



# PREMIER MULTI-TENANT FLEX CENTER

323-325 New Neely Ferry Rd, Mauldin SC 29662



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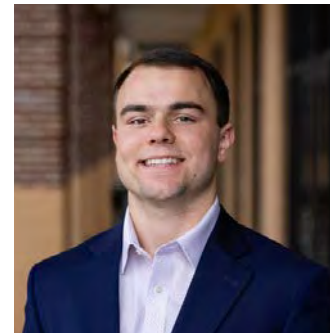
# PREMIER MULTI-TENANT FLEX CENTER

Mauldin, South Carolina



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# INVESTMENT SUMMARY

## Executive Summary:

New Neely Ferry Flex Center is a  $\pm 20,775$  SF Multi-Tenant Industrial/Flex Property in Mauldin, SC. The property is comprised of eight flexible suites situated on  $\pm 2.81$  acres, including a spare lot. The property features durable block construction on a concrete slab foundation and a newly installed TPO roof. Strategically positioned for flexible uses, the site offers high visibility on Hwy 276 and immediate access to major transit corridors including I-385, I-185 and I-85.



**List Price: \$3,200,000**

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## Property Information:

- **Total SF:**  $\pm 20,775$  SF
- **Total Acreage:**  $\pm 2.81$
- **Number of Suites:** 8
- **Current Occupancy:** 86%

## Investment Highlights:

- Small Flex Suites: ranging from 1,798 SF to 3,651 SF
- Fully conditioned suites
- Visibility and signage on Hwy 276 ( $\pm 22,800$  VPD)
- New TPO Roof (2025)
- $\pm 1$  mile to I-385
- $\pm 1$  mile to 185 (toll)
- $\pm 4$  miles to I-85
- $\pm 3$  minutes to the heart of Mauldin
- $\pm 15$  minutes to Downtown Greenville

