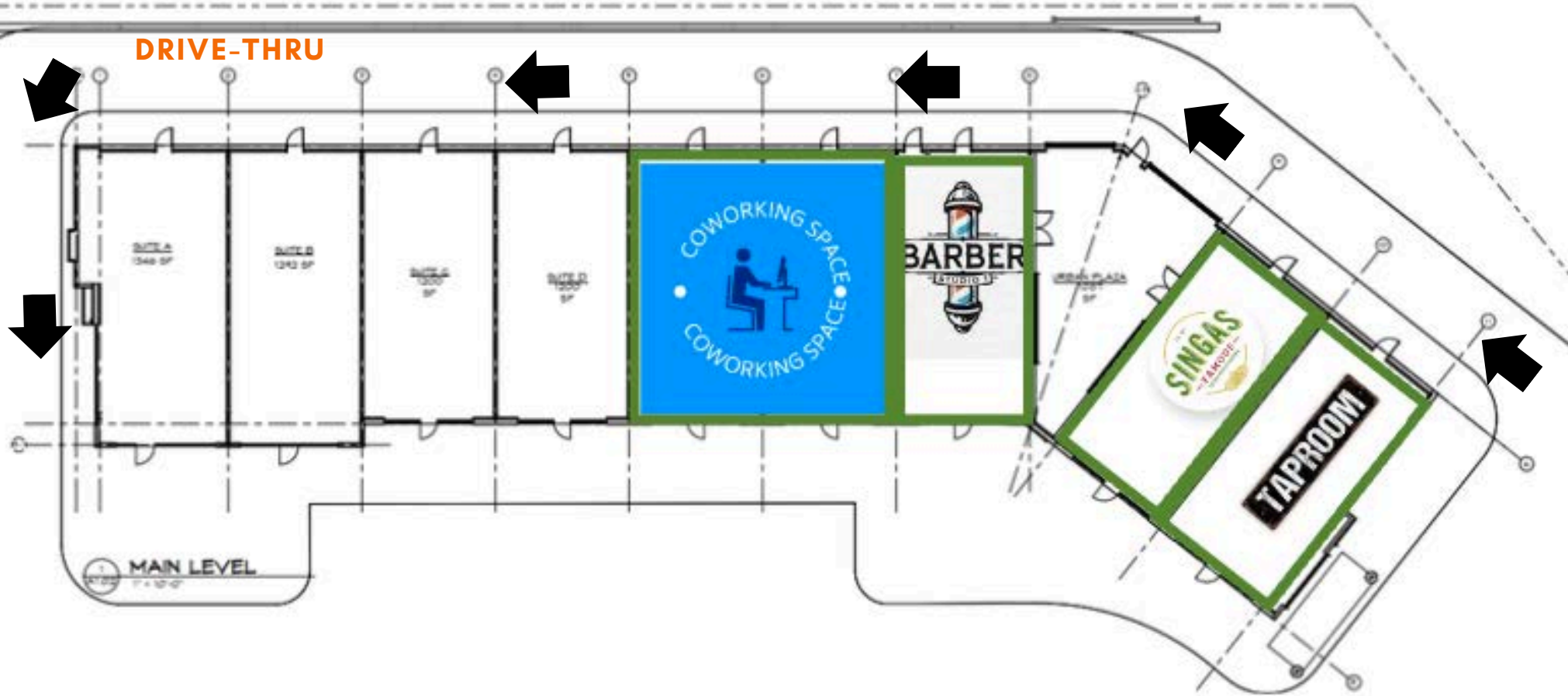
Price	\$33-36 PSF
Year Built	2026
Lot Size	± 1.44 AC
Building Size	±12,400 SF
Zoning	Commercial
Type	Strip Retail / Mixed Retail Service
Parking	±62 Spaces w/Cross Parking



