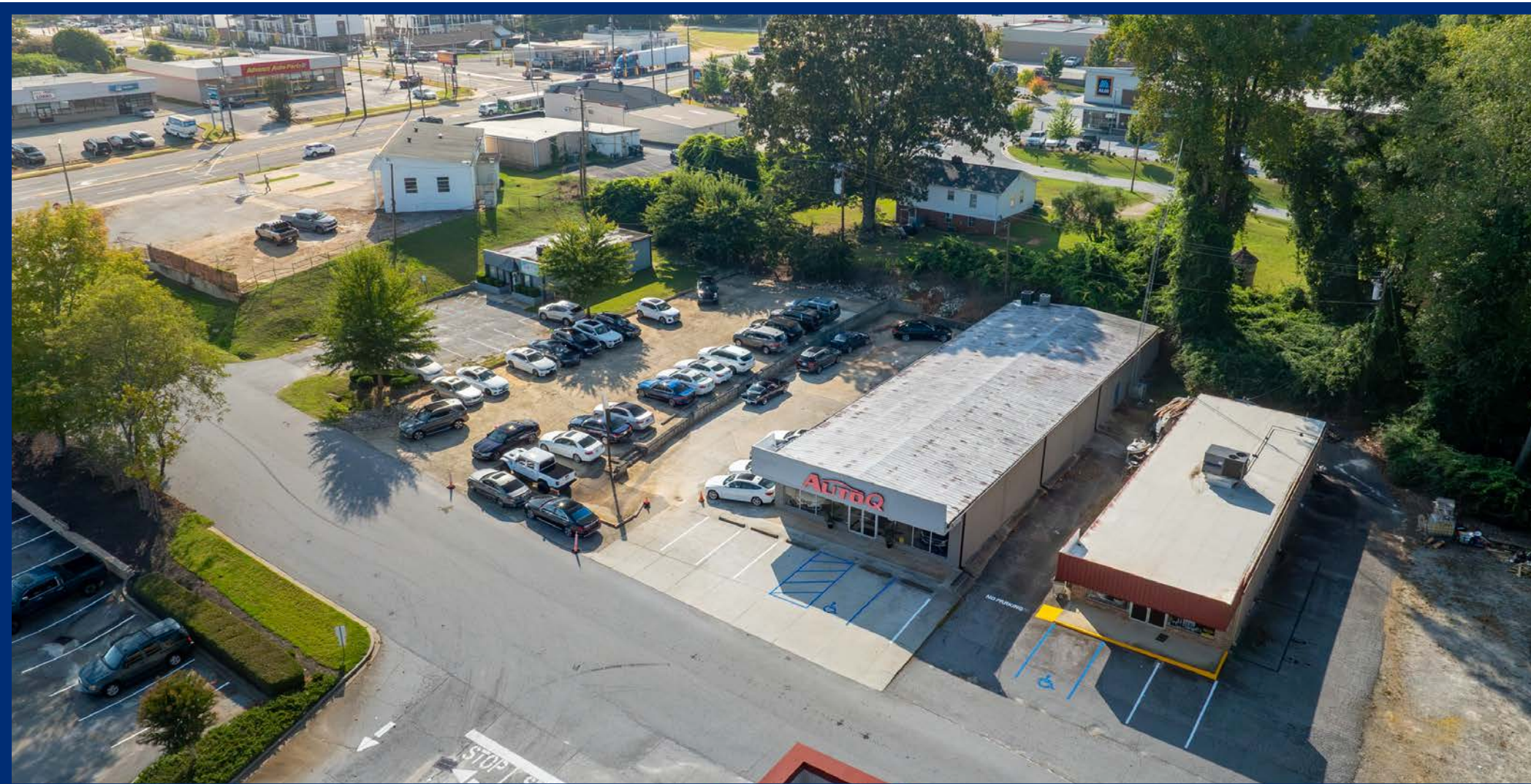


FOR SALE

±4,982 SF Flex Building in Mauldin, SC



107 Evening Way
Mauldin, SC 29662



Carl Hocker Jr.

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Property Overview

107 Evening Way | Mauldin, SC

- ±4,982 SF Retail/Warehouse Building
- ±3,198 SF Retail/Showroom
- ±1,793 SF Warehouse
- Situated on ±0.52 Acres
- Fully Heated & Cooled
- (1) ±8' Roll-Up Door
- ±12' Eave Height | ±14' Center Height
- ±10' Ceilings in Main Retail Area
- (1) ±7' Double-Wide Door
- 100-Amp & 200-Amp Electrical Service
- Located in Mauldin, SC
- Convenient Access to I-385 & Woodruff Road
- Easy Connectivity to Greenville & Simpsonville
- Positioned in Greenville County's Growing Upstate Market
- Ideal for Retail, Showroom, Service, or Flex Users

