FOR SALE OR LEASE

±7,000 SF Office Building
Mauldin, South Carolina

NAI Earle Furman

10 Centimeters Drive | Mauldin, SC 29662

Property Features

- **±7,000 SF** just off I-385 and I-85
- Part of 30+ acre mixed use development
- 116 townhomes on site as well as a 702 upscale apartment complex and several retail strip centers
- Located in high growth area
- Vehicles Per Day (E. Butler Road): 15,500
- Zoned C-2; City of Mauldin
- On-site parking provided
- BB&T's new $30 million, 140,000 SF mortgage servicing center which houses over 600 employees is less than a mile away

Lease Rate: $16.50/SF/NNN
Sale Price: $1,155,000 ($165/SF)

2021 AREA DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Total HHs	1,957	16,238	41,173
Population	4,777	40,060	102,442
HH Income	$76,591	$78,519	$82,360

For More Information

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Commercial Real Estate Services, Worldwide.

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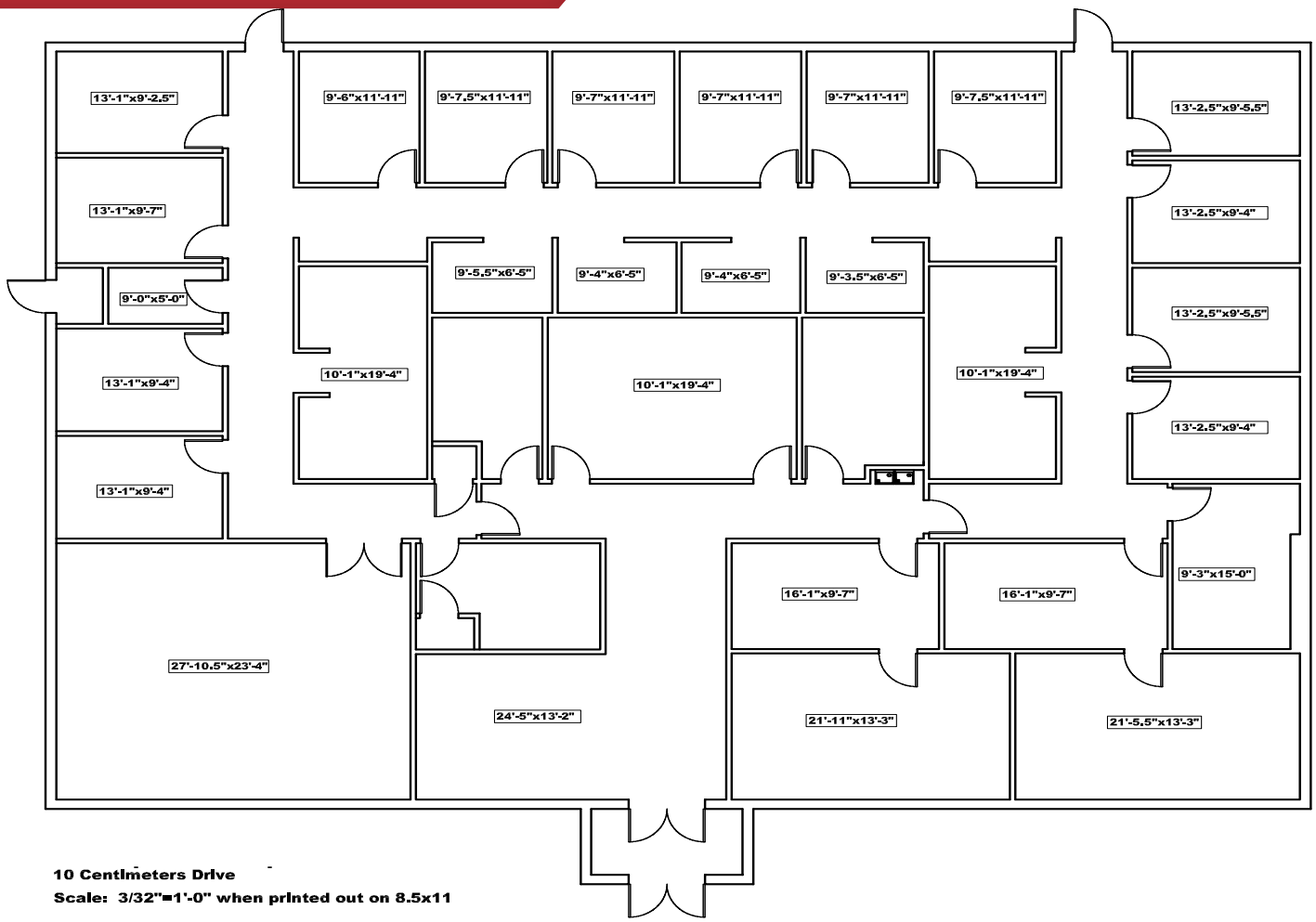

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