

# GL OR BTS



**PRIME RETAIL OPPORTUNITY**  
**779 E BUTLER ROAD**  
**MAULDIN, SOUTH CAROLINA**



# EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present the opportunity to either ground lease or build-to-suit on this .±68 AC tract on E Butler Road (±18,500 VPD) in Mauldin, SC located just off I-385 (±94,400 VPD) and surrounded by several new developments along the corridor. Those new developments include an Circle K, HipBurger, Pinnacle Bank, Waffle House and a Courtyard by Marriott. In addition, this site is within 2 miles in either direction of ±1,000 Class- A&B apartments, and ±500,000 SF of office.

- One of the last undeveloped sites left on E Butler Road in Mauldin
- Great traffic counts with easy access less than a mile off I-385
- Surrounded by high performing national retailers
- All utilities on site with parcel rough graded
- Believed that this site could have its own dedicated full access, in addition to shared access with Dino's Restaurant



# PROPERTY SUMMARY

Lease Rate	Contact Broker
Year Built	2026
Lot Size	± .68 AC
Building Size	Per Tenant
Type	Single or Multi-Tenant
Parking	Surface Parking
Lease Structure	Ground Lease OR Build-to-Suit
Municipality	City of Mauldin
Access	Direct Access on E Butler and/or shared access with Dino's

