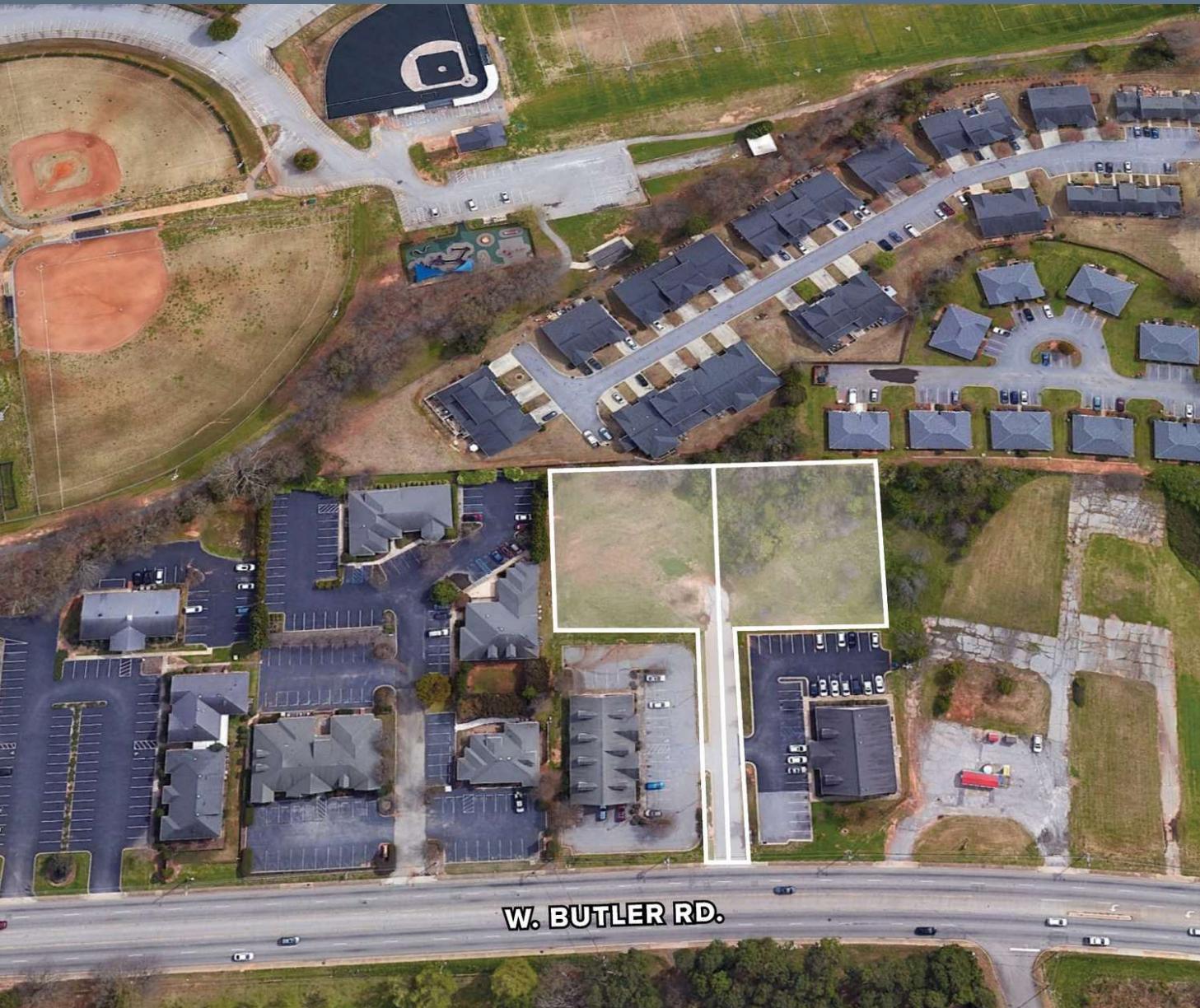


555 & 565 W. Butler Rd., Mauldin, SC 29607



For Sale

\$240,000 PER PAD OR \$475,000 FOR BOTH

0.7 - 1.5 Acres Available

- Sites can be combined
- Quick access to I-85 and I-385
- Zoning: C-1
- Signage opportunities
- High-end professional office
- Close proximity to restaurants
- Public park directly behind the sites
- Located in a rapidly growing area



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Population

	1 Mile	3 Miles	5 Miles
Total Population	5,107	41,294	115,938
Average Age	37.4	37.3	37.6
Average Age (Male)	36.0	36.7	36.6
Average Age (Female)	39.9	38.1	39.1

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,073	16,881	47,858
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$73,362	\$72,984	\$87,933
Average House Value	\$188,029	\$166,558	\$220,252

* Demographic data derived from 2020 ACS - US Census