

COLLETT GREENVILLE, SC

TEAM CAPABILITIES



COLLETT GREENVILLE TEAM

OUR COLLETT GREENVILLE TEAM HAS OVER NINETY (90) YEARS OF COLLECTIVE REAL ESTATE AND DEVELOPMENT EXPERIENCE. WE HAVE ESTABLISHED A REPUTABLE BRAND AND HAVE DEVELOPED A POSITIVE REPUTATION AS THE INDUSTRY LEADER FOR RETAIL AND RESTAURANT ORIENTED REAL ESTATE ACROSS SOUTH CAROLINA AND WESTERN NORTH CAROLINA. AS A LOCAL TEAM, WE OFFER IMMEDIATE AVAILABILITY TO PROSPECTIVE BUYERS AND TENANTS AS WELL AS ACCURATE REAL TIME MARKET KNOWLEDGE.

OUR TEAM HAS A COMPREHENSIVE KNOWLEDGE OF THE SOUTH CAROLINA MARKET AND HAS DEVELOPED GREAT RELATIONSHIPS WITH LOCAL, REGIONAL'S AND NATIONAL BROKERS. OUR LONGSTANDING RELATIONSHIPS WITH BROKERS, AREA OFFICIALS, LOCAL AGENCIES AND THE COMMUNITY COMBINED WITH OUR KNOWLEDGE OF REAL TIME MARKET INFORMATION IS WHAT MAKES US THE "GO-TO" RETAIL AND RESTAURANT BROKERS IN THE UPSTATE.

COLLETT'S PHILOSOPHY STARTS WITH THE "TAKE OWNERSHIP" APPROACH. THIS MINDSET ENSURES THAT IN ADDITION TO MEETING PRIMARY BUYER, SELLER, TENANT, AND LANDLORD OBJECTIVES, WE ARE CONSTANTLY MONITORING OUR MARKETS IN ORDER TO MAXIMIZE OUR CLIENT'S MARKET STRATEGY AND OPPORTUNITIES.

WHILE WE HAVE OUTSTANDING LOCAL AND REGIONAL MARKET KNOWLEDGE, WE ALSO WORK IN CONJUNCTION WITH OUR CHARLOTTE, NC AND DALLAS, TX OFFICES ALLOWING OUR LEASING AND BROKERAGE EFFORTS TO IMMEDIATELY REACH ACROSS THE SOUTHEAST.

MEET THE COLLETT GREENVILLE TEAM



BRAYDEN WYNN, CCIM

BROKER, SC PARTNER

EDUCATION

B.A. HISTORIC PRESERVATION AND COMMUNITY PLANNING,
COLLEGE OF CHARLESTON, 2011

BUSINESS HISTORY

BRAYDEN JOINED THE COLLETT TEAM IN APRIL, 2013. HIS PRIMARY FOCUS IS RETAIL BROKERAGE IN GREENVILLE AND SURROUNDING AREAS IN SOUTH CAROLINA. HE SPECIALIZES IN RETAIL AND RESTAURANT LEASING. AS A MEMBER OF THE GREENVILLE-COLLETT TEAM, HE OFFERS TENANT REPRESENTATION, LANDLORD REPRESENTATION AND SITE SELECTION FOR SINGLE AND MULTI-TENANT DEVELOPERS.

SAMPLE DEAL TRANSACTIONS AND CLIENTS INCLUDE: BOJANGLES', EDWARD JONES, H&R BLOCK, BADCOCK FURNITURE, STARBUCKS, TROPICAL SMOOTHIE CAFE, VERIZON, AT&T, ANYTIME FITNESS, GAMESTOP, ATI PHYSICAL THERAPY, UPS, GREAT CLIPS, MARCO'S PIZZA, JEREMIAHS ITALIAN ICE, CHIPOTLE, WHATABURGER, RACE TRAC, GREASE MONKEY, SPEEDEE OIL, CHASE BANK, AND ALLSTATE. HE RESIDES IN GREENVILLE WITH HIS WIFE, HAYES AND THEIR SON, REECE.

AFFILIATIONS AND ACCREDITATIONS

INTERNATIONAL COUNCIL OF SHOPPING CENTERS, MEMBER
LICENSED REAL ESTATE BROKER IN SC, NC AND GA
CCIM



CORTNEY CARTER

BROKER, SC PARTNER

EDUCATION

B.S. FINANCE, CLEMSON UNIVERSITY, 2002

BUSINESS HISTORY

CORTNEY JOINED COLLETT IN 2012 AND IS RESPONSIBLE FOR ALL PHASES OF RETAIL AND RESTAURANT LEASING. CORTNEY'S PRIMARY FOCUS IS LANDLORD REPRESENTATION.

