

FOR LEASE

±1,500 SF | RETAIL

103-105 E BUTLER ROAD, SUITE I, MAULDIN, SC 29662



## LISTING DATA

**BUILDING SIZE:** ±22,400 SF  
**AVAILABLE SPACE:** ±1,500 SF (SUITE I)  
**ZONING:** C-2; COMMERCIAL  
**COUNTY:** GREENVILLE  
**CITY LIMITS:** YES; CITY OF MAULDIN  
**TAX MAP #:** M003010100700

**FEATURES:**

- Great Retail Opportunity to Lease in Mauldin
- Two (2) Hard Wall Offices
- Three (3) Points of Access
- Building Signage Available
- Pylon Signage Available
- Approximately 11 Miles to I-385 & 5.8 Miles to I-85
- Large Residential Density in Close Proximity to Building
- 2019 Traffic Counts: ±17,900 VPD on E Butler Road & ±35,800 VPD on S Main Street

## ECONOMIC DATA

**LEASE RATE:** \$12.00 / SF (NNN)



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POPULATION	3 MILE	5 MILE	10 MILE
2020 Population Estimate:	44,672	127,686	395,089
2025 Population Projection:	47,769	136,937	422,245
Pop. Growth 2020-2025:	6.93%	7.25%	6.87%

HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2020 HH Estimate:	18,289	51,131	156,103
HH Growth 2020-2025:	7.11%	7.29%	6.85%
Median Household Income:	\$71,615	\$70,786	\$64,935
Average Household Income:	\$85,471	\$91,236	\$85,504



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**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



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