



New Retail Development

Up to ± 1.0 acre and 10,000 SF

699 West Butler Road, Greenville



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Greenville, SC 29607
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Property Overview

PROPERTY FEATURES

- ±2.5 ac New retail/restaurant development with ±2 ac 38 unit townhome development
- Ground lease or purchase opportunity for ±1.0 acre parcel (see site plan)
- Multi-tenant opportunity
1,000 SF - 5,000 SF
(Two buildings 5,000 SF each- see site plan)
- Signalized intersection
- Multiple points of ingress and egress

- Excellent road frontage
- More than 48 residential projects underway in the immediate and surrounding area
- Easy access to major thoroughfares:
 - I-85 (5 mins)
 - I-385 (4 mins)
 - Greenville (15 mins)
 - GSP Intl Airport (15 mins)
- Zoned city of Mauldin C-1



DEMOGRAPHICS

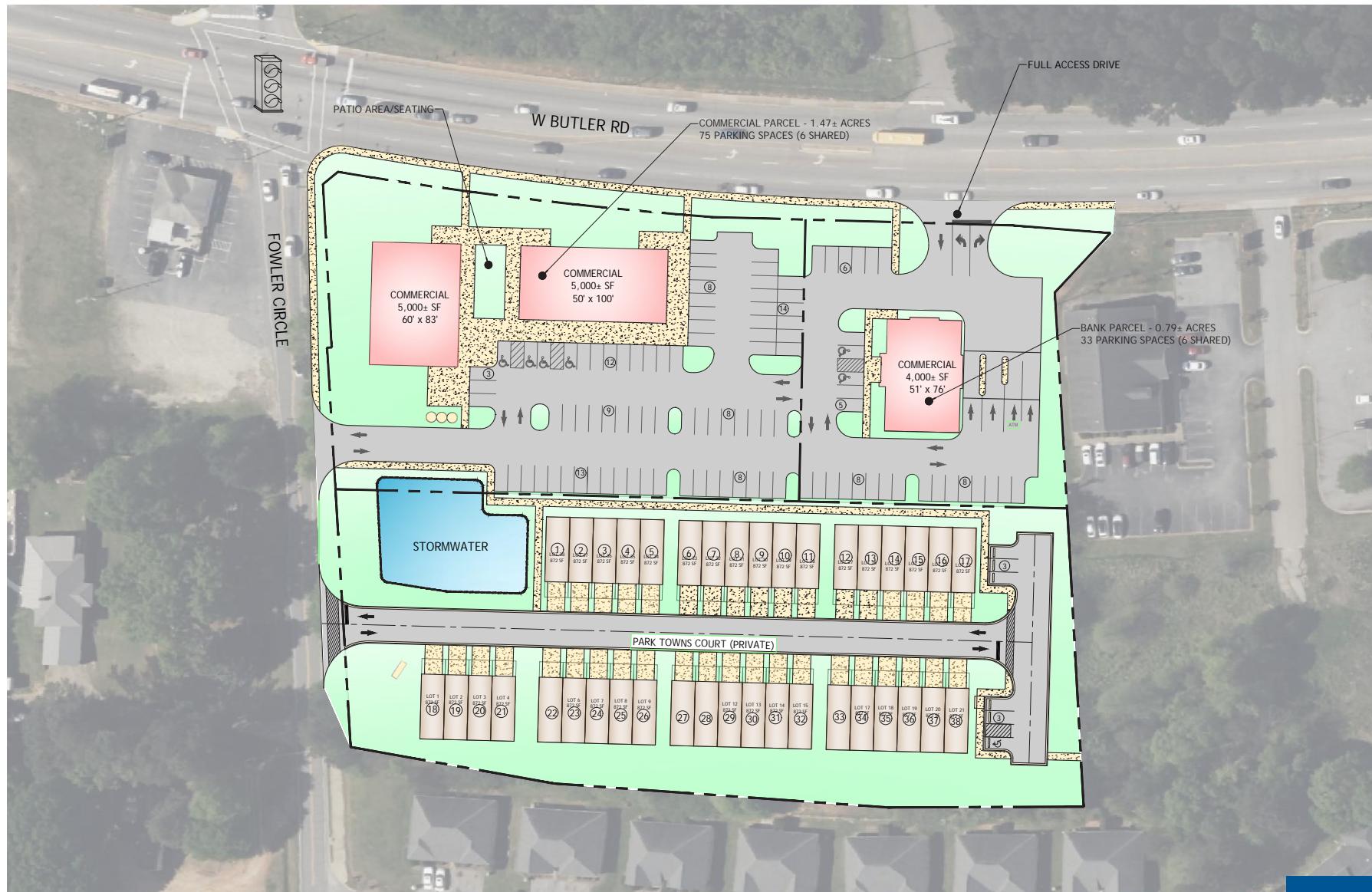
	1 mile	3 miles	5 miles
Population	5,789	41,673	130,409
Employees	3,740	20,835	74,410
Avg HH Income	\$94,952	\$100,941	\$117,975

TRAFFIC COUNTS

W Butler Road	27,000 VPD
Main Street	38,300 VPD

699 West Butler Road

Site Plan



699 West Butler Road

Birds Eye View



699 West Butler Road

Aerial



Recent and Upcoming Residential Projects

699 W. Butler Road

