



# RIVERSIDE CROSSING PHASE II

## Greer, SC (Greenville County)



### DETAIL

#### • 1,365 SF AVAILABLE

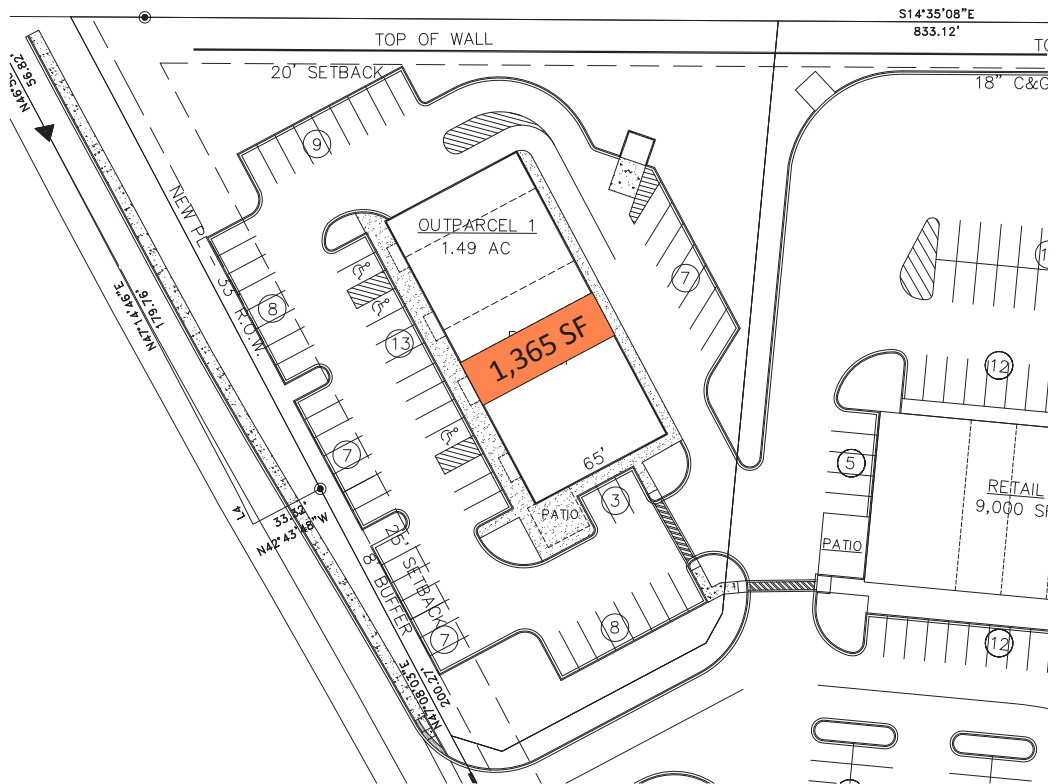
- Facing Hammett Bridge Rd
- Inline Space
- Small to Large Patio Seating Available
- Landlord to provide Warm Dark Shell and Allowance
- Space Delivery 2nd Quarter 2018
- Co-tenants include Smoothie King, Hand&Stone Massage, Great Clips, and A Pie Above.

