



OFFERING SUMMARY

LEASE RATE:	\$30.00 SF/yr (NNN)
BUILDING SIZE:	±6,775 SF
AVAILABLE SF:	±3,000 SF
LOT SIZE:	0.98 Acres

PROPERTY OVERVIEW

SVN Blackstream is now Pre-Leasing ±3,000 square feet of inline retail space in Anderson, South Carolina. Secured tenants include Dunkin' and Tropical Smoothie Cafe. The proposed strip center will boast maximum visibility to the more than 24,000 vehicles per day on E. Greenville Street and hard corner access to a traffic signal. The property sits directly across the street from AnMed Health, with ±3,600 employees and just a mile and half from T.L. Hanna High School with ±1,500 students. Nearby retailers include Walmart, QT, Chick-fil-a, and Publix.

PROPERTY HIGHLIGHTS

- ±3,000 SF (can be subdivided for right user)
- Co-tenants include Dunkin' and Tropical Smoothie Cafe
- ±24,000 VPD on E. Greenville St.
- Lighted intersection
- AnMed Health - across the street - ±3,600 employees
- Q2 2022 Delivery

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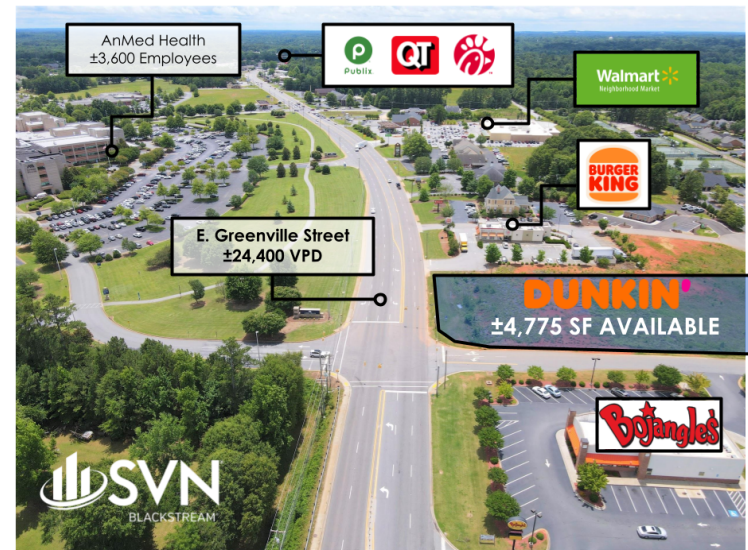
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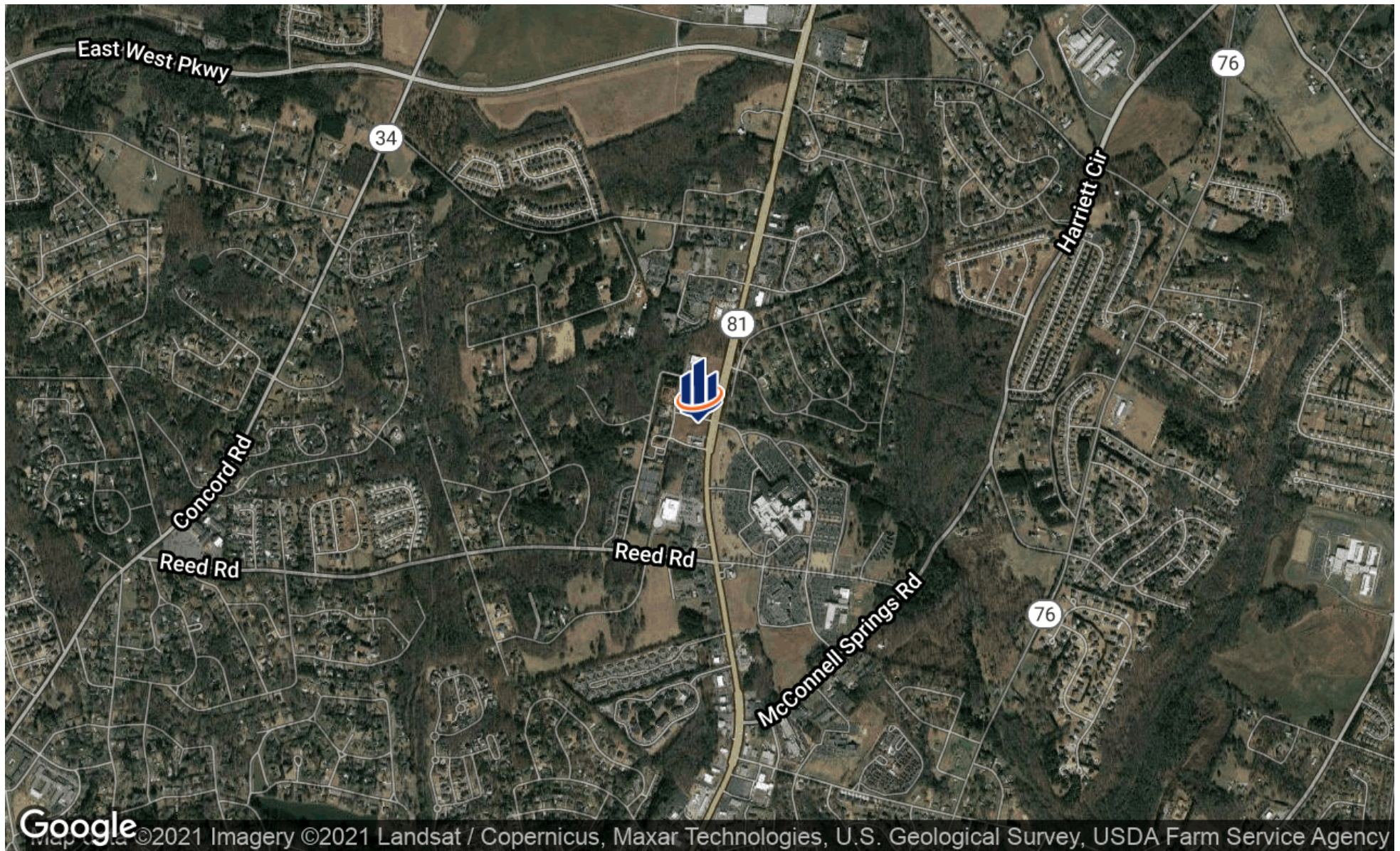