SAMPLE DEAL TRANSACTIONS AND CLIENTS INCLUDE: MADEWELL, BLUE MERCURY, DRESS UP, WARBY PARKER, PARLOR DOUGHNUTS, PANDA EXPRESS, MASSAGE ENVY, THE JOINT, ANOTHER BROKEN EGG, LOU LOU BOUTIQUE, CHICKEN SALAD CHICK, PGA SUPERSTORE, JENI'S SPLENDID ICE CREAM, CRUNCH FITNESS, SUBWAY, ACADEMY SPORTS, TRADER JOE'S, STARBUCKS, VERIZON, MARCO'S PIZZA, LENSRAFTERS, PIER 1, DXL, KIRKLAND'S, ASPEN DENTAL, AND VANN & LIV.

PRIOR TO JOINING COLLETT, CORTNEY WORKED WITH HUGHES COMMERCIAL PROPERTIES IN THEIR RETAIL BROKERAGE DIVISION FOR 6 YEARS. BEFORE THAT, SHE WORKED WITH CUSHMAN & WAKEFIELD IN THE APARTMENT BROKERAGE GROUP IN WASHINGTON DC, AND ERNST & YOUNG, LLP IN THE REAL ESTATE ADVISORY SERVICES GROUP. SHE RESIDES IN GREENVILLE WITH HER HUSBAND, GREG, AND THEIR FOUR CHILDREN, KYLE, KELLI ANNE, COLE AND CAYLIN.

AFFILIATIONS AND ACCREDITATIONS

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LICENSED REAL ESTATE BROKER IN SC, NC, AND GA

MEET THE COLLETT GREENVILLE TEAM



GREG CARTER

BROKER, SC PARTNER

EDUCATION

B.S. FINANCIAL MANAGEMENT AND REAL ESTATE, CLEMSON UNIVERSITY, 1988

BUSINESS HISTORY

GREG JOINED COLLETT IN 2012 WITH OVER 34 YEARS EXPERIENCE IN THE COMMERCIAL REAL ESTATE INDUSTRY. HE IS RESPONSIBLE FOR ALL PHASES OF RETAIL AND RESTAURANT SALES, LEASING, BUYER/TENANT REPRESENTATION AND DEVELOPMENT.

SAMPLE DEAL TRANSACTIONS AND CLIENTS INCLUDE: WHATABURGER, PANDA EXPRESS, CHICK-FIL-A, MOE'S SOUTHWEST GRILL, CHICKEN SALAD CHICK, SUBWAY, KFC, HARRIS TEETER, BI-LO, ALDI, MARCO'S PIZZA, STAPLES, ACADEMY SPORTS, TRADER JOE'S, ROOM TO GO, STARBUCKS, DOLLAR GENERAL, WAFFLE HOUSE, CRACKER BARREL, DUNKIN' DONUTS, CAMPERDOWN, 300 MCBEE, PUBLIX/STAPLES @ MCBEE, LEGACY SQUARE, 20 PLUS FREE STANDING OR MULTI-TENANT STARBUCKS DEVELOPMENTS, AND MULTIPLE OTHER RETAIL/RESTAURANT FREE-STANDING AND MULTI-TENANT DEVELOPMENTS.

PRIOR TO JOINING COLLETT, CARTER WORKED WITH HUGHES COMMERCIAL PROPERTIES IN THEIR BROKERAGE AND DEVELOPMENT DIVISION FOR 12 YEARS, OVERSAW THE RESTAURANT/RETAIL DIVISION AT NAI EARLE FURMAN FOR 2 YEARS, AND WORKED WITH CBRE THE FURMAN CO., IN RETAIL BROKERAGE FOR 8 YEARS. HE RESIDES IN GREENVILLE WITH HIS WIFE, CORTNEY, AND THEIR FOUR CHILDREN, KYLE, KELLI ANNE, COLE AND CAYLIN.