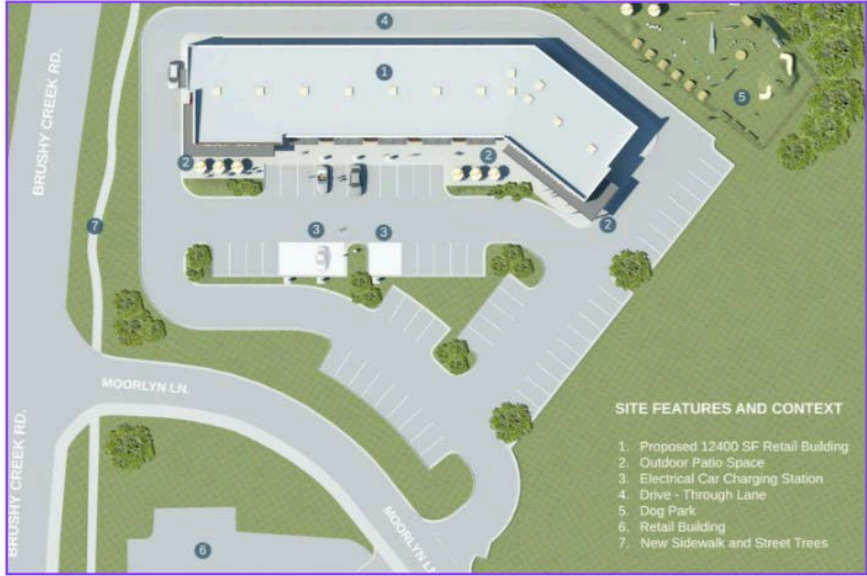
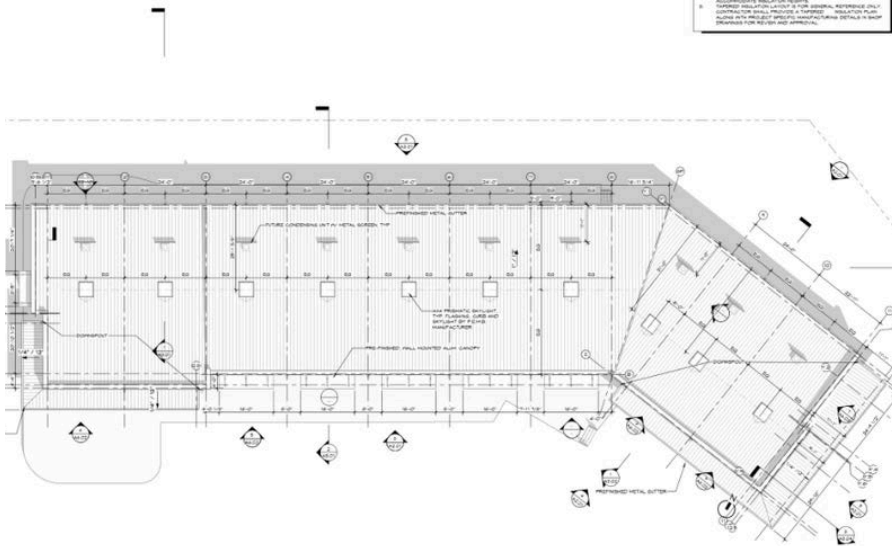
## Current Available Spaces and Tenant Mix

Suite A ±1,346 – ±2,638 SF	Restaurant end-cap with drive-thru, patio, and signage facing Brushy Creek Road.
Suite B ±1,292 SF - ±2,492 SF	Inline retail next to the restaurant. Strong visibility and daily neighborhood traffic.
Suite C — 1,200–3,600 SF	Flexible inline retail. Ideal for family-focused retail, wellness, pet services, or everyday-use.
Suite D — 1,200–3,600 SF	Flexible inline retail. Ideal for family-focused retail, wellness, pet services, or everyday-use.
Suite E ,F— 2,400 SF	Committed co-working operator with offices, shared desks, and meeting rooms. Adds steady daytime traffic and professional activity to the center.
Suite G — 1,200 SF	Barbershop (Committed). Strong service-based anchor contributing to steady daily traffic.
Suite H — 3,619 SF	Pizza + self-pour taproom (Committed).