## Financials:

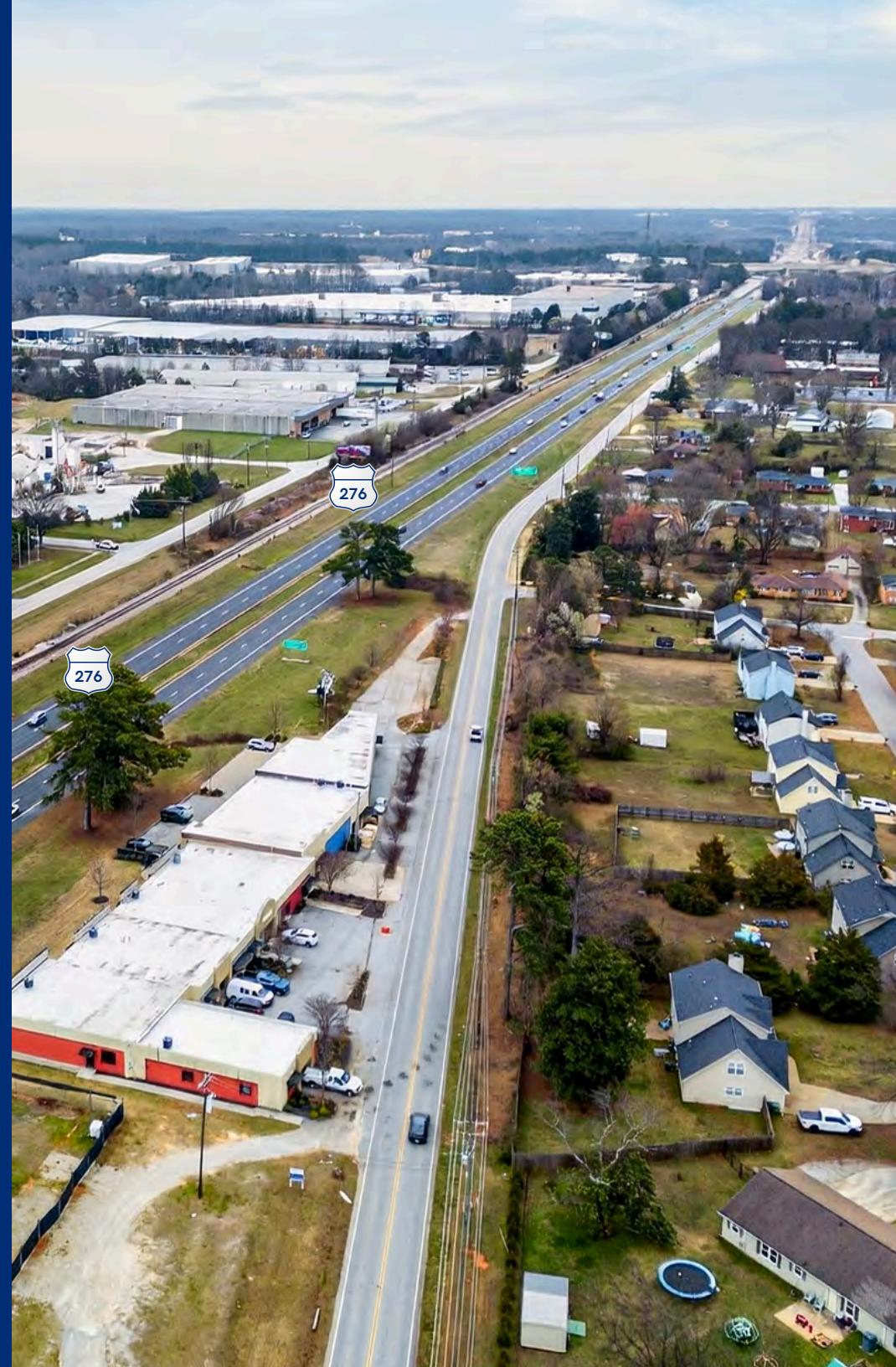
- Contact Brokers for financials

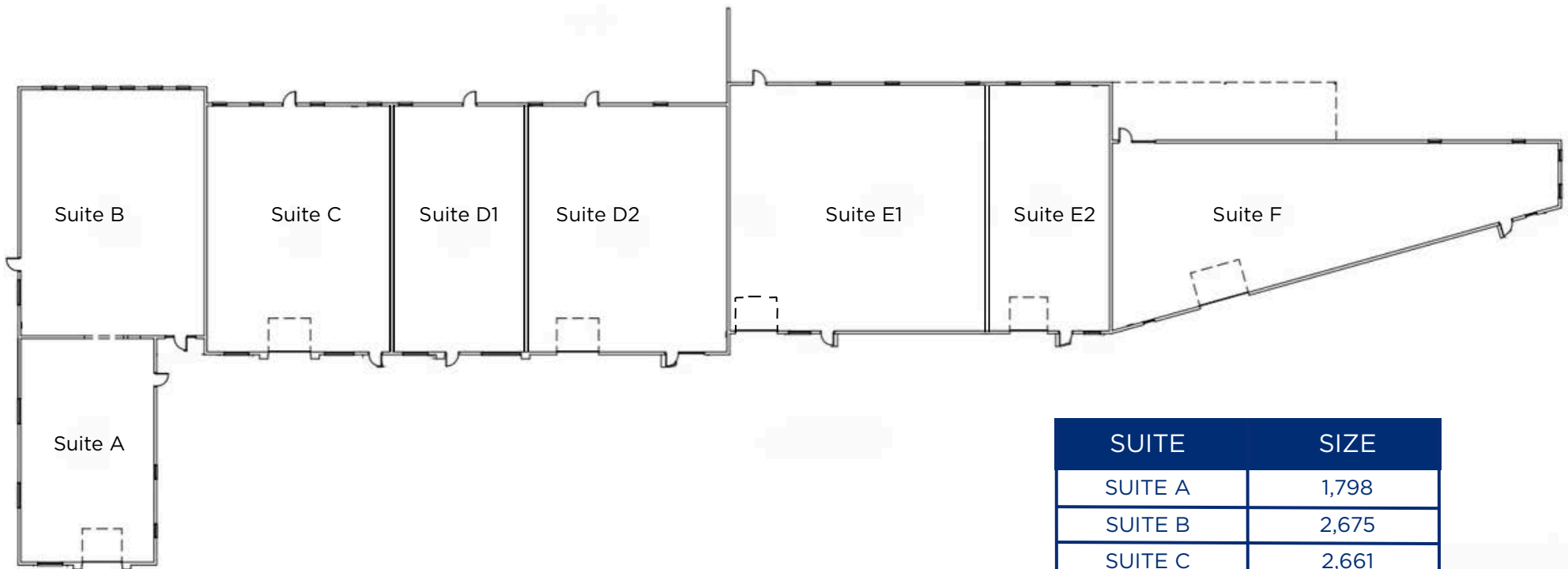
# PROPERTY SUMMARY



# PROPERTY OVERVIEW

<b>Address:</b>	325 New Neely Ferry Rd Mauldin, SC 29662
<b>County:</b>	Greenville
<b>Acreage:</b>	Total of ±2.81
• <b>Parcel A:</b>	±1.8
• <b>Parcel B:</b>	±1.01
<b>Zoning:</b>	S-1
<b>Year Built:</b>	1990
<b>Foundation:</b>	Concrete Slab
<b>Exterior:</b>	Block
<b>Suites:</b>	8
<b>Total SF:</b>	±20,775
<b>Greenville County TMS:</b>	
• <b>Parcel A:</b>	M006020103002
• <b>Parcel B:</b>	M006020103001





SUITE	SIZE
SUITE A	1,798
SUITE B	2,675
SUITE C	2,661
SUITE D1	1,920
SUITE D2	2,900
SUITE E1	3,651
SUITE E2	1,822
SUITE F	3,348

# PARCEL OVERVIEW

## PARCEL A

- Tax Map #:M006020103002
