



### PROPERTY SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present and opportunity to lease this ±14,384 SF next to Crunch Fitness on W Butler Road in Mauldin, SC.

The space could be leased in its entirety or demised from its current state.

With maximum visibility and signage on W Butler Road (±29,500 VPD) this is a great opportunity for a Tenant who wants to be in the Mauldin, SC market.

There are several exclusives that are factored into this space. Contact

### PROPERTY HIGHLIGHTS

- Great visibility to W Butler Road with ±29,500 VPD
- Can be subdivided for the right use/tenant
- Great co-tenants, anchored by Crunch Fitness
- Pylon signage on main thoroughfare
- Easy access to a lighted intersection
- Adjacent to a Publix-anchored shopping center with a Chick-fil-A outparcel

<b>Lease Rate</b>	\$17.00 SF/yr (NNN)	<b>Renovated</b>	2023
<b>Site Size</b>	±7.75 Acres	<b>Available SF</b>	±14,800
<b>Building Size</b>	±82,400 SF		
<b># of Floors</b>	1		
<b>Year Built</b>	1988		

#### Dustin Tenney

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#### Daniel Holloway

Senior Vice President  
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# Additional Photos

## Butler Square

207 West Butler Road, Mauldin, SC 29662



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# Retail Map

Butler Square

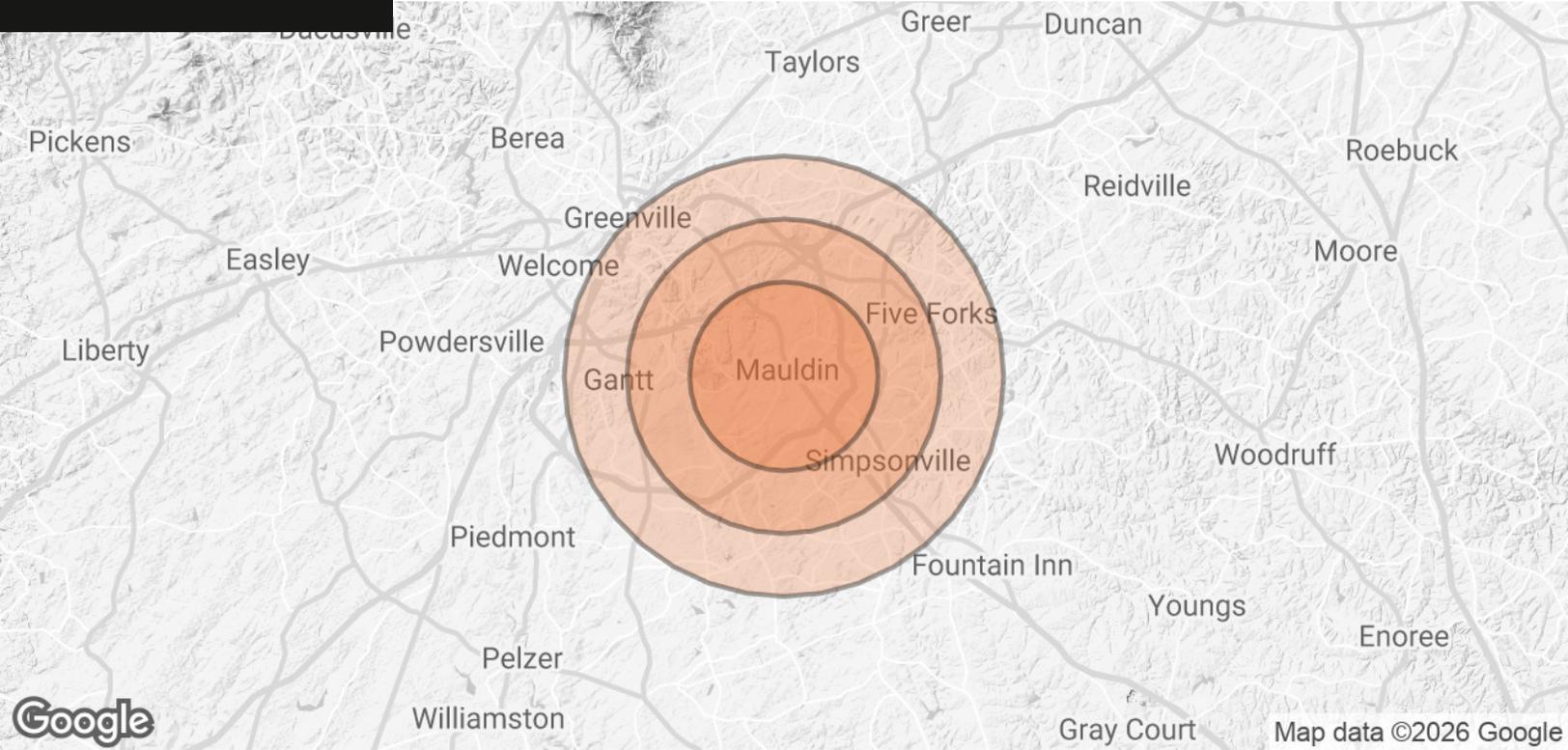
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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (Q4 2025)	±8,808	±47,898	±138,708
POPULATION GROWTH PROJECTION	+4.3%	+5.8%	+5.3%
AVERAGE HH INCOME	\$99,533	\$103,927	\$120,097
MEDIAN HOME VALUE	\$380,361	\$362,048	\$441,607
DAYTIME EMPLOYMENT	±3,709	±17,644	±63,286



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# 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 101A  
Greenville, SC 29615



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

# REEDY RIVER RETAIL at SVN ELITES'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 year 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

