



PROPERTY SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present and opportunity to lease this ±12,292 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.

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

Lease Rate	\$17 SF/yr (NNN)	Renovated	2023
Site Size	±7.75 Acres	Available SF	±12,292
Building Size	±82,400 SF	Exclusives	Yes, Contact Broker For More Details
# of Floors	1	Co-Tenants	Crunch Fitness Dollar Tree Big Apple
Year Built	1988		
Zoning	C2		



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Additional Photos

Butler Square

207 West Butler Road, Mauldin, SC 29662



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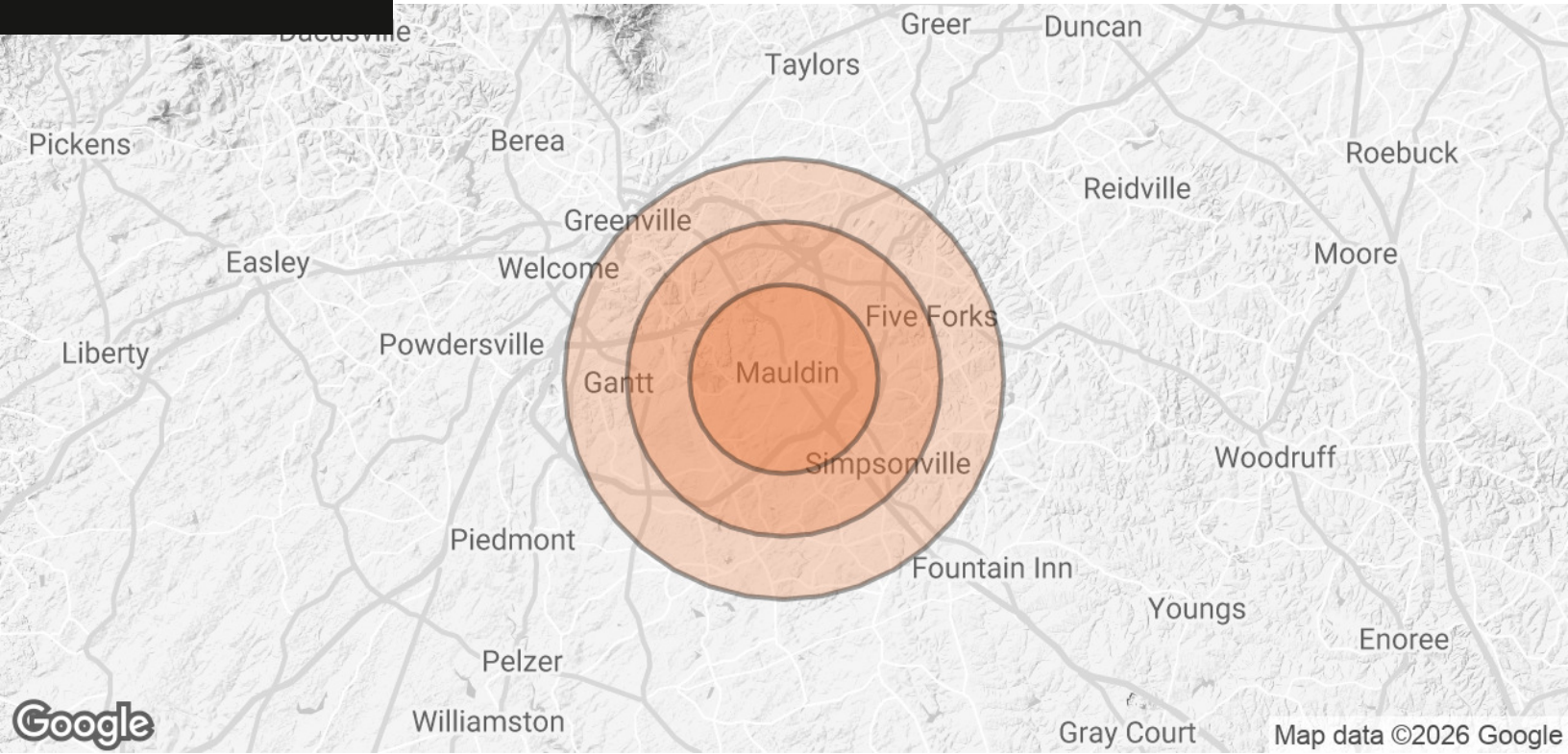
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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (Q4 2025)	±8,808	±47,898	±138,708
POPULATION GROWTH PROJECTION	+4.3%	+5.8%	+5.3%
AVERAGE HH INCOME	\$99,533	\$103,927	\$120,097
MEDIAN HOME VALUE	\$380,361	\$362,048	\$441,607
DAYTIME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

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