

FOR SALE



7 WEST POINTE BLVD • MAULDIN, SC



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PROPERTY SUMMARY

Sale Price **\$725,000**

Great Mauldin location, off W Butler Rd.

11 offices, lobby, break room, conference room

2 restrooms

10' ceilings

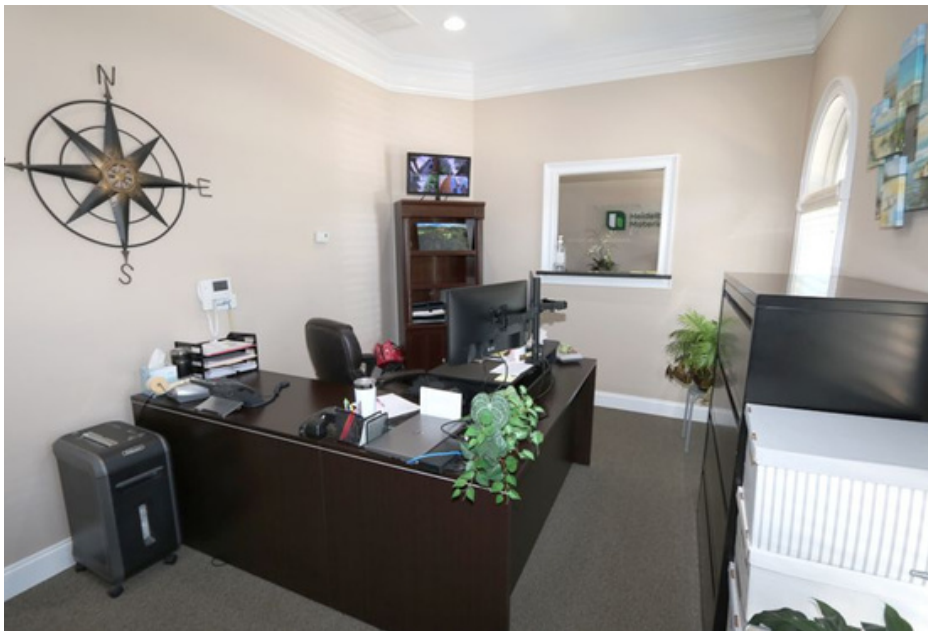
Zoned City of Mauldin C2



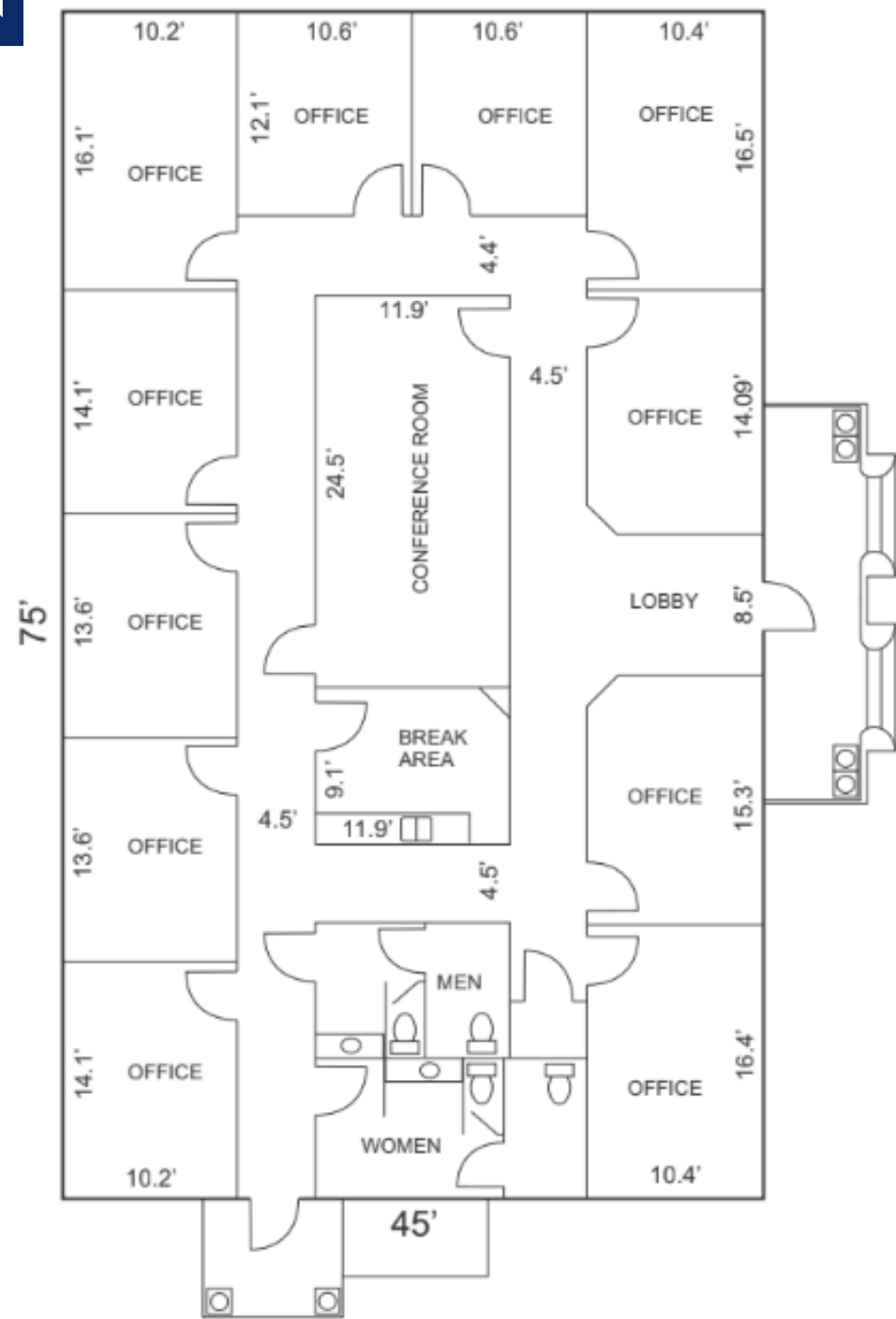
ADDITIONAL PHOTOS



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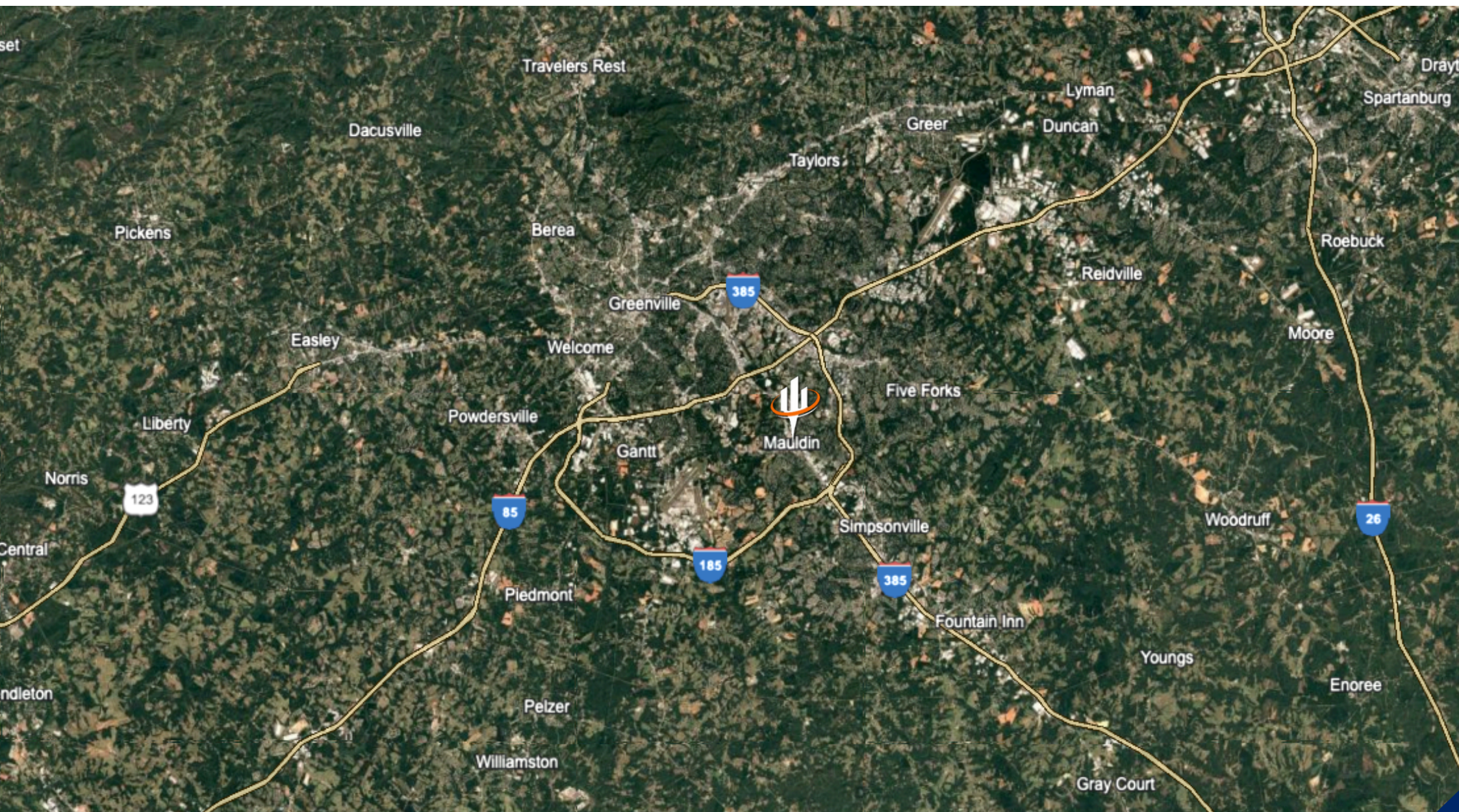
FLOOR PLAN



RETAILER MAP



REGIONAL MAP



DEMOGRAPHICS

	1 MILE	5 MILES	7 MILES
2025 Population (Q2)	8,362	139,202	266,746
Avg HH Income	\$99,243	\$119,856	\$124,666
Daytime Employees	3,916	67,123	150,676
Average Age	40.9	40.4	40.4
Median Home Value	\$371,793	\$436,729	\$484,954
2030 Estimated Population	+4.8%	+5.5%	+4.9%

	8 Minutes	12 Minutes	4 Miles
2025 Population (Q2)	35,679	97,402	82,956
Avg HH Income	\$103,811	\$109,308	\$120,597
Daytime Employees	12,209	33,806	34,651
Average Age	40.8	40.4	40.6
Median Home Value	\$359,383	\$369,466	\$420,675
2030 Estimated Population	+5.6%	+6.0%	+6.0%

Source: SiteSeer Retail Data



Source: SCDOT Traffic Data

MARKET 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 "Charlanta" 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.



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