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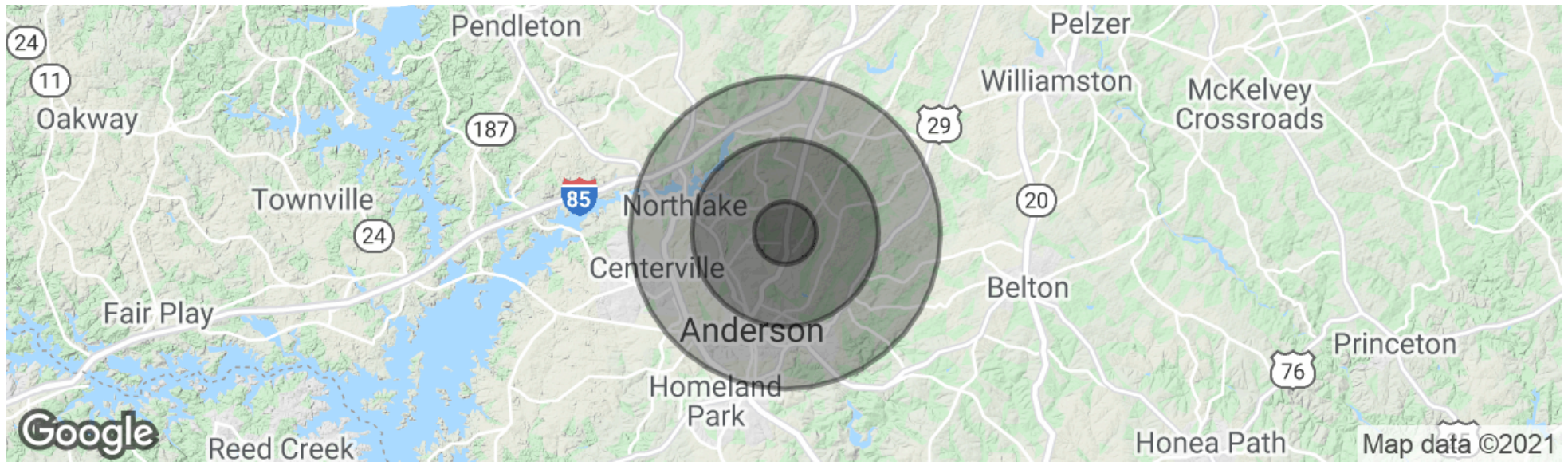
2011 E. GREENVILLE ST. Anderson, SC 29621





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DEMOGRAPHIC INFORMATION

	3 MILE	5 MILE	7 MILE
AVERAGE HH INCOME	\$80,518	\$70,053	\$68,602
TOTAL POPULATION	±33,397	±64,474	±88,456
AVERAGE AGE OF POPULATION	40.1	40.1	40.4
MEDIAN HOME VALUES	\$254,016	\$218,795	\$213,151

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REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM



**INVESTMENT
SALES**



**LANDLORD
REPRESENTATION**



**TENANT
REPRESENTATION**

ABOUT US

In 2018, Dustin Tenney and Daniel Holloway took a leap of faith and left their jobs as classroom teachers to pursue a career in commercial real estate. Fast forward just two years later, and they have built one of the most dominant retail brokerage teams in the Upstate. Drawing on their experience in the classroom, Dustin and Daniel focus on building relationships, educating their clients, and adding value through hustle, reliability, and creativity.

OUR 2021 NUMBERS

\$21 MILLION

**INVESTMENT
SALES**

\$8 MILLION

**LEASING
VOLUME**

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