

BUTLER SQUARE

201 W. Butler Road
Mauldin, SC 29662

WHLR

WHEELER REAL ESTATE COMPANY
a subsidiary of Wheeler Real Estate Investment Trust



49,365 s.f.
Anchor Opportunity



Size:
82,400 s.f.

Co-Tenants:



The UPS Store



Traffic Counts:
23,300 AADT
on W. Butler Road

Additional Info:
Butler Square is well positioned within the heart of Greenville County, SC.

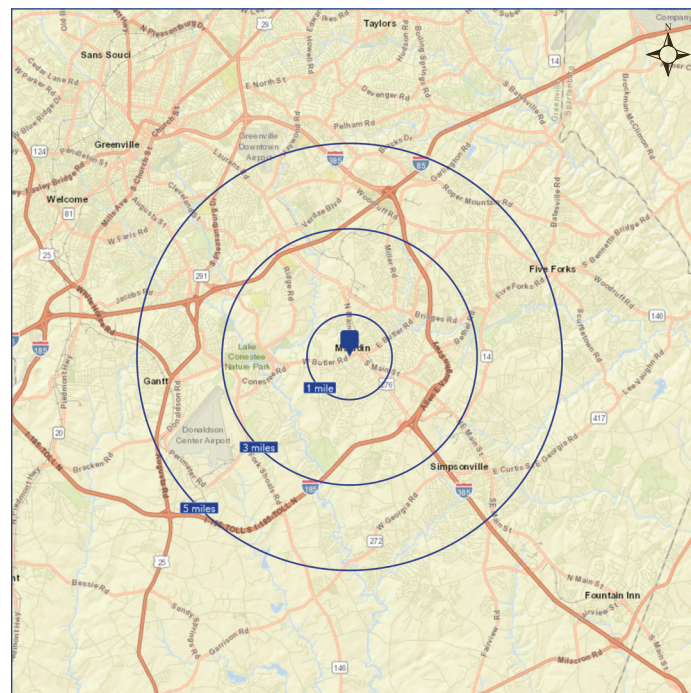
CNN Money lists Greenville as "Top 10 Fastest Growing Cities in US."

Bloomberg named Greenville "The Third Strongest Job Market in 2010."

Demographics*:

	1 Mile	3 Miles	5 Miles
Population	7,674	44,857	131,685
Households	3,105	18,739	54,453
Average Household Income	\$95,146	\$96,932	\$108,864

* Based on 2010 Census & 2022 Estimates



In addition to a \$3.00 PSF commission, there will be a \$10,000 Broker Bonus for the 47,260 SF Anchor Space provided (i) a LOI with a qualified retailer (minimum 10-year initial term) is fully executed within 60 days of initial contact AND (ii) a lease is fully executed within 45 days of the signed LOI.

www.wheelerrec.com

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Wheeler Real Estate Company, a subsidiary of WHLR REIT, is a full service commercial real estate firm which specializes in leasing and managing grocery anchored shopping centers in the Northeast, Mid-Atlantic, Southeast and Midwest regions. Our current portfolio includes almost 6 million square feet of gross leasable area and is comprised of nearly 800 tenants located in 11 states. This broad exposure regularly brings Wheeler Real Estate Company into contact with national, regional, and local tenants such as Walmart, Kroger, Publix, Harris Teeter, Food Lion, BI-LO, SHOP 'n SAVE, Big Lots, T.J. Maxx, Hobby Lobby, Starbucks, and Verizon.

The information contained herein was furnished to us by sources we deem to be reliable, but no warranty or representation is made to the accuracy thereof. This offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.



ANCHOR SPACE OPPORTUNITY

Butler Square

201 W. Butler Road | Mauldin, SC 29662



49,365 Square Feet

Frontage

281'

Dimensions

280' 7" Width x 200' Depth (approx.)

