



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$26.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	± 5,000 SF
<b>AVAILABLE SF:</b>	± 1,818 SF
<b>LOT SIZE:</b>	0.727 Acres
<b>MARKET:</b>	Greenville
<b>SUBMARKET:</b>	Haywood Road
<b>APN:</b>	0284000201426

## PROPERTY OVERVIEW

SVN Blackstream is pleased to present the opportunity to lease ±1,818 SF in a Starbucks anchored retail center on Haywood Road. This small retail strip is located in the heart of one of the busiest commercial corridors in Upstate SC, with high visibility to the 20,000+ vehicles that pass by the site each day on Haywood Road. The center is located across the street from the Haywood Mall, which is the largest and best producing shopping mall in the state, and less than half a mile from the I-385 interchange.

## PROPERTY HIGHLIGHTS

- Tenant Improvement (TI) money is available for credit-worthy tenant and evaluated on a case-by-base basis
- Nearby restaurants include Iron Hill Brewery, Cheesecake Factory and Rick Erwin's Saltwater Kitchen
- Nearby retailers include Belk, Macy's, TJ Maxx, and Barnes and Noble, plus over 120 stores within the Haywood Mall
- Strong demographics and new Class-A multifamily developments easily support additional retail presence in this corridor
- Space includes a ±1,000 SF mezzanine behind dividing wall that is not included in quoted SF

**DUSTIN TENNEY**  
 O: 864.637.9302  
 dustin.tenney@svn.com  
 SC #106880

**DANIEL HOLLOWAY**  
 O: 864.637.9302  
 daniel.holloway@svn.com  
 SC #106855

**KRISTINA LANE**  
 O: 864.918.8803  
 kristina.lane@svn.com



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# MEET "THE TEACHERS"

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 DUSTIN AND DANIEL HAVE BUILT ONE OF THE MOST DOMINANT RETAIL BROKERAGE TEAMS IN THE UPSTATE. DRAWING ON THEIR EXPERIENCE IN THE CLASSROOM, "THE TEACHERS" FOCUS ON BUILDING RELATIONSHIPS, EDUCATING THEIR CLIENTS, AND ADDING VALUE THROUGH HUSTLE, RELIABILITY, AND CREATIVITY. IN 2020, COURTNEY PITTS, ALSO A FORMER TEACHER, JOINED THE TEAM AS AN ASSOCIATE ADVISOR.



DANIEL HOLLOWAY



DUSTIN TENNEY



COURTNEY PITTS

BELOW IS A SAMPLING OF THE TENANTS THAT DUSTIN AND DANIEL HAVE HAD THE PRIVILEGE OF WORKING WITH.



[elevation 966 winery]