- ±1.8 Acres

## PARCEL B

- Tax Map #:M006020103001
- ±1.01 Acres



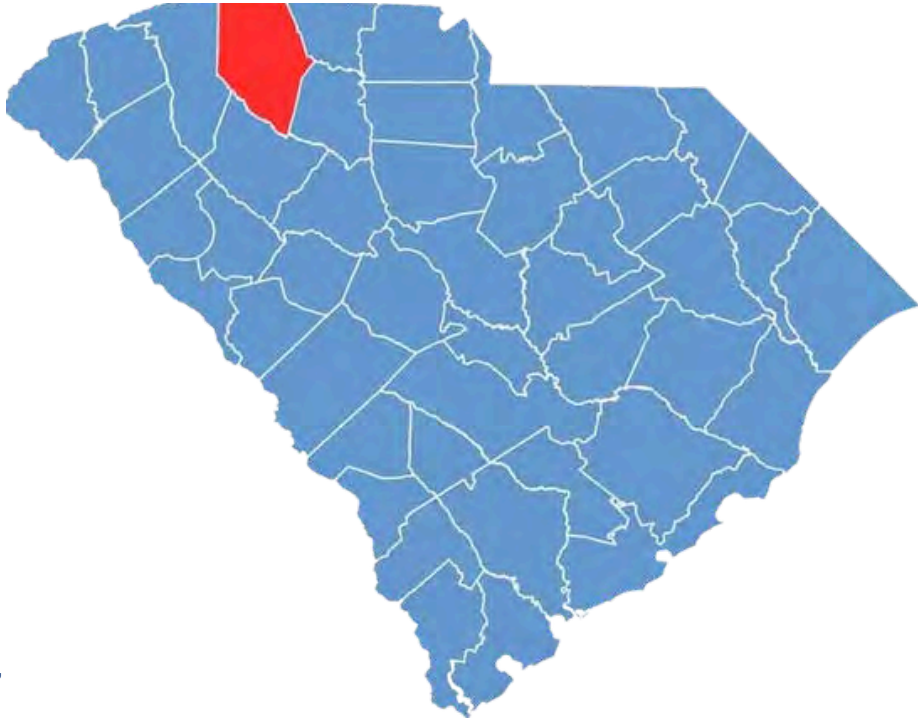








Mauldin, South Carolina, is emerging as one of the Upstate’s most attractive locations for commercial investment. Situated between Greenville and Simpsonville, Mauldin benefits from direct access to major transportation corridors including Interstate 85 and Interstate 385, placing businesses within minutes of the region’s largest employment and retail centers. The city is part of the thriving Upstate economy, supported by major employers such as BMW, Michelin, and Milliken & Company, whose continued presence drives job growth, population increases, and sustained demand for commercial space.



