



For Lease

2nd Generation Restaurant

6200 White Horse Road, Greenville, SC 29611



PROPERTY SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present a prime leasing opportunity in the Greenville, SC market. Located at a signalized intersection with $\pm 30k$ VPD and sitting in front of Walmart and Planet Fitness, this ± 1.53 AC site was formerly home to Applebee's.

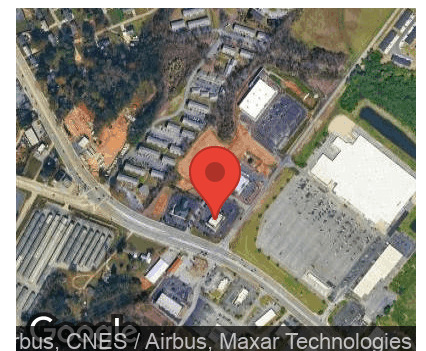
The high traffic counts, signalized intersection, and multiple points of ingress/egress make this an attractive opportunity for a variety of users.

There are no restrictions on the property in regards to available uses.

PROPERTY HIGHLIGHTS

- Available for Lease or Ground Lease
- Total lot size is ± 1.53 AC allowing for most any user with the building footprint of $\pm 4,761$ SF
- As building currently sits there are 91 parking spaces
- Busy retail corridor with a plethora of nearby retailers including Walmart, Planet Fitness, Aldi, QT, Zaxby's and McDonalds.

Lease Rate	\$40 PSF
Site Size	± 1.53 Acres
Building Size	$\pm 4,761$ SF
Year Built	1995
NNN Expenses	\$6.00 psf
Zoning	C-1 (Greenville County)



bus, CNES / Airbus, Maxar Technologies



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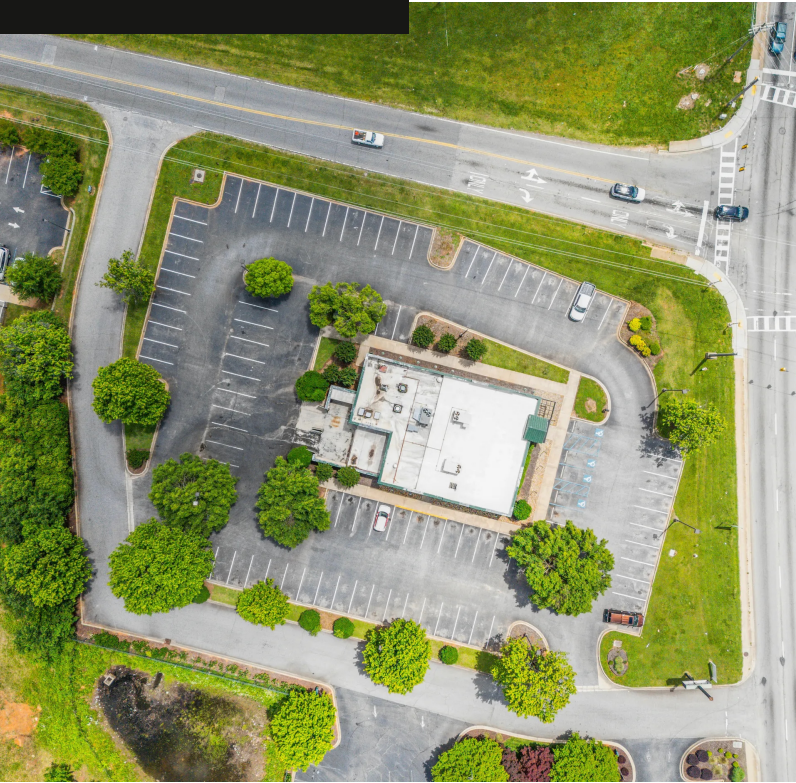