# SITE PLAN



# LOCATION PHOTOS



**COMMUNITY ASPECT**



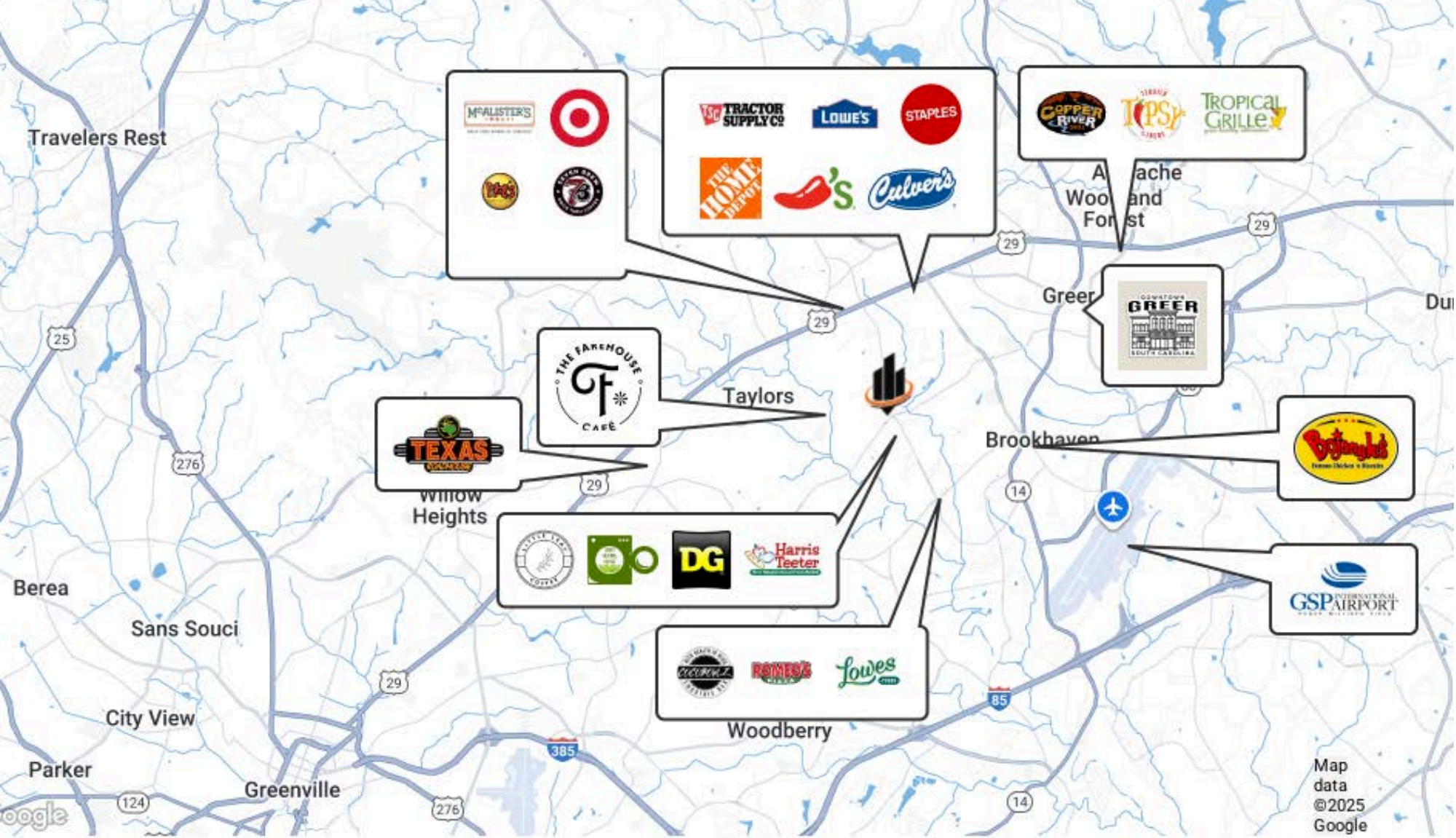
# AREA PHOTO



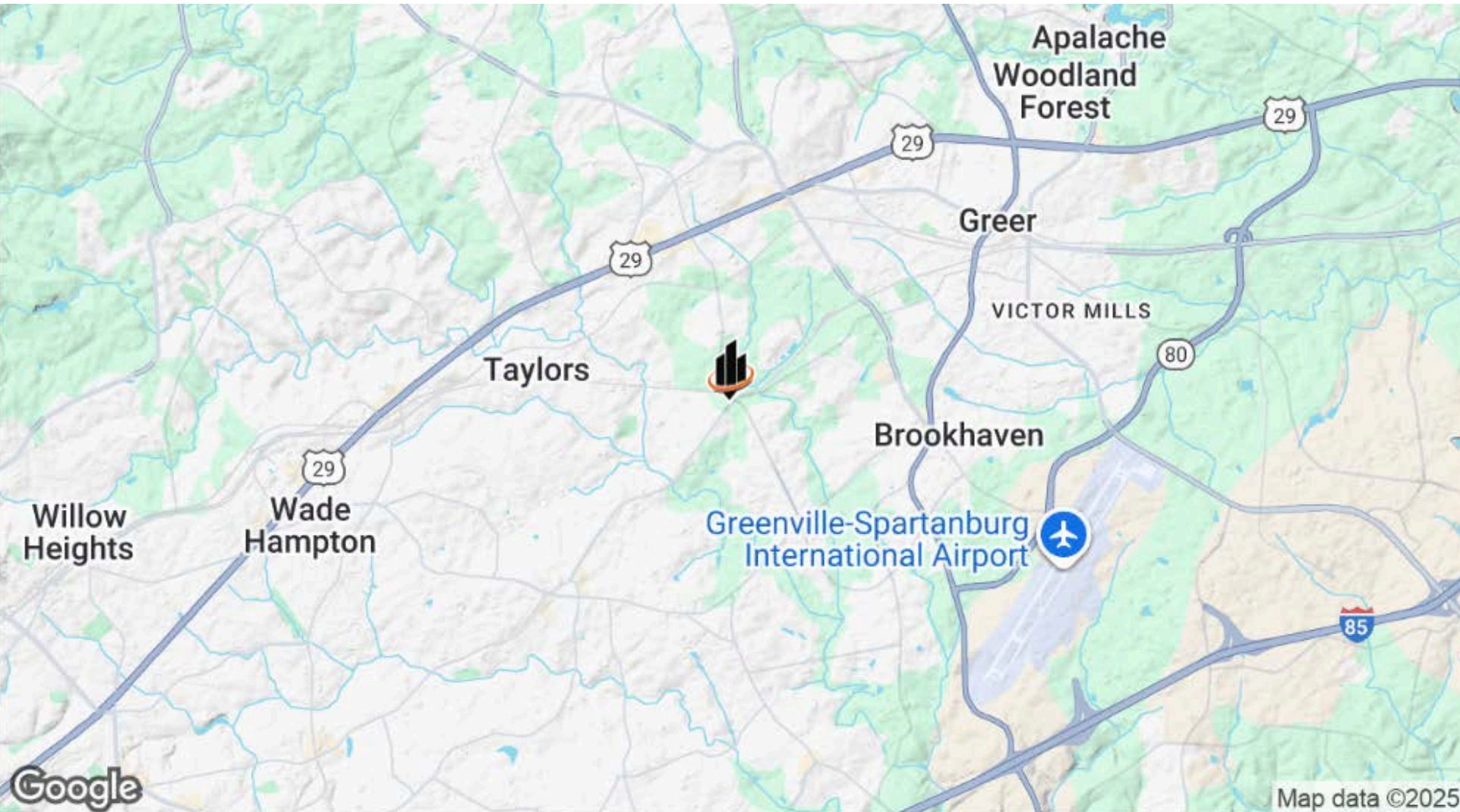
# THE PALMS AT BRUSHY CREEK



# RETAILER MAP



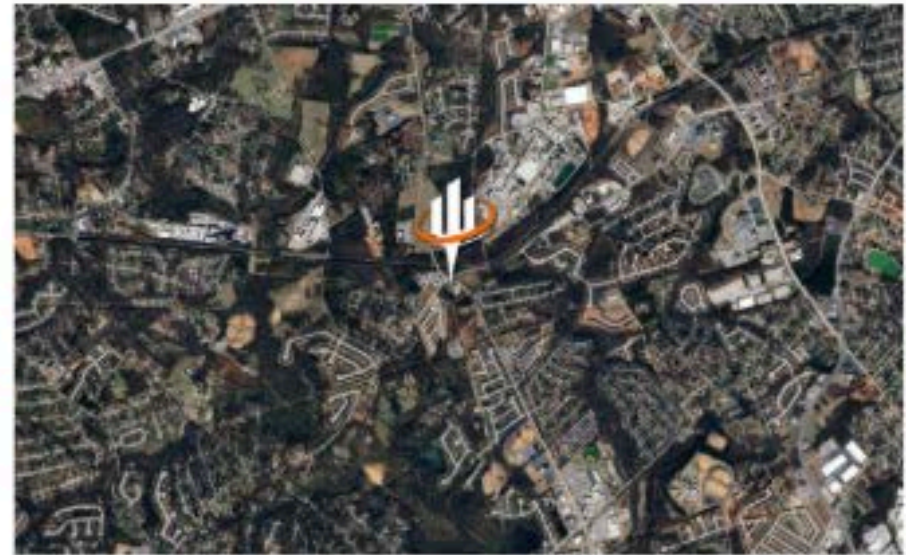
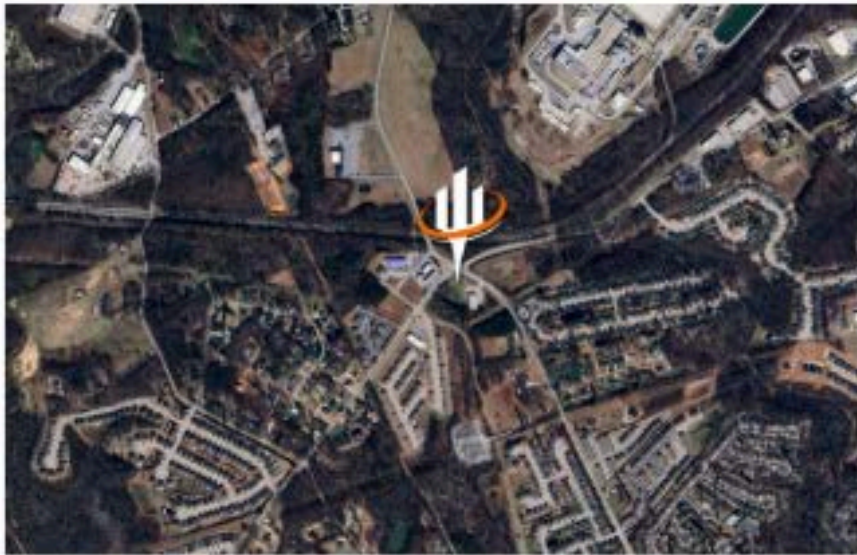
# LOCATIONAL MAP



# DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
<b>Total Population (2024)</b>	±60,647	±129,113	±400,868
<b>Projected Growth (2029)</b>	+3.0%	+3.0%	+4.1%
<b>Average HH Income</b>	\$101,422	\$101,798	\$110,792
<b>Daytime Employees</b>	±18,134	±48,187	±187,255
<b>Average Age</b>	40.4	41.0	40.3
<b>Median Home Value</b>	\$402,179	\$418,889	\$465,792

Source: Site Seer Retail Data





**# 2**

**Best City to Start a Business**



**# 1**

**US Best Urban Bike Path**



**Top 10**

**U.S. Vacation Spots**



**# 4 Fastest Growing City**



**"Top 10 Best Places To Live"**

**Greenville, SC**



**# 4 Best Place to Raise a Family**



**# 5 South's Best Cities**



**# 6 "Small City" In