Offering Summary

Total SF:	±4,982 SF
Sale Price:	\$875,000

Acreage, taxes, utilities and lot dimensions to be verified by Buyer and/or Buyers agent



Parcel Overview

107 Evening Way | Mauldin, SC





Market Overview

Mauldin, SC

5-Mile Population

137.4K

A dense and growing residential base in the Mauldin trade area

5-Mile Households

57.2K

Strong surrounding household density supporting daily consumer demand

Avg. Household Income

\$108.4K

Affluent surrounding demographics with strong purchasing power

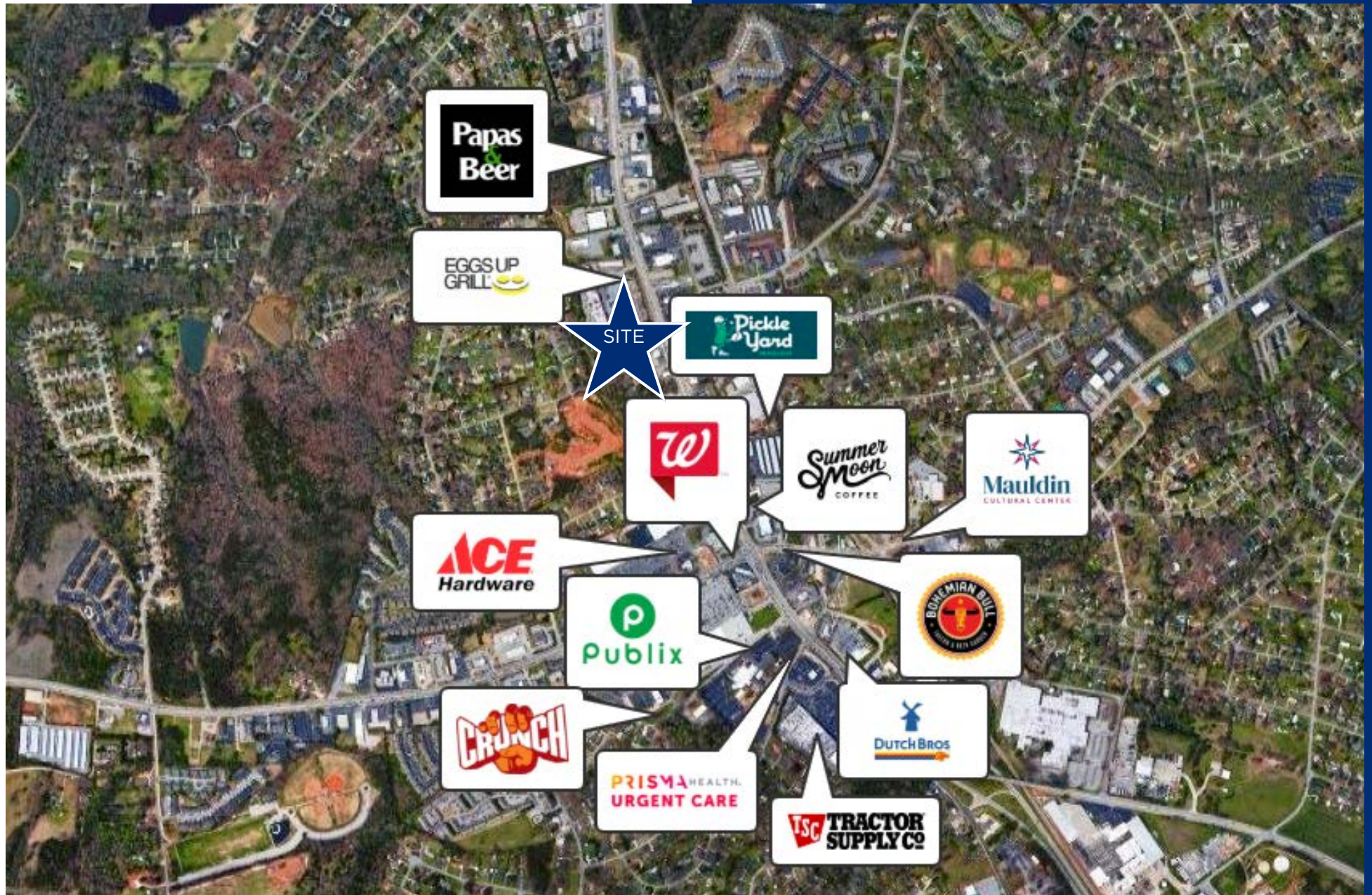
Daytime Employees

79.3K

A substantial daytime workforce driving nearby activity

Local Amenities and Retailers

Mauldin, SC



Confidentiality & Disclaimer

Reedy Property Group

REEDY



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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 Information

Reedy Commercial

WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

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 right 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. And, it's what ignites our deepest passion – turning real estate investments into legacies.



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