AFFILIATIONS AND ACCREDITATIONS

INTERNATIONAL COUNCIL OF SHOPPING CENTERS, MEMBER
LICENSED REAL ESTATE BROKER IN SC AND NC



WILLIAM RUNGE

BROKER IN CHARGE, SC OFFICE

EDUCATION

BS IN BUSINESS ADMINISTRATION WITH A MAJOR IN REAL ESTATE UNIVERSITY OF SOUTH CAROLINA 1991

BUSINESS HISTORY

WILLIAM RUNGE HAS OVER 30 YEARS OF EXPERIENCE IN THE COMMERCIAL REAL ESTATE INDUSTRY, AND 27 YEARS WORKING SPECIFICALLY WITH RETAIL AND RESTAURANTS. HE JOINED COLLETT IN 2012 AND IS RESPONSIBLE FOR ALL PHASES OF RETAIL AND RESTAURANT LEASING, INVESTMENT PROPERTY SALES, LAND ASSEMBLAGE, AND FREESTANDING OUTPARCEL DEVELOPMENT.

SAMPLE DEAL TRANSACTIONS AND CLIENTS INCLUDE: MOE'S SOUTHWEST GRILL, PANDA EXPRESS, CHICKEN SALAD CHICK, WHICH WICH SANDWICH COMPANY, KFC, GREAT CLIPS, ALDI, PLATO'S CLOSET, SMASHBURGER, YOUR PIE, STAPLES, ACADEMY SPORTS, TRADER JOE'S, STARBUCKS, DOLLAR GENERAL, FOOD LION, BOJANGLES', GNC, H & R BLOCK, RUSH FITNESS, CLOTHES MENTOR, AUTOZONE, DOLLAR TREE, CVS, PLANET FITNESS, ARBY'S, OLIVE GARDEN, MATTRESS FIRM, ASPEN DENTAL, HAND AND STONE, HOBBY LOBBY, AND BONEFISH GRILL.

PRIOR TO JOINING COLLETT & ASSOCIATES, RUNGE WORKED WITH HUGHES COMMERCIAL PROPERTIES IN THEIR BROKERAGE DIVISION FOR 12 YEARS, OVERSAW THE RESTAURANT/RETAIL DIVISION AT NAI EARLE FURMAN FOR TWO YEARS AND WORKED FOR SIX YEARS WITH CB THE FURMAN CO., IN RETAIL BROKERAGE AND COMMERCIAL PROPERTY MANAGEMENT. HE RESIDES IN GREENVILLE WITH HIS WIFE, ASHLEY, AND THEIR THREE CHILDREN, SCHAEFER, BRALIE, AND THOMAS.

AFFILIATIONS AND ACCREDITATIONS

INTERNATIONAL COUNCIL OF SHOPPING CENTERS, MEMBER
LICENSED REAL ESTATE BROKER IN SC AND NC

MEET THE COLLETT GREENVILLE TEAM



KELLI ANNE CARTER

BROKER

EDUCATION

B.A. BUSINESS WITH EMPHASIS IN REAL ESTATE
COLLEGE OF CHARLESTON, 2025

BUSINESS HISTORY

KELLI ANNE CARTER IS A RECENT GRADUATE OF THE COLLEGE OF CHARLESTON, WHERE SHE EARNED HER DEGREE WITH A FOCUS ON BUSINESS AND REAL ESTATE. KNOWN FOR HER STRONG WORK ETHIC AND NATURAL ABILITY TO BUILD LASTING RELATIONSHIPS, KELLI ANNE IS EXCITED TO BEGIN HER CAREER AS A FULL-TIME COMMERCIAL AGENT AT COLLETT.

IN HER NEW ROLE, KELLI ANNE WILL SPECIALIZE IN RETAIL AND RESTAURANT LEASING, BRINGING FRESH PERSPECTIVE AND ENERGY TO THE DYNAMIC COMMERCIAL REAL ESTATE MARKET. HER PASSION FOR CONNECTING BUSINESSES WITH THE RIGHT SPACES, COMBINED WITH HER EDUCATIONAL FOUNDATION AND HANDS-ON EXPERIENCE GAINED THROUGH INTERNSHIPS AND MENTORSHIPS, POSITIONS HER TO MAKE AN IMMEDIATE IMPACT. KELLI ANNE LOOKS FORWARD TO CONTRIBUTING TO COLLETT'S REPUTATION FOR EXCELLENCE WHILE HELPING CLIENTS ACHIEVE THEIR GROWTH AND LOCATION GOALS.