the US**



**#9 Best Cities for People Under 35**

# AREA OVERVIEW

## UPSTATE SOUTH CAROLINA

The Upstate is the region in the westernmost part of South Carolina, United States, also known as the Upcountry, which is the historical term. Although loosely defined among locals, the general definition includes the ten counties of the commerce-rich I-85 corridor in the northwest corner of South Carolina. This definition coincided with the Greenville–Spartanburg–Anderson, SC Combined Statistical Area, as first defined by the Office of Management and Budget in 2015.

The region's population was 1,647,112 as of 2020. Situated between Atlanta and Charlotte, the Upstate is the geographical center of the "Char-lanta" mega-region.

After BMW's initial investment, foreign companies, including others from Germany, have a substantial presence in the Upstate; several large corporations have established regional, national, or continental headquarters in the area.

Greenville is the largest city in the region with a population of 72,227 and an urban-area population of 540,492, and it is the base of most commercial activity. Spartanburg and Anderson are next in population.

In fact, the Greenville-Spartanburg-Anderson MSA was ranked seventh in the nation by site consultants considering the top markets for economic development. Many financial institutions have regional offices located in downtown Greenville.

Other major industry in the Upstate is the healthcare and pharmaceuticals. Prisma Health System and Bon Secours St. Francis Health System are the area's largest in the healthcare sector, while the pharmaceutical corporation of Bausch & Lomb have set up regional operations alongside smaller recently developed local companies like IRIX Manufacturing, Incorporated and Pharmaceutical Associates. The Upstate is also home to a large amount of private sector and university-based research.



# 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





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