

FOR LEASE

± 1,950 SF | \$27.50 SF/yr

AVAILABLE
± 1,950 SF



101 S. Main Street | Mauldin, SC 29662

PROPERTY HIGHLIGHTS

- ±1,950 SF of retail space available for lease (former Always Money)
- Excellent location and visibility at Mauldin's busiest intersection in the heart of the main retail corridor
- Full signalized access with multiple points of ingress/egress
- Co-tenants include: Dunkin Donuts, Jersey Mike's, and T-Mobile
- Surrounding retailers include: Publix, Ingles, Tractor Supply, Chick-Fil-A, Whataburger, Starbucks, Chipotle, Popeyes, Cookout, McDonald's, Take 5 Oil, and many more
- +/- 38,300 VPD on S. Main St and +/- 17,011 VPD on E. Butler Rd
- Pylon Signage Available
- Lease Rate: \$27.50/SF NNN



NAI Earle Furman

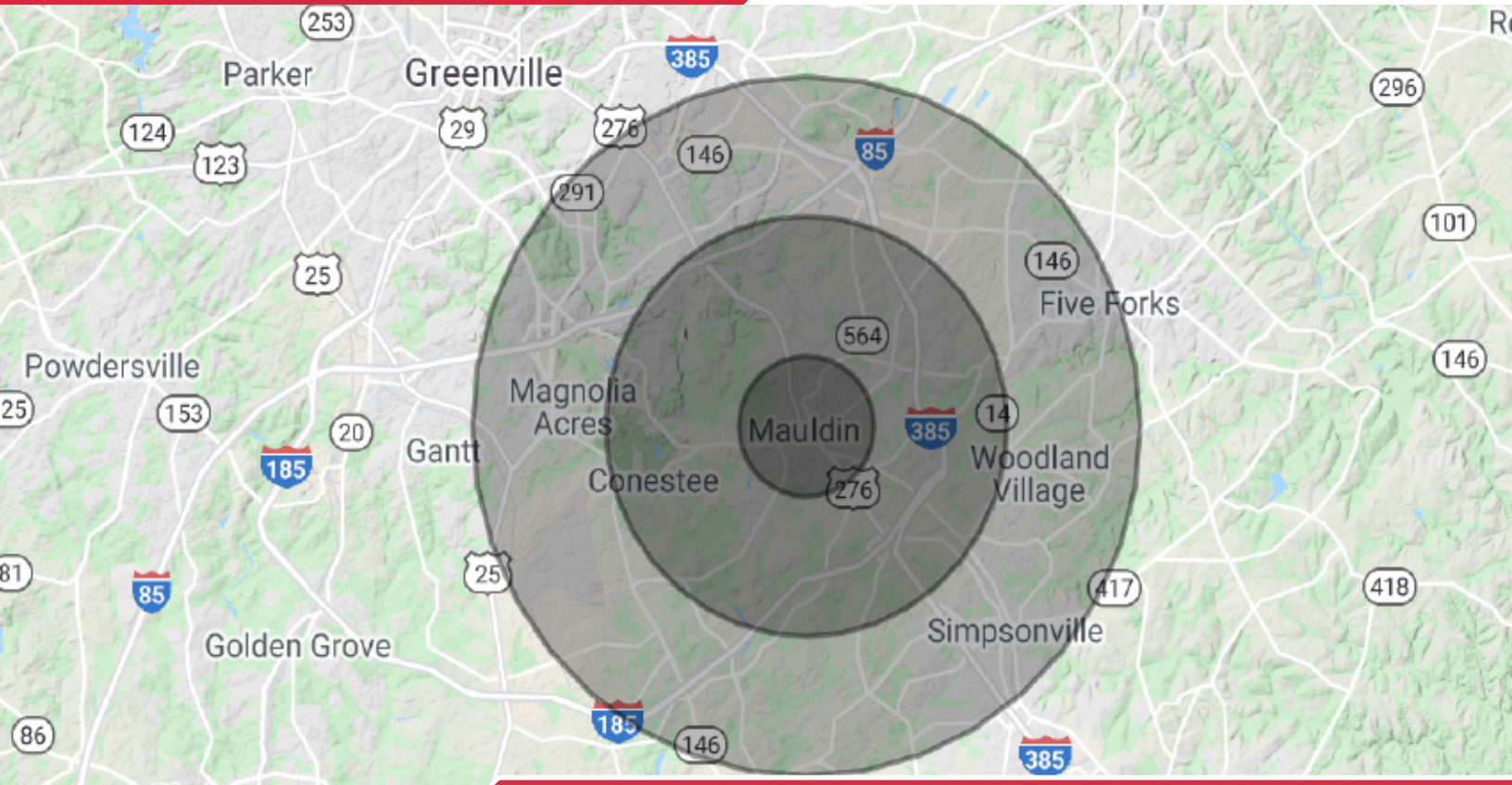
Geoff Beans | Senior Associate
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All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