### LEASING

**JEFF SWANSON**

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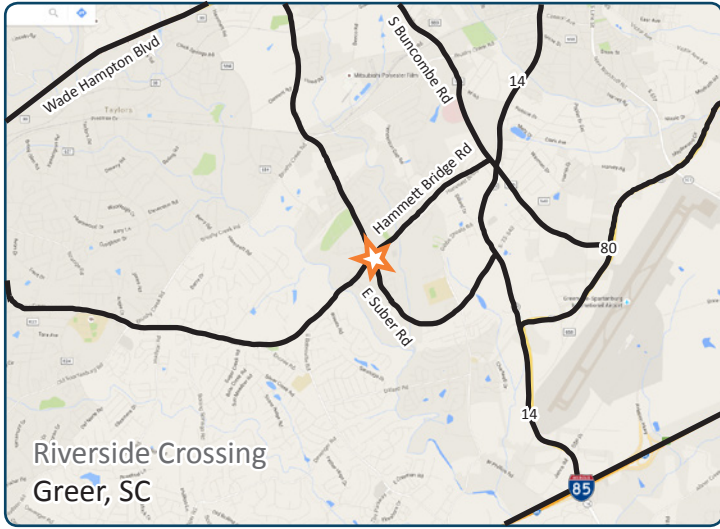
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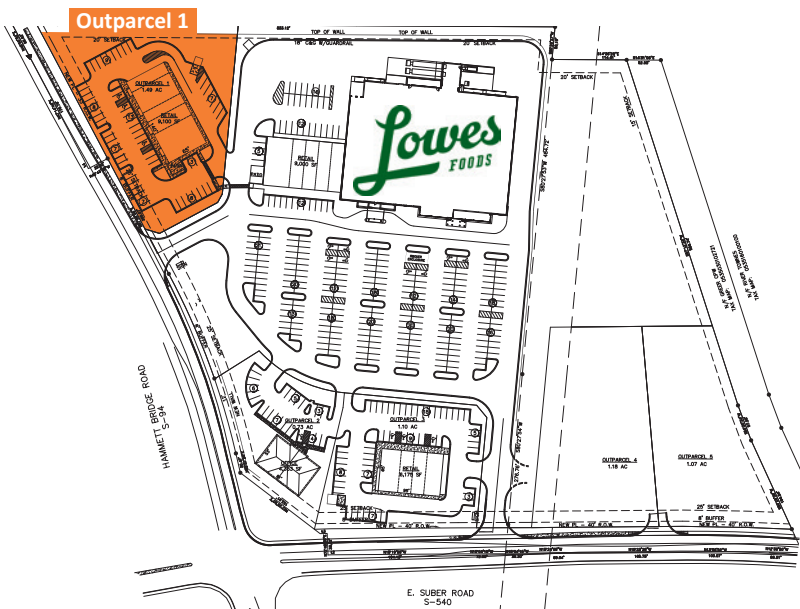


### FINAL LEASING OFFER

Elevation Real Estate Group is pleased to present a leasing opportunity at the highly sought after Riverside Crossing located in Greer, SC. The remaining space available is arguably the best in the market located on the final two retail outparcels. **Outparcel 1 is currently under construction with scheduled completion in the 2nd Quarter of 2018. Outparcel 3 is anticipated to be completed in the 4th quarter 2018.** The market demands additional restaurant, fitness, and service uses. Due to limited space we encourage you to call today!

### HIGHLIGHTS

- **Location, Location, Location.** Riverside Crossing is located at the intersection of Hammet Bridge Rd and E Suber Rd in the city limits of Greer, SC. The property is situated directly across from Riverside High School, noted as one of the top public schools in the state, 1/2 mile from Riverside Middle School, and 1.5 miles from Greer Memorial Hospital. Outparcel 1 and Outparcel 3 are located precisely at both entrances to the center.
- **1st to Market!** Riverside Crossing benefits from being the **1st Lowe’s Foods to open in the market.** Now is the time to capitalize on creating “the place to be” within this underserved trade area.
- **Exceptional Demographics.** Simply stated, Riverside Crossing boasts a Highly Educated and High Average Household Income Population with **Exceptional Growth!**



DEMOGRAPHICS	1-Mile	2-Mile	3-Mile
Population	6,999	22,707	48,811
2000-10 Annual Growth Rate	7.23%	4.30%	2.83%
2017-22 Annual Growth Rate	2.12%	1.76%	1.46%
Average Household Income	\$97,810	\$96,189	\$82,987
2017 Median Age	38.3	39.7	38.1

### CURRENT TENANTS

- |                      |  |
|----------------------|--|
| Lowe’s Foods         | Elizabeth Todd Hair Salon              |
| Smoothie King        | CT Nails                               |
| Great Clips          | Madi Boutique                          |
| Hand & Stone Massage | Family Dentistry at Riverside Crossing |
| Lin’s Asian Cafe     |  |
| Shot! ABC            |  |