Ceiling Heights

11' 11" - Front of Space

Zoning

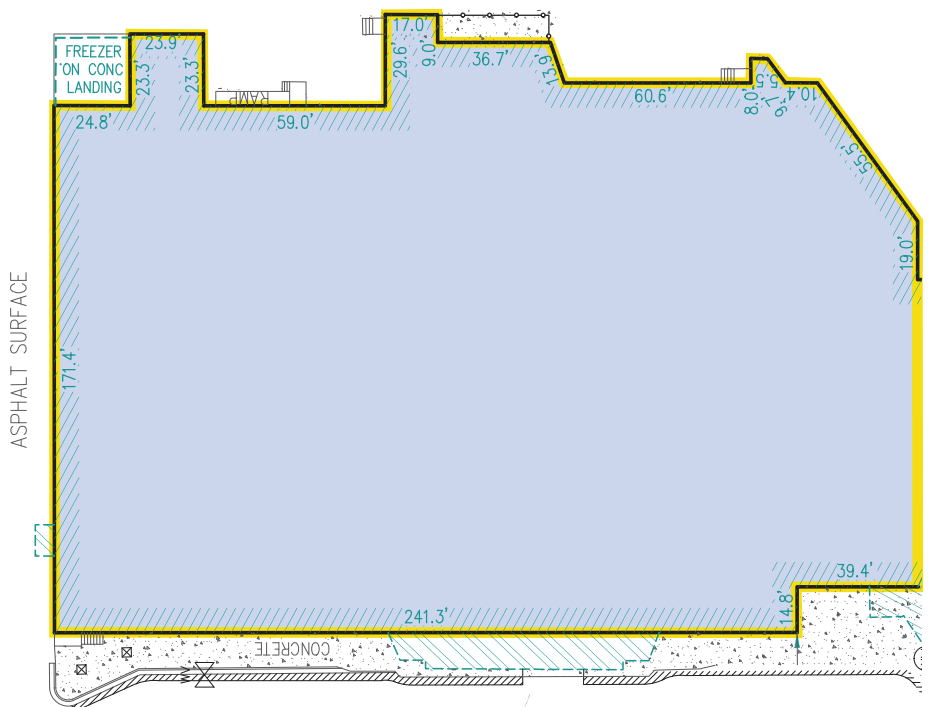
C-2, Commercial

Loading Dock

Yes

Sprinklered

Yes



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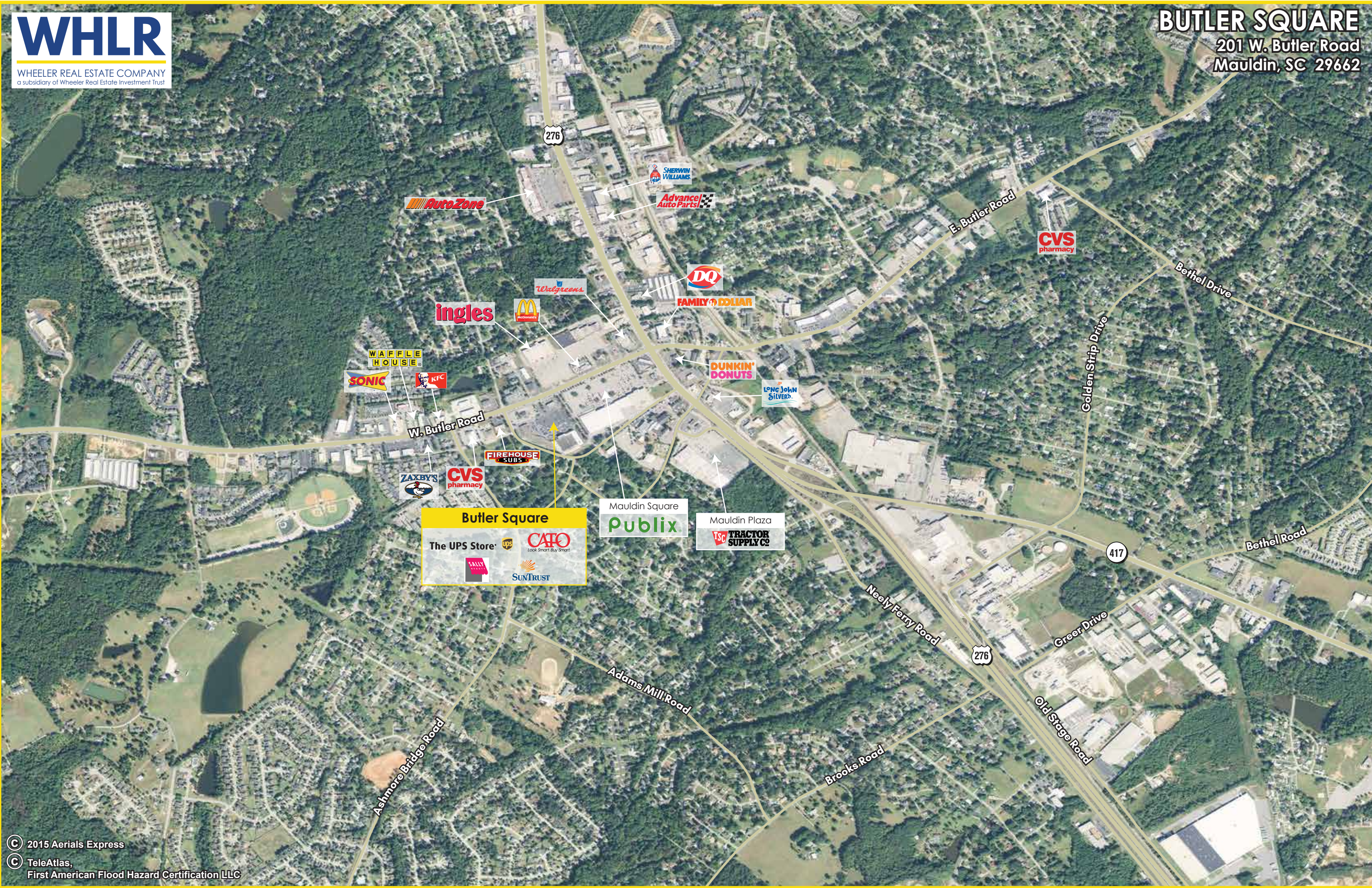
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Suite	Tenants	S.F.
20	AVAILABLE	49,365
30B	Unavailable Space	1,450
30	Big Apple Donuts	1,600
40	Top Nails	1,400
50	China Restaurant	1,400
60	Fitness Time-Mauldin	6,000
70	Carolina Hair Care	1,400
80	AVAILABLE	1,400
90	Z's Tobacco and Vape	2,754
95	Magic Rooster Tattoo	2,785
100	Cato Fashions	3,771
110	Next Level Barbershop	1,750
120	Maria's Liquor	1,400
125	Mauldin Fine Foods	1,400
130	Japan Express	1,500
140	The UPS Store	1,100
150	Brashier-Polk Cleaners	1,925
TOTAL CENTER SIZE		82,400





Butler Square

The UPS Store

Mauldin Square
Publix

Mauldin Plaza
 TRACTOR SUPPLY CO