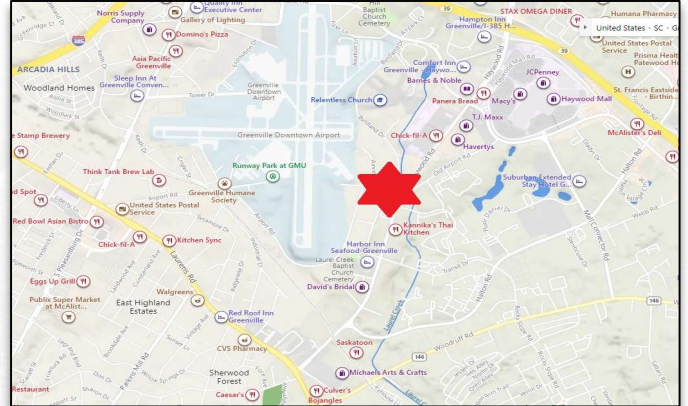


FOR LEASE



CARDINAL

COMMERCIAL PROPERTIES™



475 & 477 Haywood Rd. Greenville, SC 29607

Regency Square

SQUARE FEET: +/- 1,200 SF - Suite 475-7
+/- 2,000 SF – Suite 475-8
Executive Office-Suite 2

LEASE RATE: \$22.00 / SF NNN
(NNN charges est. at \$3.97/ SF)

TAX MAP #: 0259000100118
0259000113100

EXECUTIVE OFFICES: \$500 / mth – 110 +/- sf (Suite 2)
(\$50 / mth janitorial)

COUNTY: GREENVILLE
(City of Greenville)

- Retail and Executive Office Center.
- Excellent visibility from Haywood Rd. at the signalized intersection of Airport Rd.
- Maximum contiguous retail space – 3,200+/- SF.
- Suite 475-8 also has a 400+/- sf outdoor patio.
- 110+/-sf Executive Offices, Suite 2, located inside Suite F.
- Property has recently been updated to include a new parking lot, building façade, roof, and storefront glass.
- Property is located less than 1 mile from Haywood Mall.
- Existing tenants include Regency Salon, The Melting Pot, Pho Nomenal, Miracle Ear Hearing Aid Center, and more.
- Area tenants include Chick-fil-A, Chipotle, TJ Maxx, Starbucks, Chili's, and Design Shoe Warehouse.
- Signage is available on building façade and pylon sign for retail tenants.
- Zoned BG by the City of Greenville.
- Located across Haywood Rd. from Haywood Reserve - 292+/- unit Class A apartments.

FOR MORE INFORMATION
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Information contained in this marketing brochure has been obtained from sources that are deemed reliable. We have no reason to doubt the accuracy contained herein but do not guarantee it. All information should be verified prior to purchase or lease. All properties are subject to change or withdrawal without prior notice.

