

REDEVELOPMENT OPPORTUNITY

Freestanding Retail on N Main Street in Mauldin, SC



507 ½ N. Main St
Mauldin, SC 29662



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Executive Summary

507 ½ N. Main St | Mauldin, SC

Property & Location Highlights

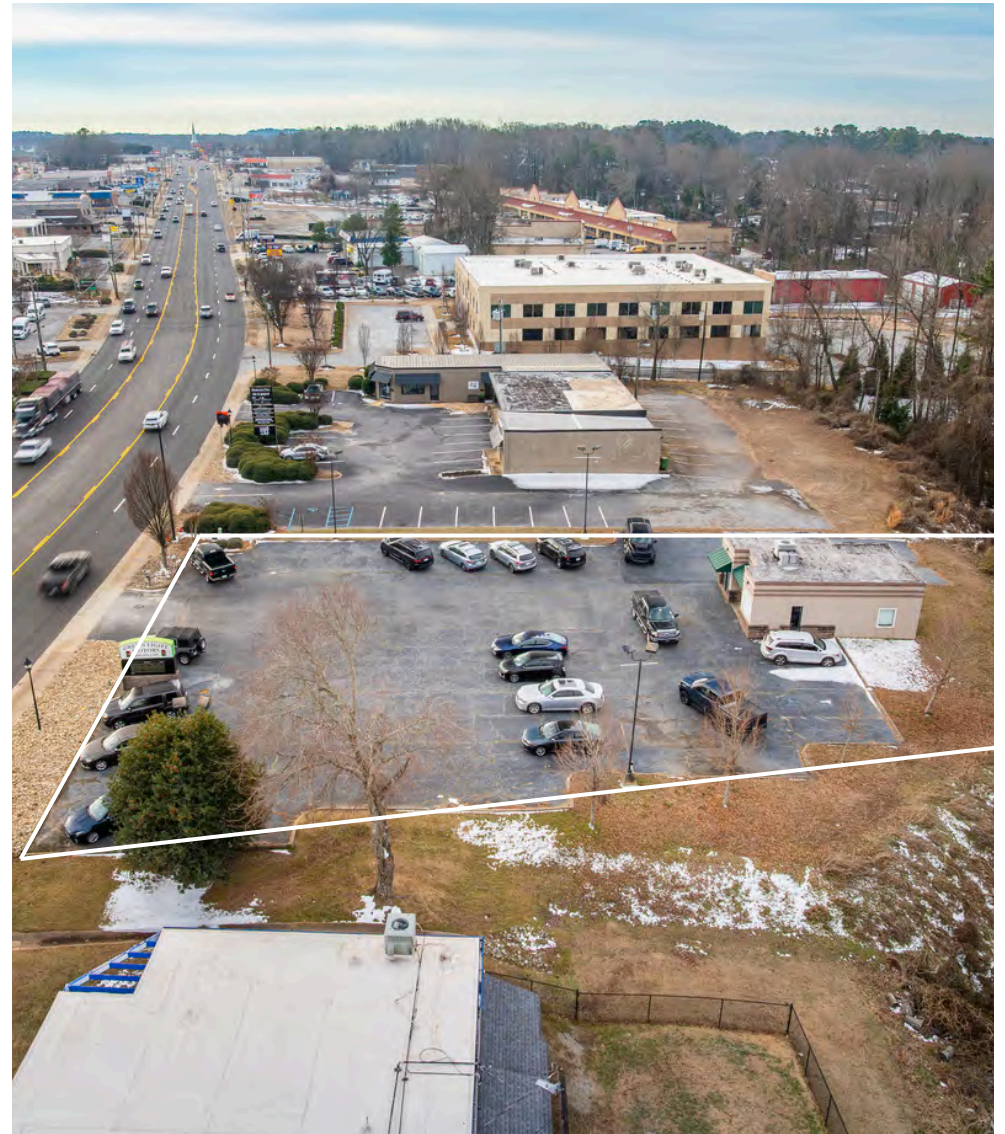
- Freestanding retail building on N Main Street
- 975± SF single-tenant masonry structure
- 0.60± acres
- Zoned C-2
- Single-story, freestanding layout
- Direct frontage and access on N Main Street
- VPD: ± 47,600
- Surface parking with approximately 35 spaces
- Flexible site layout with excess land for expansion or redevelopment
- Low site coverage (FAR ±0.04)
- Suitable for retail, service, professional, automotive-adjacent, or boutique office uses
- Located along highly visible North Main Street in the W Butler / Mauldin submarket
- Strong traffic exposure and Main Street presence
- Minutes from I-385 and Butler Road
- Area benefits from continued residential growth, retail expansion, and increasing traffic counts
- Strong surrounding demand with low vacancy and rising rental rates

Offering Summary

Sale Price: \$750,000

Building Size: ±975 SF

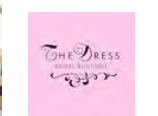
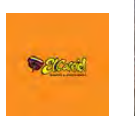
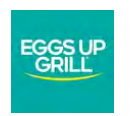
Acreage, square footage, taxes, utilities, and lot dimensions to be verified by Buyer and/or Buyer's Agent



Parcel Overview

507 1/2 N. Main St | Mauldin, SC





Your Neighbors

507 1/2 N. Main St | Mauldin, SC

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

Contact Information

Reedy Property Group

WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what. That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.



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