



Proposed Residential Development

27,000 VPD

New Retail Development +/- 4.5 acres

Parkside Villas 85 condos/ townhomes

Sunset Park

New Retail Development

Up to 4.5 acres
699 West Butler Road, Greenville



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

Bill Runge
1 864 752 0301
wrunge@collettre.com

Cortney Carter
1 864 752 0302
gcarter@collettre.com

Brayden Wynn, CCIM
1 864 752 0304
bwynn@collettre.com

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

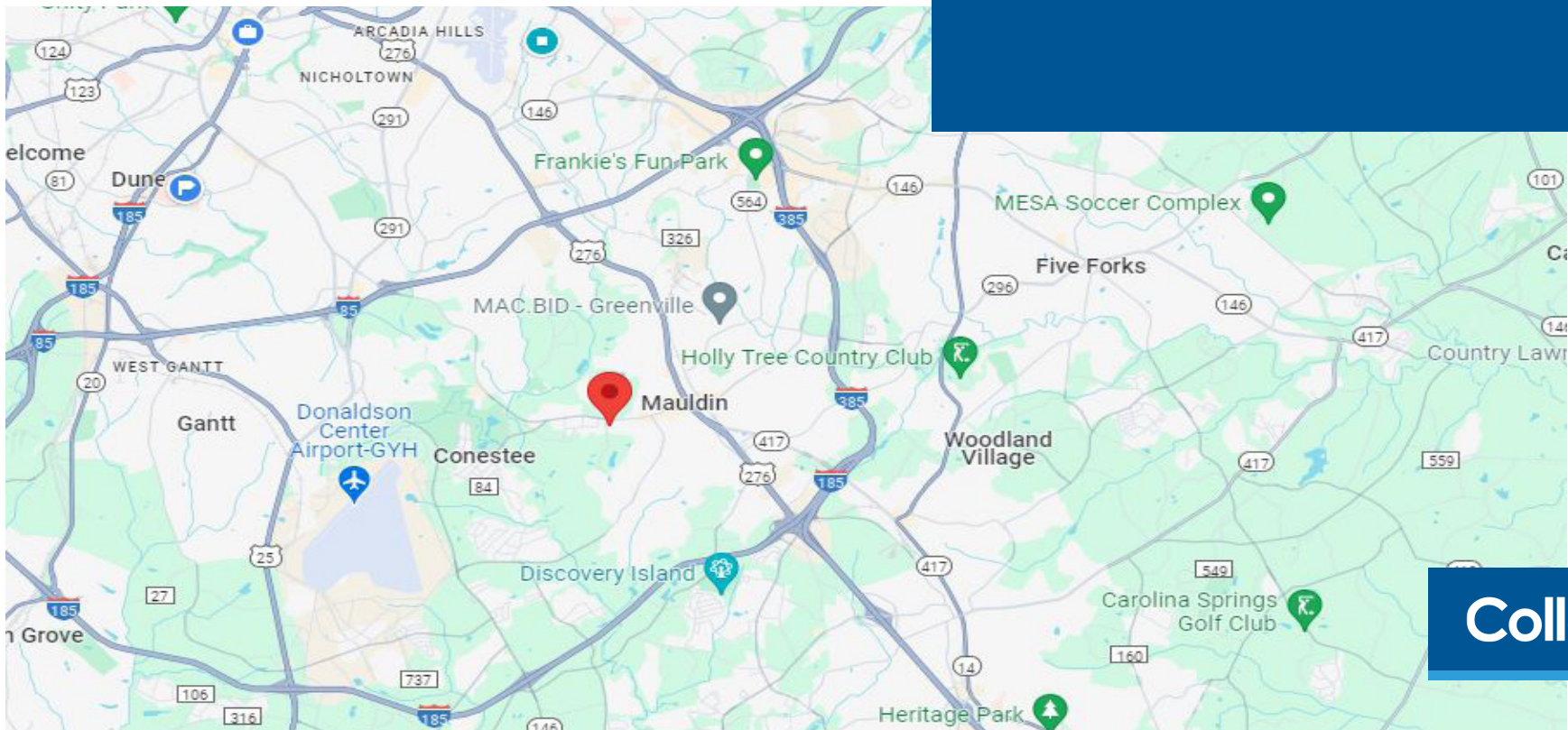
- Up to ±4.5 AC
 - Ground lease opportunity
 - Multi-tenant opportunity
 - 1,400 SF - 9,800 SF
 - Signalized intersection
 - Excellent road frontage
 - More than 48 residential projects underway
- Easy access to major thoroughfares:
 - I-85 (5 mins)
 - I-385 (4 mins)
 - Greenville (15 mins)
 - GSP Intl Airport (15 mins)
 - Zoned city of Mauldin C1

