



Proposed Residential Development

27,000 VPD

New Retail Development +/- 4.5 acres

Parkside Villas 85 condos/ townhomes

Sunset Park

New Retail Development

Up to 4.5 acres
699 West Butler Road, Greenville



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The information contained herein has been obtained by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

699 West Butler Road

Property Overview

PROPERTY FEATURES

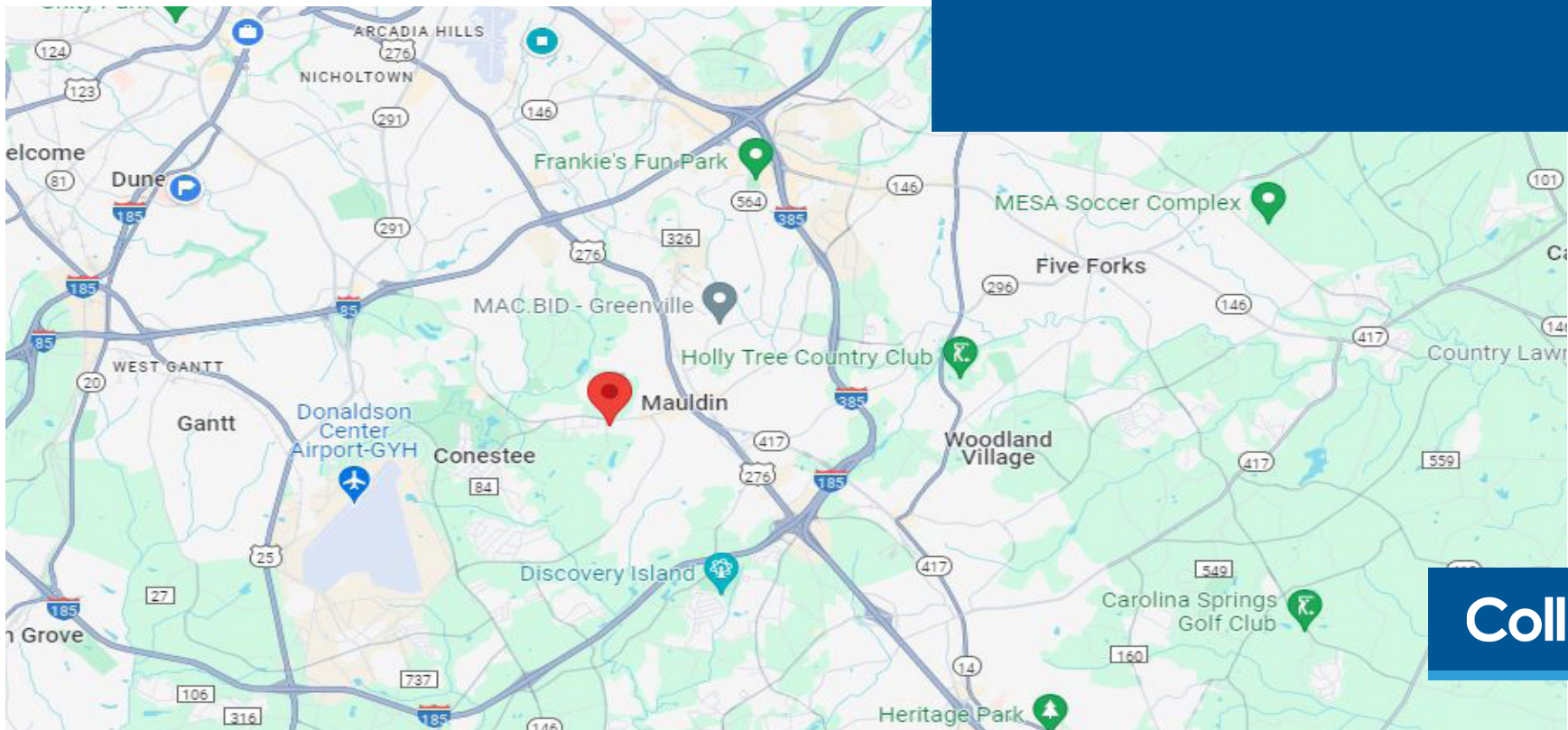
- Up to ±4.5 AC
 - Ground lease opportunity
 - Multi-tenant opportunity
 - 1,400 SF - 9,800 SF
 - Signalized intersection
 - Excellent road frontage
 - More than 48 residential projects underway
- Easy access to major thoroughfares:
 - I-85 (5 mins)
 - I-385 (4 mins)
 - Greenville (15 mins)
 - GSP Intl Airport (15 mins)
 - Zoned city of Mauldin C1