For investors, Mauldin offers a compelling combination of stability and growth. The city continues to experience strong residential expansion, bringing new consumers and workforce talent to the area, while nearby commercial corridors along Woodruff Road and Laurens Road remain among the most active retail and business districts in the Upstate. Strategic planning efforts, including the development of BridgeWay Station mixed-use district, reflect Mauldin’s commitment to thoughtful growth and long-term economic vitality. With its central location, expanding population base, and proximity to Greenville’s economic engine, Mauldin is well positioned as a market where commercial real estate can benefit from both immediate demand and sustained appreciation.



# POPULATION OVERVIEW

**MAULDIN, SC**

25,985  
2023

31,474  
2025

37,200+  
2028

**GREENVILLE COUNTY, SC**

559,696  
2023

581,794  
2025

610,000+  
2028

**GSP MSA**

975,480  
2023

982,000  
2025

1,000,000+  
2028



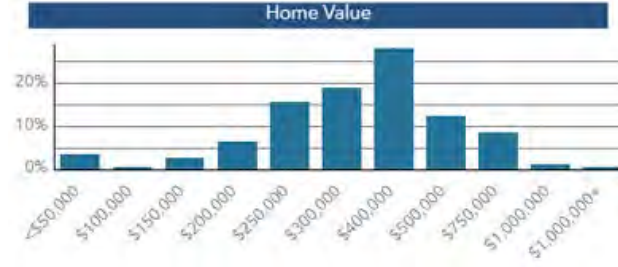
# DEMOGRAPHICS

POPULATION & GROWTH	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,900	50,062	132,224
HOUSEHOLDS	1,949	21,154	54,823
AVERAGE SIZE HOUSEHOLD	2.5	2.36	2.4
MEDIAN AGE	40.5	39.6	39.7
MEDIAN HOUSEHOLD INCOME	\$86,466	\$87,989	\$76,565
MEDIAN HOME VALUE	\$278,842	\$305,253	\$338,340

**1 MILE**



**3 MILES**



**5 MILES**





**ABOUT REEDY**



# BROKERAGE OVERVIEW

At Reedy, we're not just a brokerage; we're a team built on collaboration, culture, and results. Our people are our greatest investment, and we equip them with the tools, support, and opportunities to thrive.

## The Reedy Advantage

- Full in-house marketing team & broker support
- Streamlined back-office and transaction management
- Ongoing training, mentorship, and professional development
- Opportunity to grow across multiple real estate divisions (Commercial, Land, Residential, Property Management)

## Culture That Sets Us Apart

- A collaborative, team-first mindset
- A fun, energetic office environment
- Community engagement and giving back locally
- Leadership that celebrates wins and supports new ideas
- A culture where hard work and personality both matter

## Proven Track Record

- 1.7M+ square feet brokered
- 1,500+ transactions closed
- \$1.1 Billion in total sales volume

At Reedy Commercial, we care about the **why** behind a commercial property as much as the **what**. That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too. We're invested in every asset class of commercial real estate where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. Additionally, it's what ignites our deepest passion - turning real estate investments into legacies.

## WE'VE BROKERED

\$1.1B+

VOLUME

1.7M+

SQUARE FEET

1,250+

TRANSACTIONS



# CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Reedy Property Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Reedy Property Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Reedy Property Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

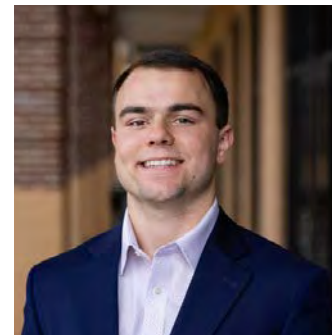
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.



**CONTACT US**



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