



## OFFERING SUMMARY

LEASE RATE:	\$11.00 SF/yr (NNN)
NNN EXPENSES:	\$3.00 PSF
BUILDING SIZE:	±7,200 SF
AVAILABLE SF:	±1,800 SF UP TO ±2,200 SF
LOT SIZE:	±2.87 Acres
ZONING:	C2 & R15
MARKET:	Mauldin
SUBMARKET:	Greenville/ Simpsonville
APN:	M008010100204 & M008010100200

## PROPERTY OVERVIEW

SVN Blackstream is pleased to present the opportunity to lease space in Henderson Plaza. Roughly ±2,200 SF are available within the plaza that sits just .5 miles from the Mauldin City Center project, a new ± 24 AC redevelopment that will include 350+ Class-A multi-family apartments, a town green, restaurants/retail and an office component. Mauldin continues to see a commercial expansion and a residential boom, having recently been named the #1 housing market in SC by SmartAsset. This site is also not far from the second busiest intersection in Greenville County - the corner of N Main [35,200 VPD] & Butler Road [28,900 VPD].

## PROPERTY HIGHLIGHTS

- ±33,000 VPD on North Main Street
- ± 40 parking spaces
- Large glass storefront with abundant natural light
- Rapid residential growth and new development in Mauldin
- Offered at just \$11/sf NNN

### DUSTIN TENNEY

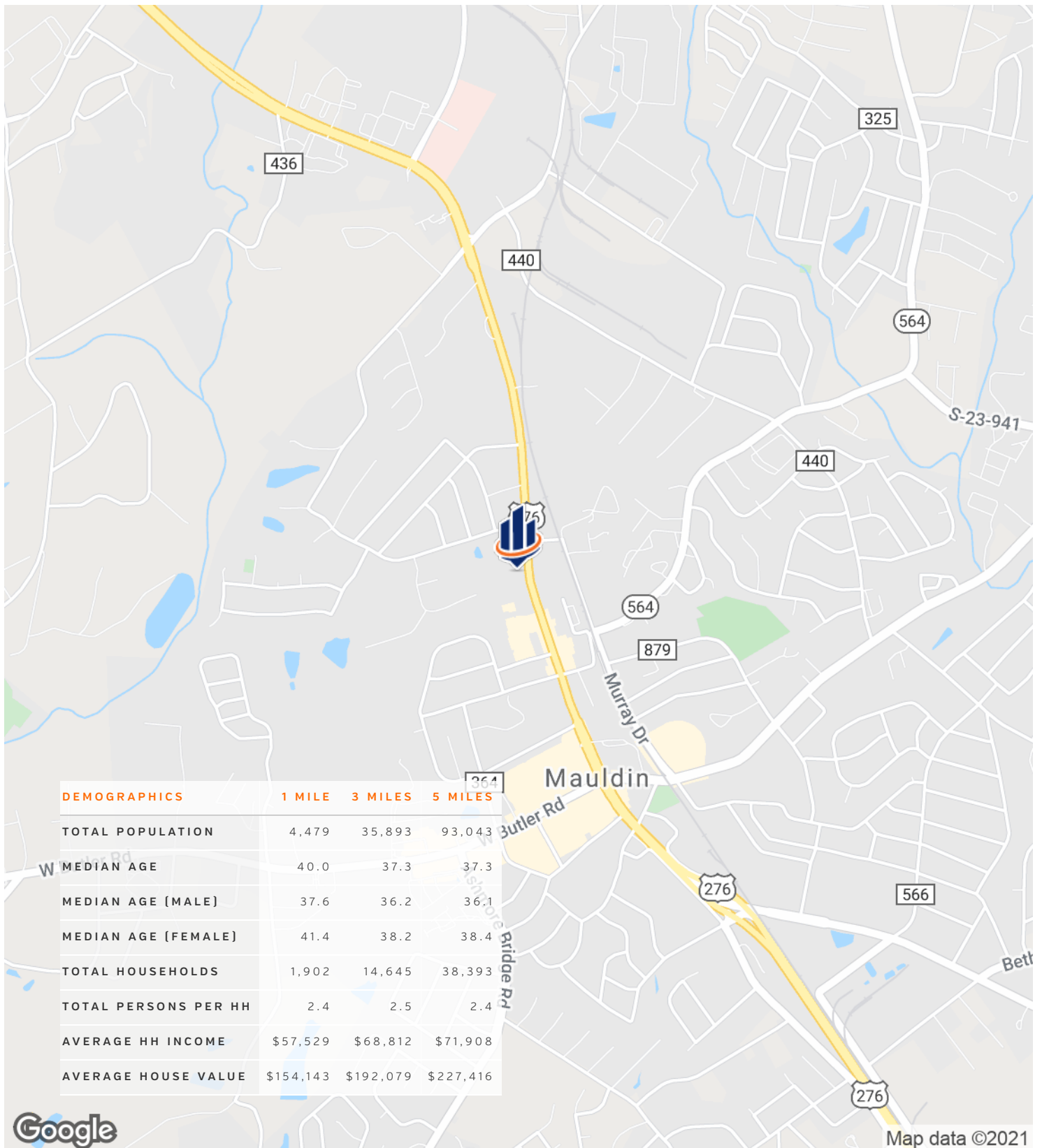
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## MAULDIN, SOUTH CAROLINA