AMANDA STONE

BROKERAGE & DEVELOPMENT COORDINATOR

EDUCATION

B.S. ELEMENTARY EDUCATION
ANDERSON UNIVERSITY, 2010

BUSINESS HISTORY

AS A BROKERAGE AND DEVELOPMENT COORDINATOR, AMANDA ASSISTS WITH ALL FACETS OF RETAIL BROKERAGE AND DEVELOPMENT WITH A PRIMARY FOCUS ON ASSISTING WITH LEASES, SALES CONTRACTS, LEASE AMENDMENTS, LETTERS OF INTENT, PROPOSALS FOR SERVICES, ROUTINE CORRESPONDENCE AND CLOSING DOCUMENTS. ADDITIONALLY, AMANDA OVERSEES THE MARKETING FOR THE COLLETT GREENVILLE OFFICE THROUGH THE DEVELOPMENT OF MARKETING MATERIALS INCLUDING THE CREATION LEASING PROPOSALS, PROPERTY MARKETING PACKAGES AND SITE TOUR PACKAGES.

PRIOR TO JOINING COLLETT IN OCTOBER 2022, AMANDA TAUGHT IN THE GREENVILLE COUNTY SCHOOL SYSTEM FOR OVER 12 YEARS.

CLIENT TESTIMONIALS



"I'VE KNOWN GREG, BILL AND CORTNEY FOR YEARS AND HAVE ALWAYS THOUGHT OF THEM AS THE DOMINANT RETAIL GROUP IN SOUTH CAROLINA. MY FIRM IS NEW SOUTH PROPERTIES AND WE ARE BASED IN CHARLOTTE. I PERSONALLY REPRESENT A GROUP OF NATIONAL RETAIL CLIENTS THAT INCLUDE TRADER JOE'S, PIER 1, THE GAP, INC. BRANDS (INCLUDING OLD NAVY, GAP AND BANANA), ACADEMY SPORTS, STAPLES AND ASHLEY FURNITURE. DURING MY 20 YEARS IN THE BUSINESS I HAVE WORKED ON MULTIPLE DEALS WITH GREG INCLUDING THE FIRST TRADER JOE'S IN SC. I'VE ALWAYS CONSIDERED THEIR TEAM TO BE THE LOCAL MARKET EXPERTS BUT ALSO HAVING THE EXPERIENCE AND KNOWLEDGE OF HOW TO NEGOTIATE WITH A NATIONAL RETAILER. A PERFECT EXAMPLE OF THIS IS THE PIER 1 TRANSACTION AT MAGNOLIA PARK. WE HAD BEEN PRESENTED THIS OPPORTUNITY MULTIPLE TIMES BUT IT WAS NEVER THE RIGHT FIT. ONCE GREG AND CORTNEY GOT INVOLVED THEY HAD THE RIGHT TIMING AND THE ABILITY TO RUN INTERFERENCE BETWEEN MY TENANT AND THE LANDLORD TO ULTIMATELY GET A DEAL DONE. AS A TENANT REP I FEEL HAVING THIS LOCAL EXPERTISE IS CRUCIAL WHEN WORKING ON A PROJECT WITH ONE OF MY NATIONAL RETAILERS AND I LOOK FORWARD TO WORKING ON MANY MORE DEALS IN THE FUTURE WITH THE SC COLLETT TEAM."

DALE R. HALL, NEW SOUTH PROPERTIES



"COLLETT HAS BEEN MORE PRO-ACTIVE AT MARKETING OF THE MAGNOLIA PARK PROJECT THAN ANYONE IN THE PAST. THEIR DEPTH OF KNOWLEDGE IN THE GREENVILLE MARKET AND SURROUNDING AREAS IS SECOND TO NONE. THEY HAVE A GREAT TEAM OF PEOPLE THAT ARE ALL VERY WELL RESPECTED IN THE BROKERAGE AND DEVELOPMENT WORLD. THEIR ABILITY TO BE REAL DEAL MAKERS HAVE SHOWN IN A FEW OF THE DEALS I HAVE DONE WITH THEM. GREENVILLE LACKED A STRONG GROUP WITH COHESIVE MARKET KNOWLEDGE AND RELATIONSHIPS WITH THE LOCAL AND NATIONAL RETAILERS....THEY HAVE THAT!"