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	5,578	39,867	122,472
Employees	4,501	32,281	98,896
Avg HH Income	\$96,812	\$95,747	\$110,986

TRAFFIC COUNTS

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



699 West Butler Road

Aerial



699 West Butler Road Birds Eye View



Ashmore Bridge Estates
120 apartments

Sunset Park

Parkside Villas
85 condos/ townhomes

Proposed Residential Development

Mauldin Medical Associated

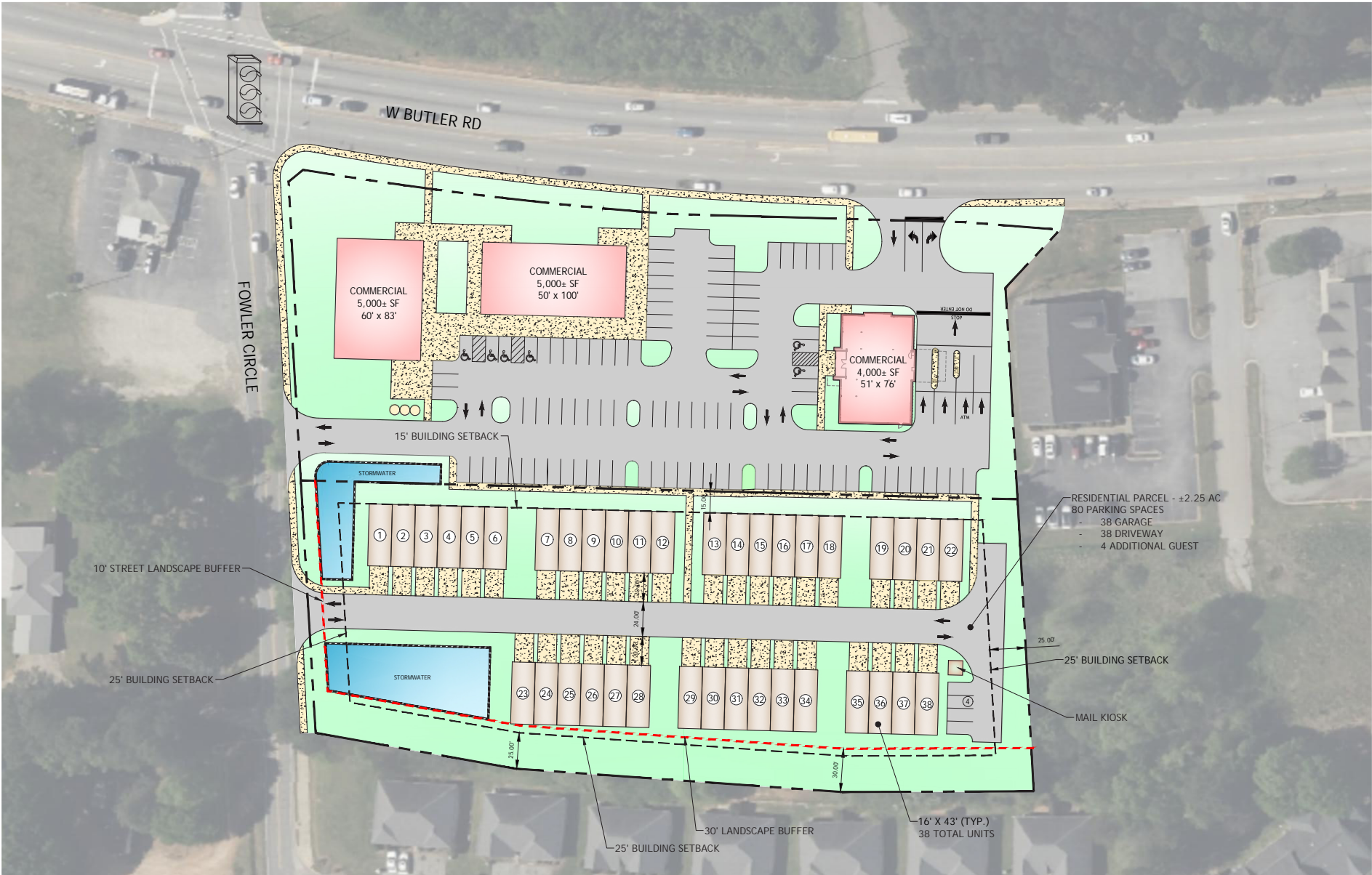
New Retail Development

27,000 VPD



699 West Butler Road

Proposed Site Plan



Recent & Upcoming Residential Projects