Located in beautiful Upstate South Carolina, Mauldin is a progressive community of approximately 24,000 people. Mauldin is centrally positioned, in Greenville County, between Atlanta and Charlotte. Mauldin boasts 78 acres of parks and greenways, 11 bike trails and a Cultural Center that hosts 30,000 people and 1,000 events annually.

Mauldin was named for William Mauldin who, as Lieutenant Governor of the state in 1886, used his influence to alter the route for a new railroad to come through the town rather than to by-pass it. Mauldin's population fluctuated with economic changes brought on by two World Wars and in between, the Great Depression. The construction and operation of Donaldson Air Force Base in the early 1940s brought more people to live and work in the area. A stability was achieved during this time and even when the base was decommissioned at the end of the war, Mauldin continued to grow slowly. In 1969, Mauldin traded in its official designation as a town and became the City of Mauldin. The city of Greenville is only 8 miles north of Mauldin on US 276.

## LOCATION DETAILS

<b>MARKET</b>	Mauldin
<b>SUB MARKET</b>	Greenville/Simpsonville
<b>COUNTY</b>	Greenville

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# SVN BLACKSTREAM

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## RETAIL SERVICES

**PROUDLY SERVING THE CAROLINAS**



**INVESTMENT SALES | LANDLORD REPRESENTATION | TENANT REPRESENTATION**



## ABOUT SVN | BLACKSTREAM

*A full service commercial real estate firm serving the Carolinas*

SVN Blackstream is one of the fastest growing real estate firms in the Carolinas, with offices in Greenville, Charlotte, Columbia, Asheville and Charleston.

With \$200 Million in transaction volume in 2019, SVN Blackstream is one of the highest producing affiliates out of more than 200 SVN offices nationwide.



# MEET "THE TEACHERS"

IN 2018 DUSTIN TENNEY AND DANIEL HOLLOWAY TOOK A LEAP OF FAITH AND LEFT THEIR JOBS AS CLASSROOM TEACHERS TO PURSUE A CAREER IN COMMERCIAL REAL ESTATE. FAST FORWARD JUST TWO YEARS LATER, AND DUSTIN AND DANIEL HAVE BUILT ONE OF THE MOST DOMINANT RETAIL BROKERAGE TEAMS IN THE UPSTATE. DRAWING ON THEIR EXPERIENCE IN THE CLASSROOM, "THE TEACHERS" FOCUS ON BUILDING RELATIONSHIPS, EDUCATING THEIR CLIENTS, AND ADDING VALUE THROUGH HUSTLE, RELIABILITY, AND CREATIVITY. IN 2020, COURTNEY PITTS, ALSO A FORMER TEACHER, JOINED THE TEAM AS AN ASSOCIATE ADVISOR.



DANIEL HOLLOWAY



DUSTIN TENNEY



COURTNEY PITTS

BELOW IS A SAMPLING OF THE TENANTS THAT DUSTIN AND DANIEL HAVE HAD THE PRIVILEGE OF WORKING WITH.



[elevation 966 winery]

# CASE STUDIES



## GREENVILLE, SC

### *The Junction @ Downtown Airport*

We represented the landlord to lease 40,000 SF in a mixed-use redevelopment near the Downtown Airport. The tenant mix includes White Duck Taco Shop, Cohesive Coffee, Brits Brothers Personal Training, 11.11 Soccer Training, Elevation 966 Winery, and Adrenaline Dance Fitness

## SIMPSONVILLE, SC

### *Burdette Central*

We are representing the landlord who is revitalizing a community icon from the early 1900s. This indoor/outdoor community gathering space will feature a stage for live music, community green space, rooftop amenities, and secured tenants including Sidewall Pizza, Smoqed BBQ and Kaffeine Coffee Roasters. Estimated completion is Fall 2020.

## SIMPSONVILLE, SC

### *The Shops @ W Georgia*

We are currently working with Hillpointe, LLC for a large  $\pm 36$  AC master development that will include  $\pm 270$  Class-A apartments and  $\pm 90,000$  SF of grocery-anchored retail.

