



New Retail Development

Up to ± 1.0 acre and 10,000 SF

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

- ±2.5 ac New retail/restaurant development with ±2 ac 38 unit townhome development
- Ground lease or purchase opportunity for ±1.0 acre parcel (see site plan)
- Multi-tenant opportunity
1,000 SF - 5,000 SF
(Two buildings 5,000 SF each- see site plan)
- Signalized intersection
- Multiple points of ingress and egress

- Excellent road frontage
- More than 48 residential projects underway in the immediate and surrounding area
- 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 C-1



DEMOGRAPHICS

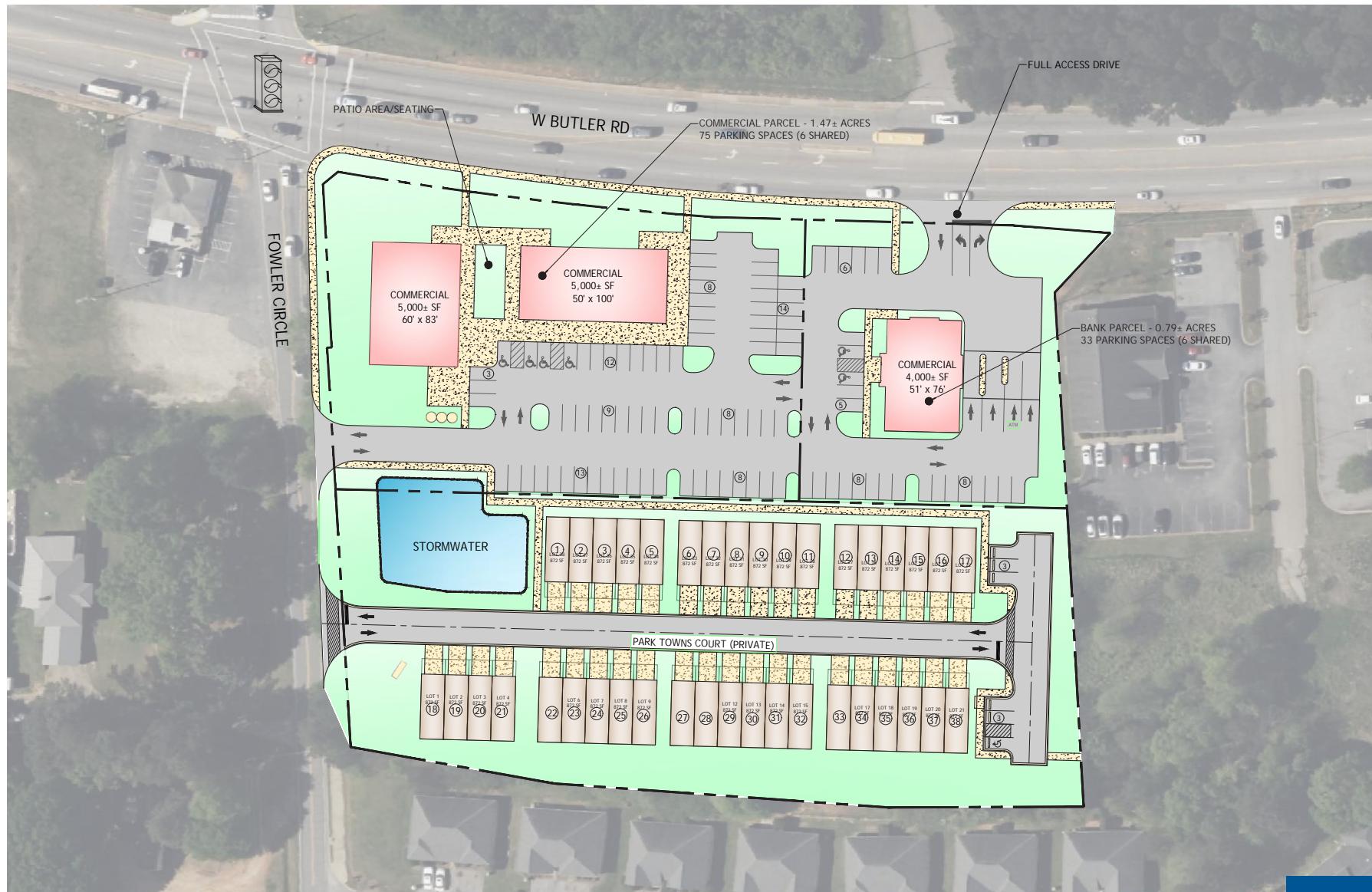
	1 mile	3 miles	5 miles
Population	5,774	42,950	131,757
Employees	3,740	20,835	74,515
Avg HH Income	\$95,731	\$101,341	\$119,323

TRAFFIC COUNTS

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

699 West Butler Road

Site Plan



699 West Butler Road

Birds Eye View



699 West Butler Road

Aerial



Recent and Upcoming Residential Projects

699 W. Butler Road

