

# 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

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