



OFFERING SUMMARY

LEASE RATE:	\$4.00 - 12.00 SF/yr (NNN)
BUILDING SIZE:	± 60,000 SF
AVAILABLE SF:	750 SF 4,050 SF 38,588 SF
LOT SIZE:	± 6.4 Acres
ZONING:	Commercial
APN:	0237030101400

PROPERTY OVERVIEW

SVN Blackstream is pleased to present an opportunity to lease space on West Blue Ridge Drive in Greenville, SC. The shopping center is well positioned along the US-25 retail corridor and surrounded by national retailers. There are several spaces available including a space for a grocery user as well as traditional retail or restaurant users. The center sits at the corner of White Horse Road (±34,000 VPD) and W. Blue Ridge Road (±26,900 VPD). Strong traffic counts and a growing market make this an ideal opportunity for retail users looking to expand in the Greenville area.

PROPERTY HIGHLIGHTS

- Multiple spaces available ranging from 750 to 38,000 SF
- Strong traffic counts in a growing market
- Surrounding retailers include Walmart, CVS, and Aldi
- Outparcel opportunities available

DUSTIN TENNEY

O: 864.637.9302

dustin.tenney@svn.com

SC #106880

DANIEL HOLLOWAY

O: 864.637.9302

daniel.holloway@svn.com

SC #106855



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Google

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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

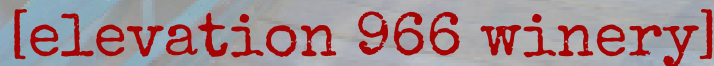


COURTNEY PITTS



DUSTIN TENNEY

BELOW IS A SAMPLING OF THE TENANTS WE'VE WORKED WITH



Evicare Reimagined.

