



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

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

Bill Runge
1 864 752 0301
wrunge@collettre.com

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

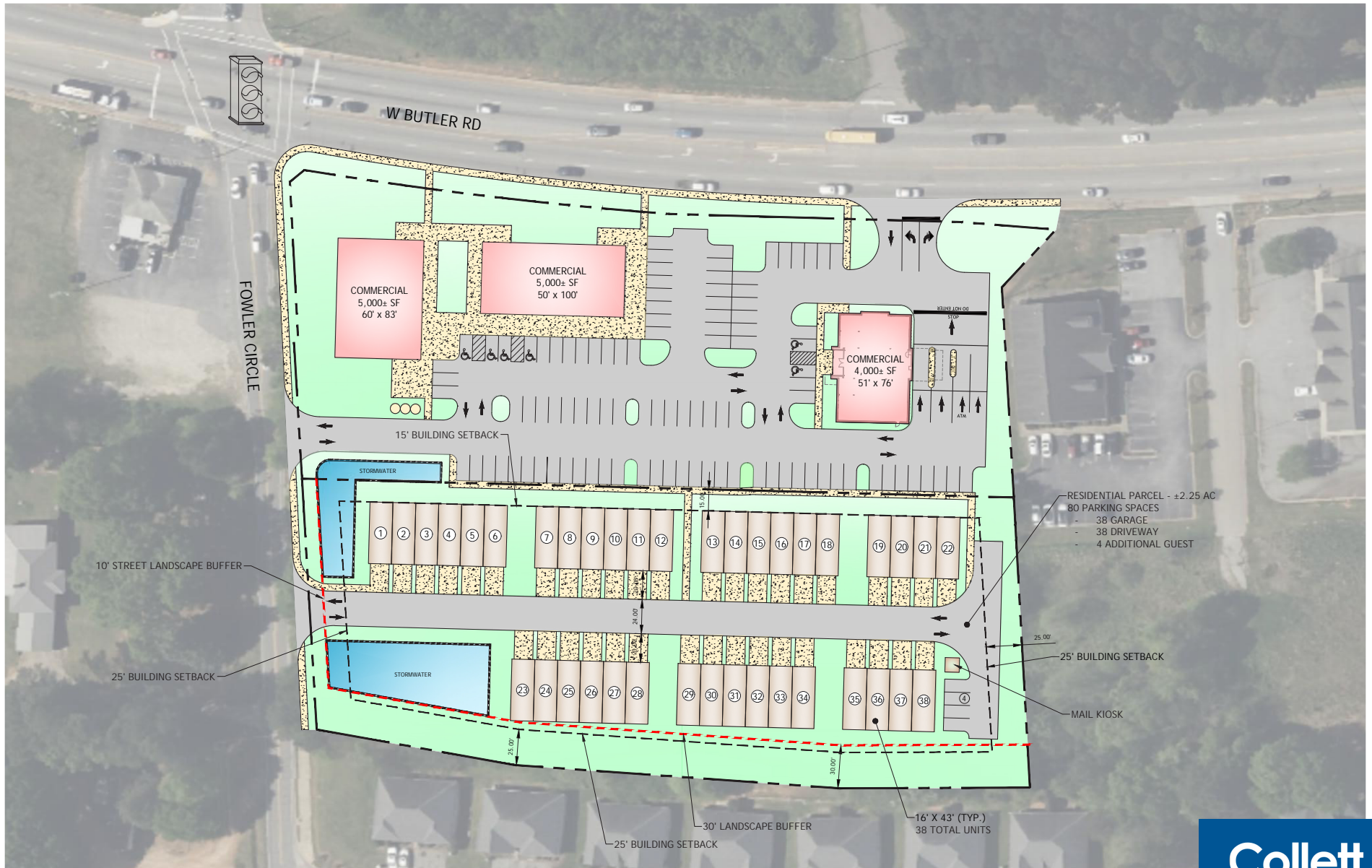
TRAFFIC COUNTS

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



699 West Butler Road

Site Plan



699 West Butler Road

Birds Eye View



699 West Butler Road
Aerial



Recent and Upcoming Residential Projects

699 W. Butler Road

