



## ±1,200 SF RETAIL SPACE FOR LEASE

113 E. Butler Road, Unit A  
Mauldin, SC 29662



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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**Lease Rate:**  
**\$16/SF (NNN)**

- Great Retail Opportunity to Lease in Mauldin
- Building & Pylon Signage Available
- End Cap Unit with Great Frontage on E. Butler Road
- Close to I-385 and I-85



**MAJOR INTERSTATE ACCESS**



**CLOSE TO I-385 AND I-85**



**ROAD FRONTAGE GREAT VISIBILITY ON E. BUTLER ROAD**



**ACCESS MOVE IN READY**



**SIGNAGE BUILDING & PYLON SIGNAGE AVAILABLE**

**864.704.1040**  
LeeGreenville.com

# PROPERTY OVERVIEW

PROPERTY NAME	Butler Point
TYPE	Retail
TOTAL AVAILABLE SF	±1,200 SF
TOTAL BUILDING SF	±7,200 SF
TAX MAP #	M003010100400
COUNTY	Greenville
CITY LIMITS	Yes, Mauldin City
ZONING	C-2 Commercial
YEAR BUILT	2005
OFFICE	Yes, One (1) Private Office
SIGNAGE	Yes, Building & Pylon
ROAD FRONTAGE	Yes, E. Butler Road
PARKING	Ample
SUBMARKET	Mauldin
RESTROOMS	Yes, One (1)
TRAFFIC COUNT	±16,700 VPD (2023) on E. Butler Rd



# LOCATION OVERVIEW



- 1 Domino's Pizza
- 2 Starbucks
- 3 Chick-Fil-A
- 4 Walgreens
- 5 Mauldin Sports Center
- 6 T-Mobile
- 7 Ingles
- 8 Publix
- 9 O'Reilly

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2028 TOTAL POPULATION PROJECTION	7,383	48,253	135,625
2023 TOTAL POPULATION	7,202	46,578	130,620
2023 - 2028 ANNUAL GROWTH RATE	0.5%	0.7%	0.8%

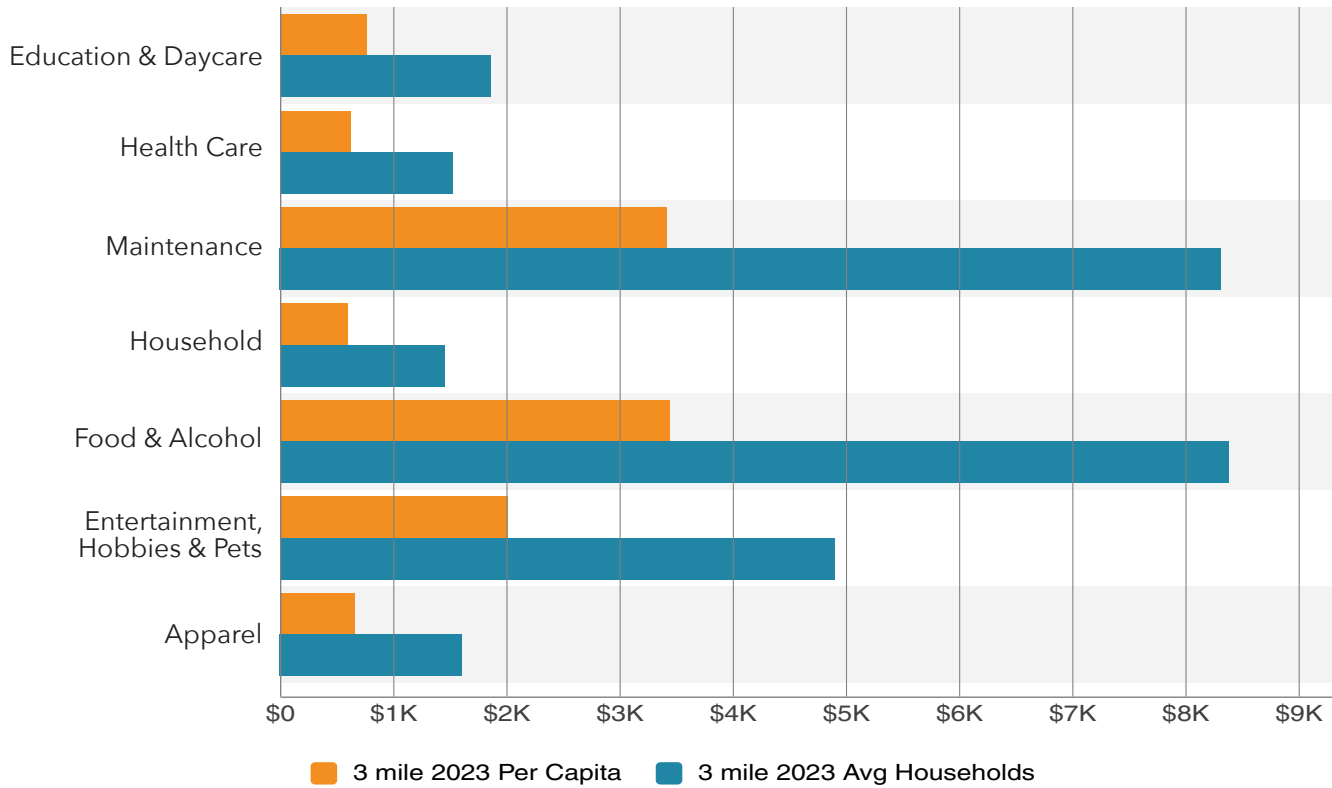
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2028 HOUSEHOLD PROJECTION	3,219	19,849	54,637
2023 HOUSEHOLDS	3,141	19,121	52,571
2023 - 2028 ANNUAL GROWTH RATE	0.5%	0.8%	0.8%
2023 MEDIAN HOUSEHOLD INCOME	\$61,025	\$72,187	\$73,587
2023 AVERAGE HOUSEHOLD INCOME	\$73,358	\$90,434	\$95,313



## TRAFFIC COUNT

±16,700 VPD (2023) ON E. BUTLER RD

## Per Capita & Average Household Spending





# LEARN MORE GIVE US A CALL



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