



AI-generated rendering. Final building and site may vary once construction is complete.

PRE-LEASING

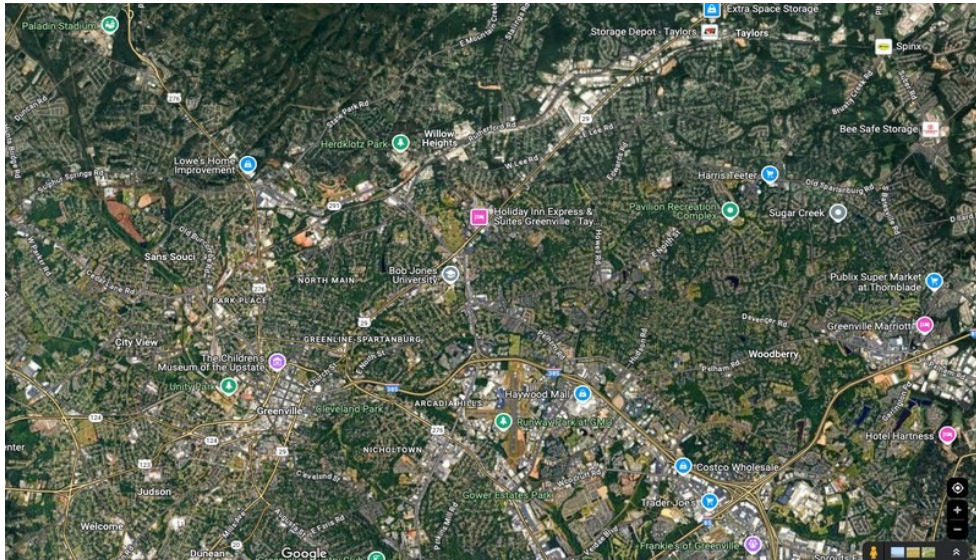
5 MOORLYN LANE
GREER, SOUTH CAROLINA



EXECUTIVE SUMMARY

SVN | Palmetto is pleased to present Urban Space Greer, a new $\pm 12,212$ SF retail and restaurant development located at 5 Moorlyn Lane in Greer, South Carolina. Delivering in 2026, the center offers a curated mix of restaurant, service, and neighborhood retail suites positioned along Brushy Creek Road within one of the area's most established and sought-after residential corridors.

The development features an end-cap restaurant suite with a dedicated drive-thru and open patio, flexible inline spaces from $\pm 1,200$ – $3,600$ SF, and a $\pm 3,619$ SF end-cap with covered patio built for a restaurant or brewery concept. EV charging, a community dog park, and direct adjacency to The Palms at Brushy Creek townhomes give operators built-in daily traffic in a family-oriented trade area with average household incomes above \$110,000 within five miles.



PROPERTY SUMMARY

Price \$33-36 PSF NNN

Year Built 2026

Lot Size ± 1.44 AC

Building Size ±12,212 SF

Zoning PD-R (City of Greer)

Type Strip Retail / Mixed Retail Service

Parking ±62 Spaces w/Cross Parking



Current Available Spaces and Tenant Mix

Suite A - ±1,346 SF

Restaurant end-cap with drive-thru, open patio, and signage facing Brushy Creek Road. Perfect for QSR.

Suite B - ±1,292 SF

Inline retail next to the restaurant. Strong visibility and daily neighborhood traffic.

Suite C - ±1,200 SF

Flexible inline retail. Ideal for family-focused retail, wellness, pet services, or everyday-use.

Suite D - ±1,200 SF

Flexible inline retail. Combinable with adjacent suites up to ±3,600 SF.

Suite E - ±1,200 SF

Flexible inline retail. Ideal for family-focused retail, wellness, pet services, or everyday-use.

