

New Construction | Office / Retail

225 and 251 Service Bay Rd.
Mauldin, SC 29662



 ± 37,020 VPD

 Located in the heart of
Downtown Mauldin

 ±4374 SF Building

 ± 6375 SF Building

 Zoning: C-2

 Tax map
#M005010301800

 Tax Map
#M005010201600

 Call for Pricing

BENJI SMITH, CCIM
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**±6375 SF
Office / Retail**



Site Plan

**±4374 SF
Office / Retail**





Property Overview

Flagship Commercial is pleased to offer new construction Office/Retail in the heart of Mauldin. This new redevelopment is a campus designed for youth activities and learning opportunities and currently boasts Greenville Gymnastics, Carolina One Volleyball, Dance Arts Greenville, Big Blue Marble Academy and After School Plus. The two new building sites meet multiple demographic criteria for uses including Dentistry, Family Practice Medicine, Physical Therapy, Martial Arts, Salon/Spa and Adult Fitness.

2024 Demographics

	1 Mile	3 Miles	5 Miles
Population	7,225	48,413	134,859
Households	3,092	20,246	55,066
Average HH Income	\$82,510	\$92,222	\$101,392
Businesses	649	2,080	7,273
Employees	4,395	20,496	70,372