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	5,578	39,867	122,472
Employees	4,501	32,281	98,896
Avg HH Income	\$96,812	\$95,747	\$110,986

TRAFFIC COUNTS

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



699 West Butler Road

Aerial



699 West Butler Road Birds Eye View



Days Inn
QT
Ingles
Cuckoo's
SUBWAY
Waffle House
ACE Hardware
McDonald's
Walgreens
First Citizens Bank

Starbucks
SPINX
bin time
Publix
Chick-fil-A

Ashmore Bridge Estates
120 apartments

Sunset Park

Mauldin Medical Associated

Parkside Villas
85 condos/ townhomes

Proposed Residential Development

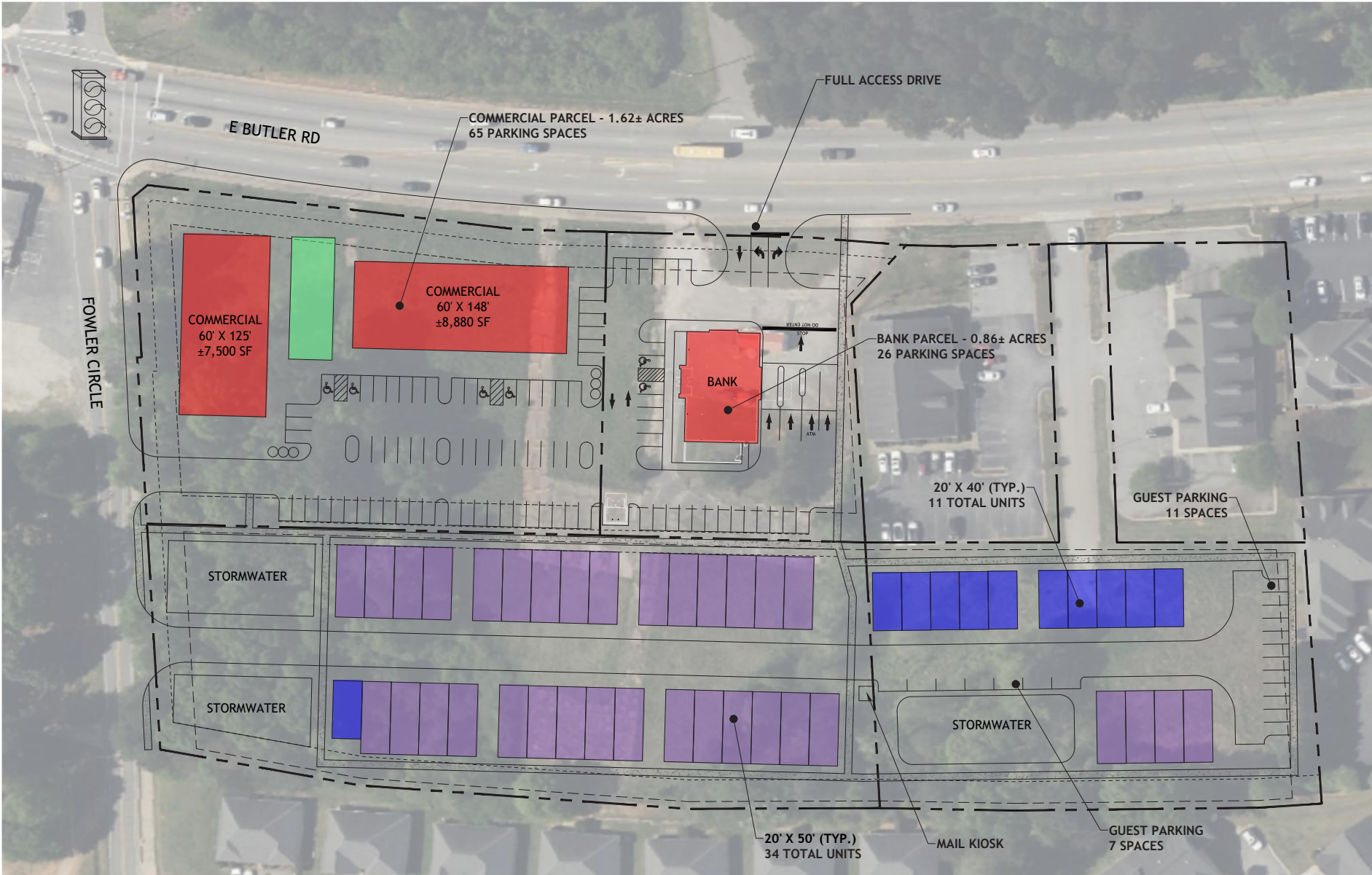
New Retail Development

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Proposed Site Plan



Recent & Upcoming Residential Projects