Suite F - ±1,200 SF

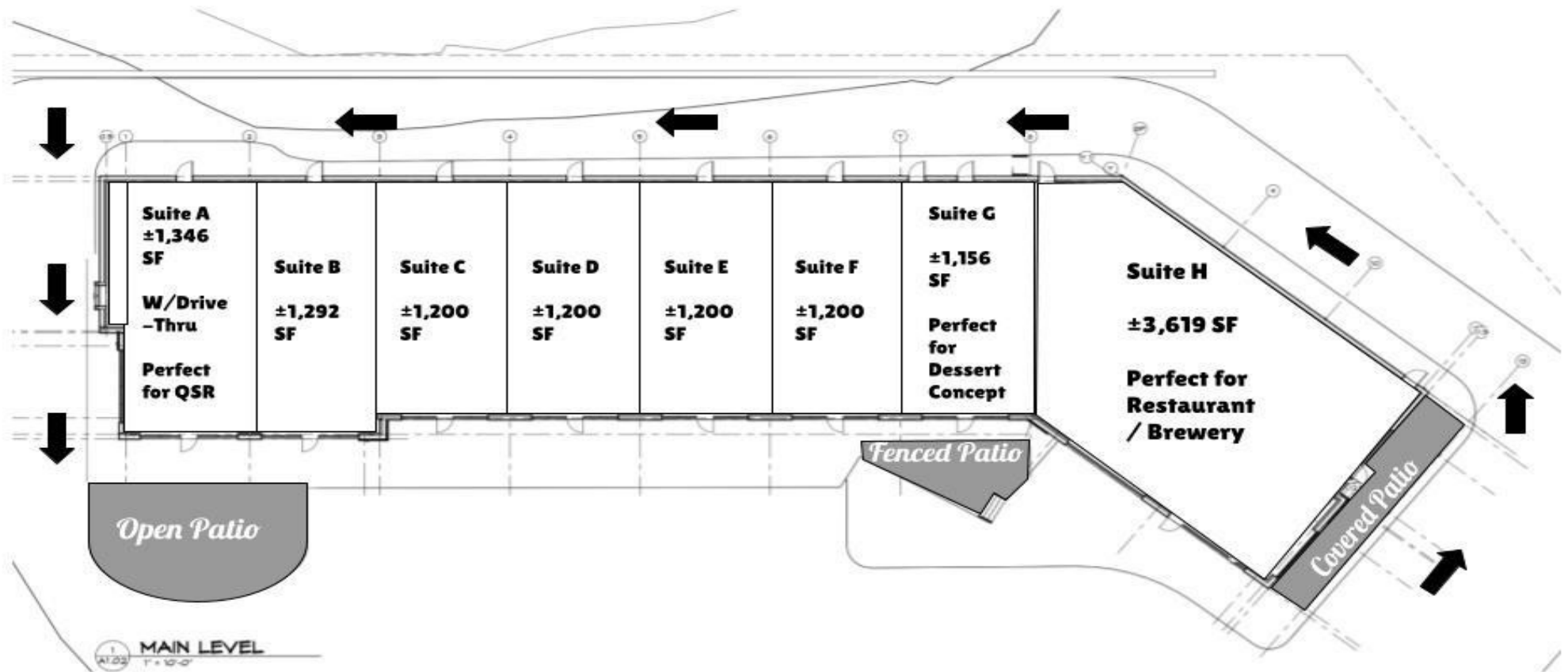
Flexible inline retail. Combinable with adjacent suites up to ±3,600 SF.

Suite G - ±1,156 SF

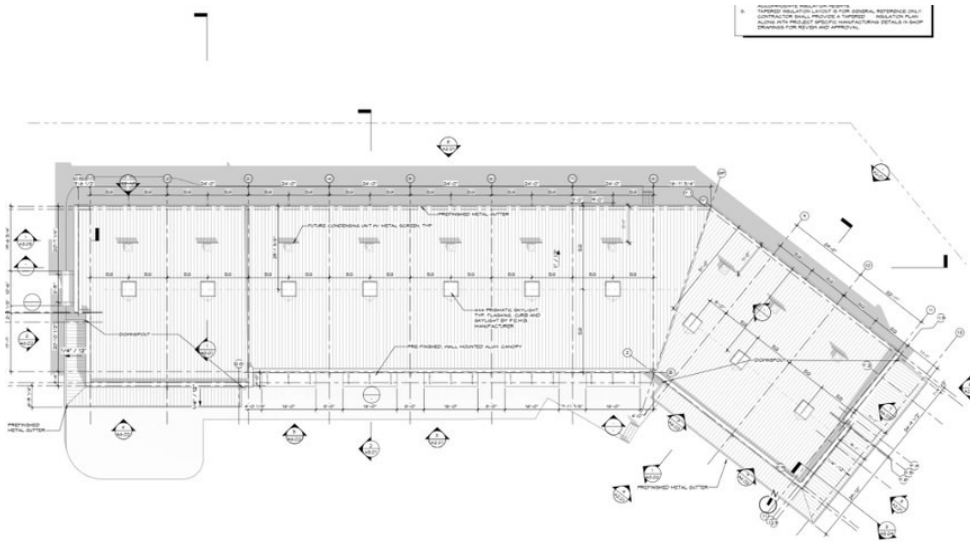
Perfect for a dessert concept with fenced patio. Also suited to wellness, pet services, or everyday-use.

Suite H - ±3,619 SF

Perfect for restaurant or brewery with covered patio. End-cap with strong visibility and outdoor seating.