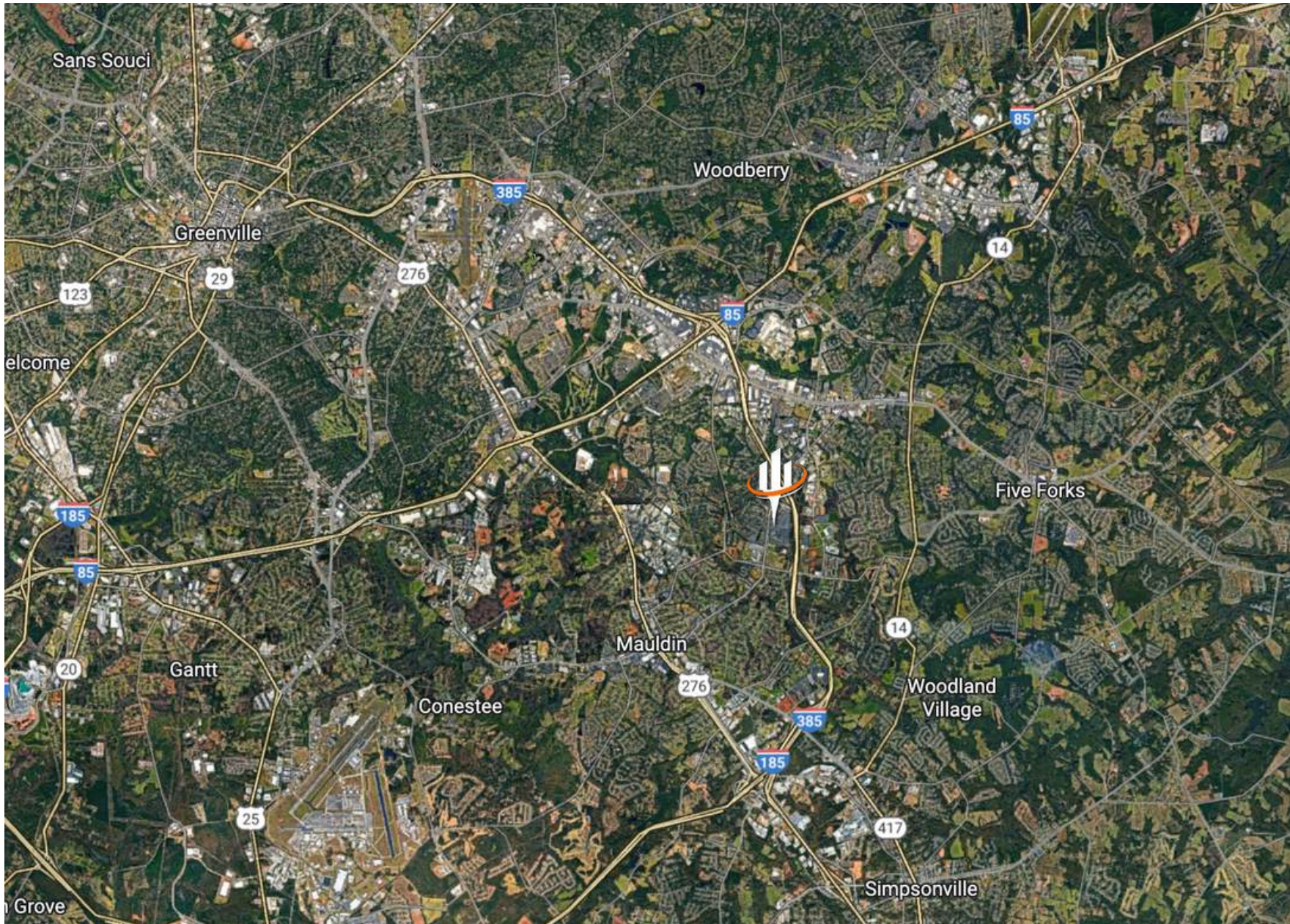




This aerial photograph shows a development site in Greenville, South Carolina, located on E Butler Rd. The site is a large, rectangular, orange-colored lot, outlined with a white dashed border. A white arrow points from the text 'Downtown Greenville' in the top left towards the site. The surrounding area is densely populated with residential developments and commercial establishments. To the left of the site, there are several residential projects: 'BELL BROOKFIELD' (±224 apartments), 'CRESCENTWOOD VILLAGE' (±121 townhomes), 'Brookhill Place' (±120 townhomes), and 'PARK ON GILDER CREEK' (±132 apartments). To the right of the site, there are more residential projects: 'ARBORS AT BROOKFIELD BY IRT LIVING' (±702 apartments) and 'HADLEY PARK' (±67 townhomes). Commercial establishments and businesses are scattered throughout the area, including 'TRUIST', 'Lightbridge Academy', 'TRULIANT', 'Hill Burger', 'N. ROYALTY URGENT CARE', 'COURTYARD BY Marriott', 'Waffle House', 'CIRCLE K', 'QT', 'SPINX', 'Arbys', 'RESTAURANT D'POY', 'SKY ZONE', 'ExtraSpace Storage', 'NHC', 'Cadence Academy PRESCHOOL', 'Sub Station II', 'TAQUERIA PICANTE', and 'Moretti's'. A large white arrow points from the top center towards the site, and a white arrow points from the bottom center towards the site. The text 'E Butler Rd. (±16,500 VPD)' is written vertically along the road to the right of the site. The background shows a hilly landscape with trees and a clear sky.



