

Prime Retail Space **FOR LEASE**



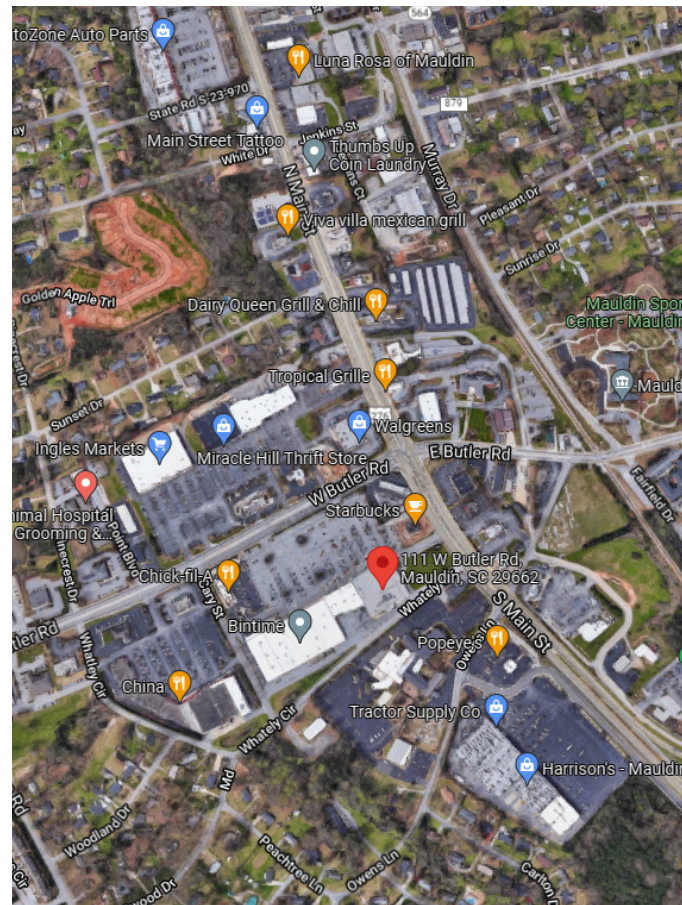
MAULDIN AT BUTLER

111 West Butler Road, Mauldin, South Carolina

- **LESS THAN 20 MINUTES FROM DOWNTOWN GREENVILLE**
- **EXPOSURE FROM TWO BUSY THOROUGHFARES**
- **AMPLE ON-SITE PARKING**
- **2,730 + 87,543 SF (DIVISIBLE)**

Opportunity

The shopping center is located at the busy intersection of US Route 276 (Laurens Road) and West Butler Road. US Route 276 has an approximate daily traffic count of 31,000 cars and West Butler Road has 34,000. If the excellent address is not enough, this site is home to the local Publix Supermarket, Starbucks and Chick-fil-A. Easy access from any of the seven entrances, your customers can be at your door in no time.



PROPERTY FEATURES

20 minutes from Downtown Greenville

Exposure from two busy thoroughfares