LOCATION PHOTOS



COMMUNITY ASPECT

AREA PHOTO



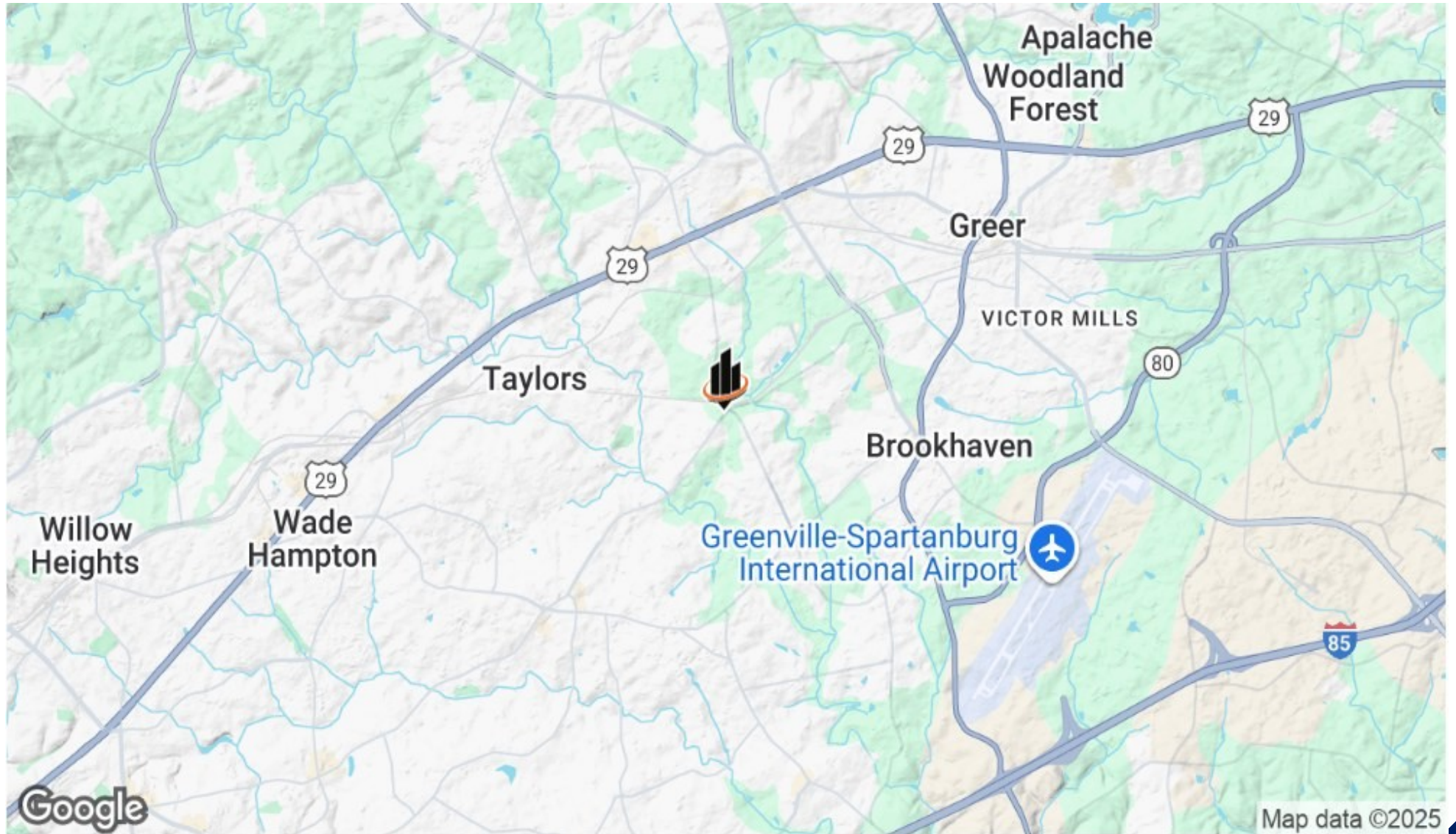
THE PALMS AT BRUSHY CREEK



RETAILER MAP



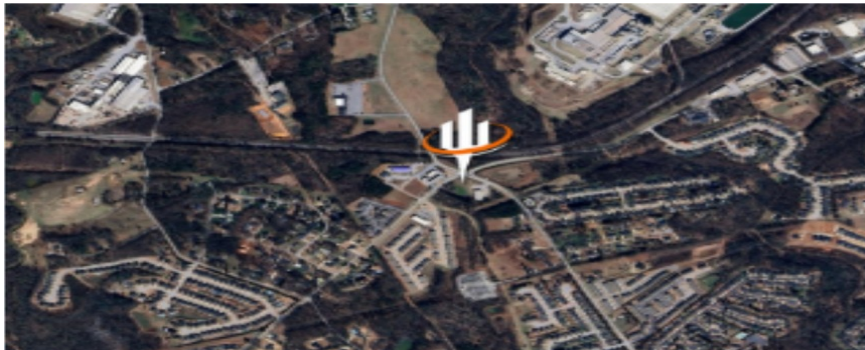
LOCATIONAL MAP



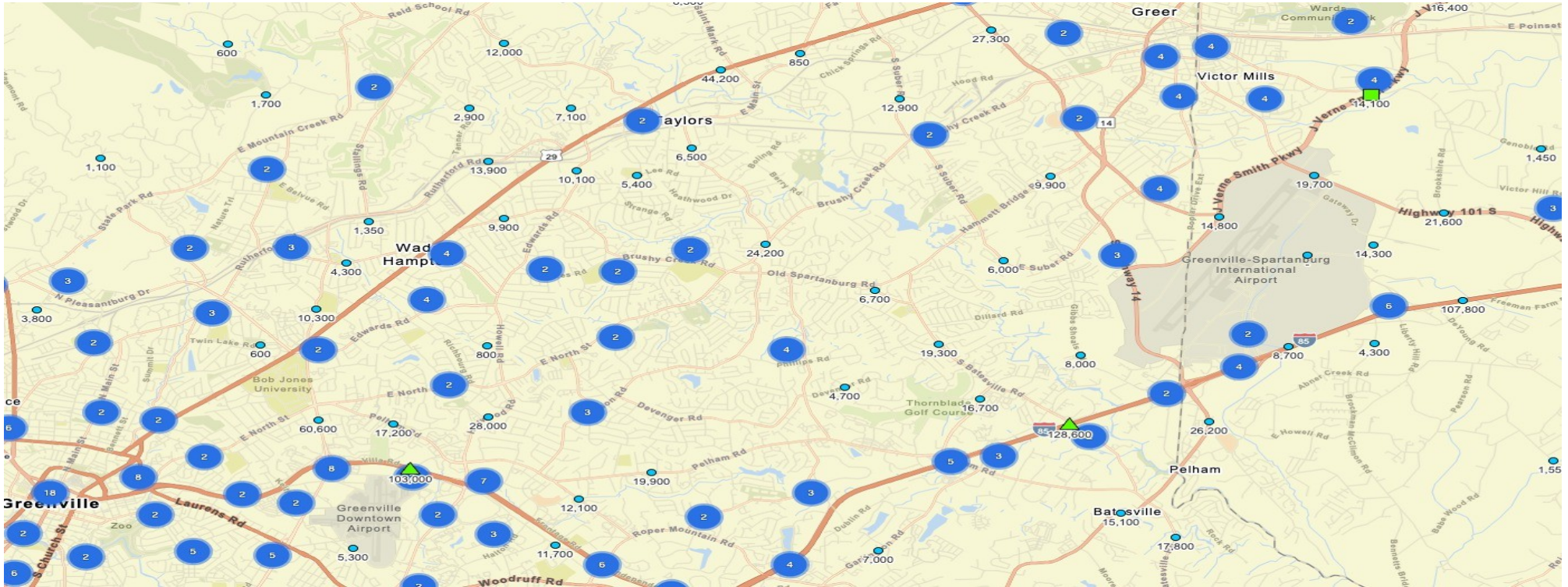
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population (2026)	±6,220	±61,481	±129,882
Projected Growth (2031)	±4.0%	±5.0%	±5.2%
Households (2026)	±2,399	±24,320	±52,353
Average HH Income	±\$117,899	±\$111,548	±\$110,256
Median HH Income	±\$104,054	±\$92,491	±\$89,951
Daytime Employees	±1,110	±18,621	±47,773
Average Age	±38.6	±40.7	±41.3
Median Home Value	±\$385,087	±\$409,164	±\$428,987

Source: SiteSeer / STI PopStats, 2026 Q2



TRAFFIC COUNTS & DRIVE TIMES



Traffic Counts (SCDOT)

Road	Vehicles Per Day
Brushy Creek Road	±24,000
S Suber Road	±12,900
Wade Hampton Blvd (US-29)	±27,300
Hwy 14 / S Main St	±14,800

Drive Times

Destination	Minutes
Downtown Greer	±8 min
Greenville-Spartanburg Int'l Airport (GSP)	±12 min
Downtown Greenville	±20 min

Traffic counts: SCDOT. Drive times: approximate, non-peak.



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



Stephan Thomas
Associate Advisor
stephan.thomas@svn.com
864.293.6948



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

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering a 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 leasing 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 Memorandum. 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 performance of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property, including square footages, delivery dates, and co-tenancy. 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 Memorandum, or any other written or oral communication transmitted or made available to the recipient. 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 are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Memorandum is a solicitation of interest only and is not an offer to lease 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 this Offering Memorandum or making a proposal to lease the Property unless and until the Owner executes and delivers a signed Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. Only a fully executed Lease Agreement shall bind the property, and each prospective tenant proceeds at its own risk.