# LOCATIONAL MAP



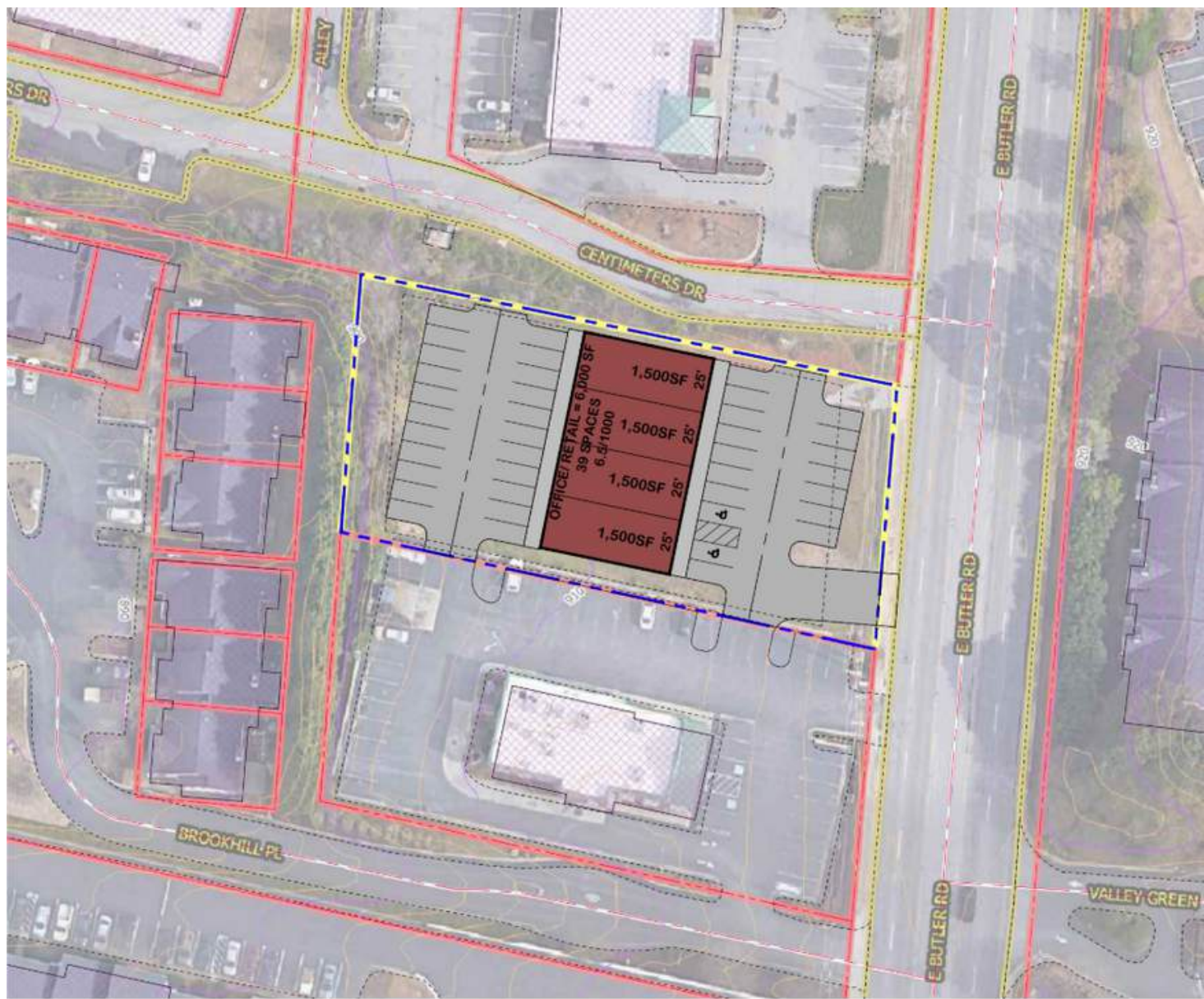


# ADDITIONAL PHOTOS





# SITE PLAN



# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population (Q3)	8,928	57,773	141,977
Avg HH Income	\$106,820	\$122,224	\$125,474
Daytime Employees	6,030	27,680	80,334
Average Age	40.2	41.7	41.0
Median Home Value	\$430,969	\$475,346	\$508,700
2029 Estimated Population	+3.5%	+3.7%	+4.6%

	8 Minutes	12 Minutes	4 Miles
2024 Population (Q3)	44,295	97,031	92,664
Avg HH Income	\$110,488	\$113,063	\$119,945
Daytime Employees	20,501	39,918	46,340
Average Age	41.3	41.2	41.2
Median Home Value	\$402,174	\$431,253	\$474,847
2029 Estimated Population	+4.4%	+5.2%	+4.8%

Source: SiteSeer Retail Data



Source: SCDOT Traffic Data



# AREA OVERVIEW

## UPSTATE SOUTH CAROLINA

The Upstate is the region in the westernmost part of South Carolina, United States, also known as the Upcountry, which is the historical term. Although loosely defined among locals, the general definition includes the ten counties of the commerce-rich I-85 corridor in the northwest corner of South Carolina. This definition coincided with the Greenville–Spartanburg–Anderson, SC Combined Statistical Area, as first defined by the Office of Management and Budget in 2015.

The region's population was 1,647,112 as of 2020. Situated between Atlanta and Charlotte, the Upstate is the geographical center of the "Char-lanta" mega-region.

After BMW's initial investment, foreign companies, including others from Germany, have a substantial presence in the Upstate; several large corporations have established regional, national, or continental headquarters in the area.

Greenville is the largest city in the region with a population of 72,227 and an urban-area population of 540,492, and it is the base of most commercial activity. Spartanburg and Anderson are next in population.

In fact, the Greenville-Spartanburg-Anderson MSA was ranked seventh in the nation by site consultants considering the top markets for economic development. Many financial institutions have regional offices located in downtown Greenville.

Other major industry in the Upstate is the healthcare and pharmaceuticals. Prisma Health System and Bon Secours St. Francis Health System are the area's largest in the healthcare sector, while the pharmaceutical corporation of Bausch & Lomb have set up regional operations alongside smaller recently developed local companies like IRIX Manufacturing, Incorporated and Pharmaceutical Associates. The Upstate is also home to a large amount of private sector and university-based research.





# REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A  
Greenville, SC 29615



**INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT**



# REEDY RIVER RETAIL at SVN PALMETTO'S SOUTHEAST REACH

GREENVILLE



CHARLESTON



CHARLOTTE



## WHAT OUR CLIENTS ARE SAYING...

*"I can't imagine my journey without Dustin and Daniel. These guys are very relationship-driven and not transactional-based. Their passion for the business shines by the way they work for their clients."*

- David Simmons, Franchisee of Voodoo Brewery

*"We started working with Dustin and Daniel about a three years ago, but their reputation certainly preceded them. They were presented to us as the "young and hungry" power brokers who wanted to talk less, and prove themselves with results. They are proactive, resourceful, and tenacious. More importantly, they're honest and just a blast to work with!"*

- Nauman Panjwani, VP of SNS Properties

## NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST







Dustin Tenney  
SVP of Retail Services  
dustin.tenney@svn.com  
864.905.7226



Daniel Holloway  
SVP of Retail Services  
daniel.holloway@svn.com  
864.593.6644

#### DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor. Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.