JULIE GARDNER, KATZ & ASSOCIATES



"THE COLLETT/GREENVILLE RETAIL TEAM OF CORTNEY CARTER, BILL RUNGE AND GREG CARTER WAS INVALUABLE TO BRINGING DXL TO MAGNOLIA PARK. THEIR MARKET KNOWLEDGE AND PROMPT ATTENTION TO EVERY DETAIL MADE THE TRANSACTION EXTREMELY SMOOTH. WE LOOK FORWARD TO WORKING WITH THEM IN THE FUTURE."

HANCE JONES, CAROLINAS RETAIL PARTNERS

CLIENT TESTIMONIALS



""I'M A COMMERCIAL BROKER WITH AN ACTIVE CHARLOTTE, NC-BASED FIRM THAT FOCUSES EXCLUSIVELY IN THE RETAIL CATEGORY, WITH A SPECIALTY IN BUYER/TENANT REPRESENTATION IN THE CAROLINAS. DURING THE PAST TWENTY YEARS, OUR FIRM HAS REPRESENTED LARGE (TARGET, BEST BUY), MEDIUM (CHEDDAR'S CASUAL CAFÉ, DOLLAR GENERAL) AND SMALL (TIJUANA FLATS, ELEMENTS THERAPEUTIC MASSAGE) RETAILERS AND RESTAURANTS IN THE UPSTATE, WITH THE MAJORITY OF THOSE EFFORTS MADE IN THE GREENVILLE MARKET. DURING THIS TIME PERIOD, I'VE WORKED CONSISTENTLY WITH GREG CARTER, BILL RUNGE, AND CORTNEY CARTER. IT'S MY OPINION THAT THEY ARE THE MOST TALENTED, BEST INFORMED, DEEPLY ENTRENCHED, WIDELY RESPECTED RETAIL SPECIALISTS BASED IN THE UPSTATE AND SC. WHENEVER I HAVE A RETAIL OR RESTAURANT REQUIREMENT IN THE UPSTATE, A CALL TO THE GREG-BILL-CORTNEY TEAM IS THE VERY FIRST ONE THAT I MAKE WHEN STARTING MY SITE SELECTION EFFORT."

LANCE LANCASTER, CORE PROPERTIES



""IT COMES AS A TREMENDOUS PRIVILEGE TO WRITE THIS RECOMMENDATION EMAIL ON BEHALF OF GREG CARTER, CORTNEY CARTER, AND BILL RUNGE OF COLLETT. OUR FIRM REPRESENTS SEVERAL NATIONAL RETAILERS THROUGHOUT THE STATES OF NORTH CAROLINA, SOUTH CAROLINA AND VARIOUS PARTS OF GEORGIA. THESE RETAILERS INCLUDE STARBUCKS COFFEE COMPANY, STERLING JEWELERS (KAY & JARED), CVS PHARMACY, DARDEN RESTAURANTS, WHOLE FOODS, MURPHY OIL, AND SEVERAL OTHERS.

WE HAVE BEEN FORTUNATE TO WORK WITH THE COLLETT TEAM ON A NUMBER OF TRANSACTIONS IN THE UPSTATE AS WELL AS OTHER MARKETS AROUND THE SOUTH CAROLINA UPSTATE. WE HAVE RECENTLY (WITHIN THE PAST SIX MONTHS) COMPLETED DEVELOPMENT DEALS WITH THEIR TEAM ON BEHALF OF STARBUCKS IN GREENVILLE AND EASLEY AND ARE IN VARIOUS STAGES OF NEW DEALS IN ANDERSON, SENECA, AND AN ADDITIONAL LOCATION IN GREENVILLE. THEY ARE OUR "GO TO" TEAM IN THE UPSTATE AS THEY PROVIDE AN UNMATCHED LEVEL OF MARKET EXPERTISE, KNOWLEDGE, AND FOLLOW THROUGH. WHILE THEY ARE THE FIRST CALL WE MAKE ON BEHALF OF OUR CLIENTS, THEY ARE ALSO THE FIRST CALL WE MAKE WHEN LOOKING FOR MARKET OR TRADE AREA INFORMATION, MARKET COMPS, AND MARKET DATA, EVEN WHEN NOT INCLUDED IN A TRANSACTION. QUITE SIMPLY, THEY ARE THE CONSUMMATE PROFESSIONALS OF THE COMMERCIAL REAL ESTATE BUSINESS; PEOPLE YOU DON'T WANT TO DO JUST ONE TRANSACTION BUT MANY."

GEORGE WILSON, ADAMS & WILSON DEVELOPMENT



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TENANT REP