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DEMOGRAPHIC HIGHLIGHTS

HOUSEHOLDS & INCOME	1 MILE	3 MILE	5 MILE
2024 TOTAL HOUSEHOLDS	6,114	36,574	75,325
2024 # OF PERSONS PER HH	4,036	30,012	69,231
2024 AVG HH INCOME	\$126,739	\$101,579	\$94,954
2024 AVG HOUSE VALUE	\$86,500	\$99,247	\$108,790

POPULATION	1 MILE	3 MILE	5 MILE
2024 TOTAL POPULATION	614	3,939	10,526
2024 AVG AGE	26.0	28.0	27.5
2024 AVG AGE (MALE)	23.7	26.4	26.1
2024 AVG AGE (FEMALE)	29.5	29.5	28.8



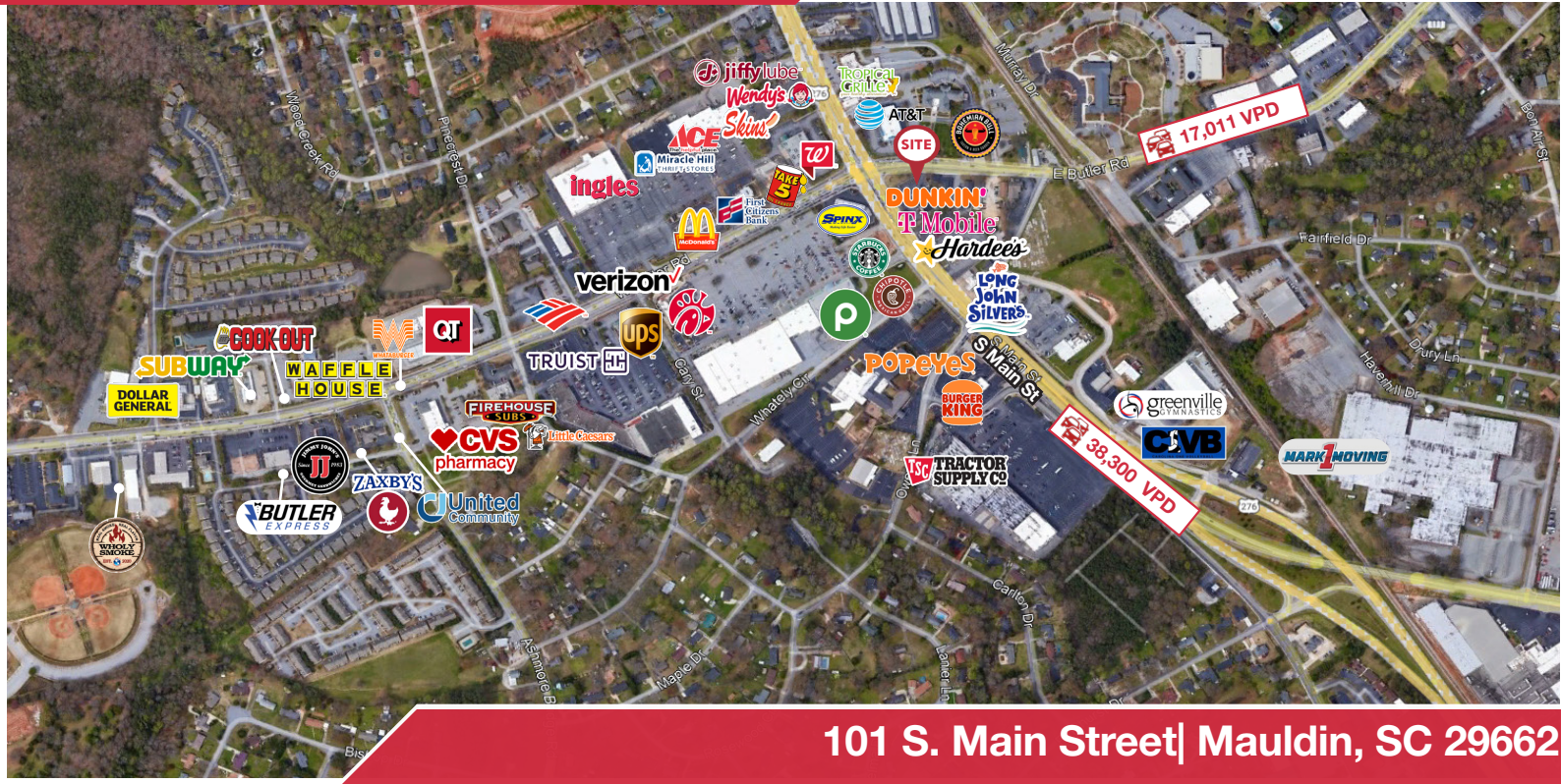
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SITE PLAN



Lease Rate:	27.50 SF/yr (NNN)
Building	6,500 SF
Available	1,950 SF
Lot Size:	1.05 Acres



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