Additional Images

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Retailer Map

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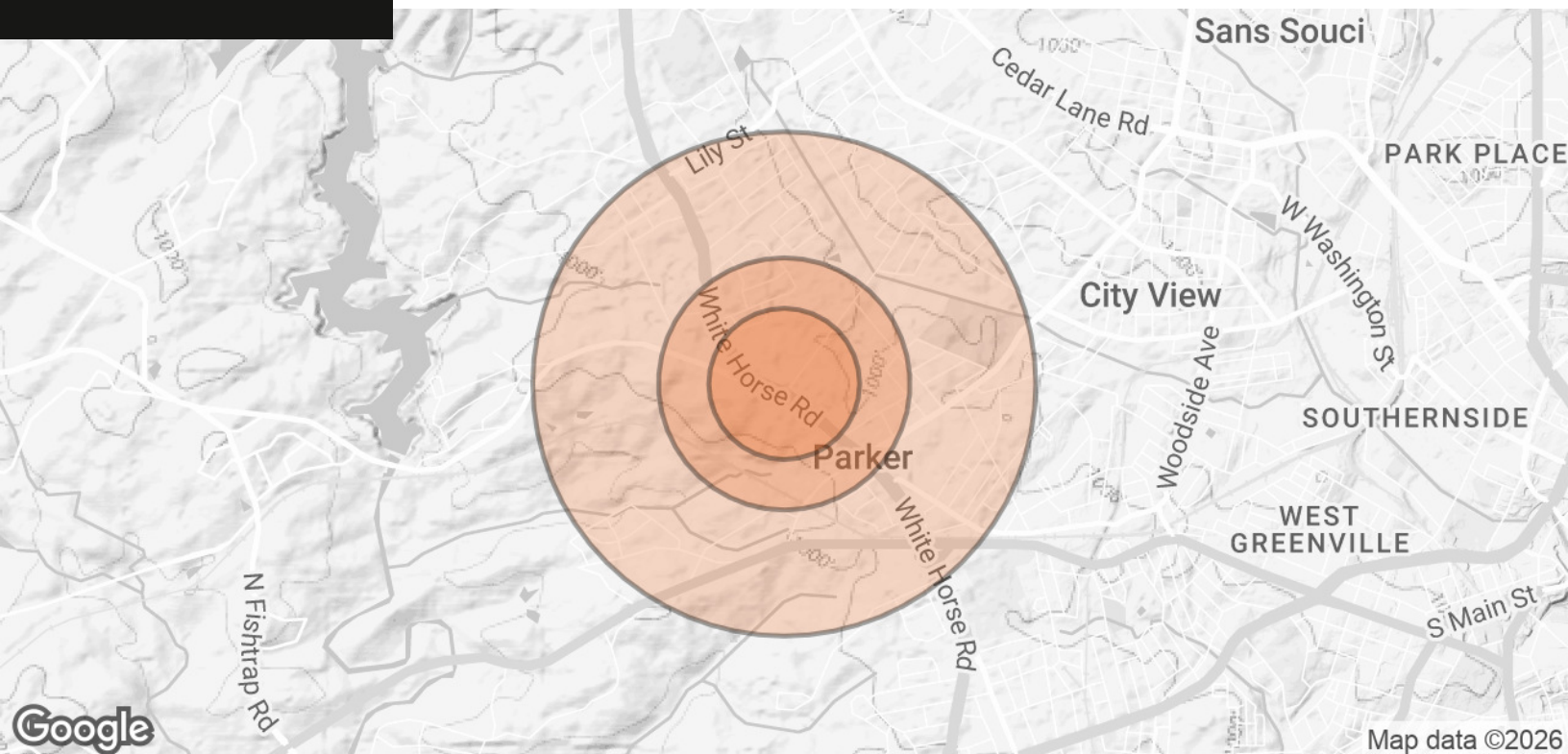




Demographic Information

2nd Generation Restaurant

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DEMOGRAPHIC INFORMATION	1 MILE	3 MILE	5 MILE
TOTAL POPULATION (Q2 2026)	±5,762	±54,992	±130,651
PROJECTED GROWTH (2031)	+1.9%	+3.2%	+3.2%
AVERAGE AGE	37.7	-39.1	39.9
AVERAGE HH INCOME	\$68,109	\$80,665	\$109,346
MEDIAN HOME VALUE	\$205,359	\$327,961	\$471,365
DAYTIME EMPLOYEES	±1,615	±15,793	±76,255



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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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