



# New Retail Development

*Up to ± 1.0 acre and 10,000 SF*

699 West Butler Road, Greenville



217-A E. Washington Street  
Greenville, SC 29607  
864 752 0300

**Cortney Carter**  
1 864 752 0302  
[gcarter@collettre.com](mailto:gcarter@collettre.com)

**Brayden Wynn, CCIM**  
1 864 752 0304  
[bwynn@collettre.com](mailto:bwynn@collettre.com)

**Bill Runge**  
1 864 752 0301  
[wrunge@collettre.com](mailto:wrunge@collettre.com)



# 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	5,789	41,673	130,409
Employees	3,740	20,835	74,410
Avg HH Income	\$94,952	\$100,941	\$117,975

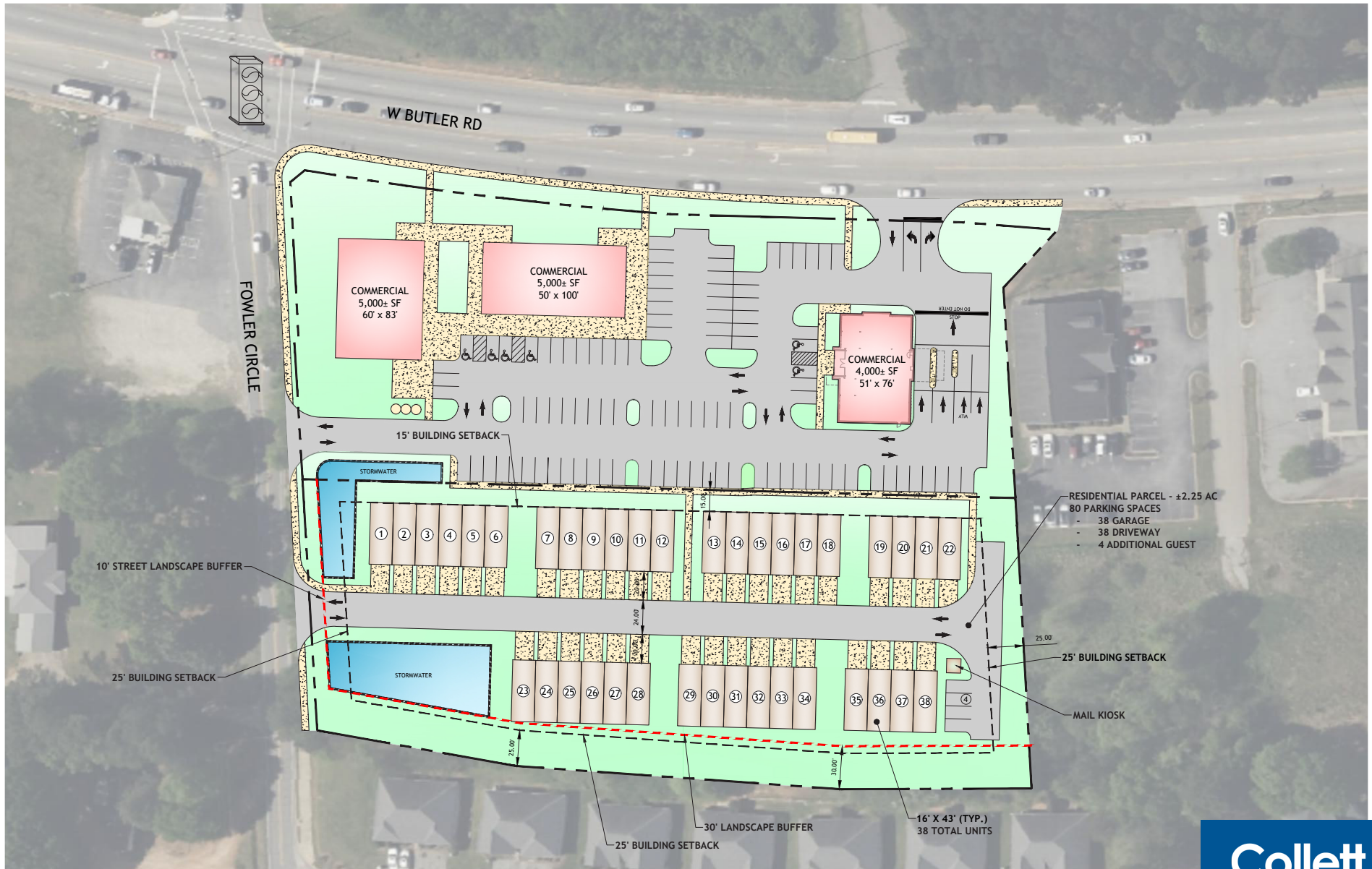
### TRAFFIC COUNTS

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

