

FOR LEASE

1099 E. Butler Road Greenville, SC 29607

NAI Earle Furman

\$17.50 SF/YR (NNN)



Two (2) Units in Brookfield Promenade

- Suite L - ±1,118 SF
- Suite G - ±1,416 SF
- New ownership actively seeking opportunities for the vacancies
- Adjacent to Brookfield Office Park which employs over 3,500
- Close proximity to Golden Strip Career Center, Mauldin Elementary, Middle & High School
- Zoned: S-1 - City of Mauldin
- Located near Woodruff Road
- Traffic count: 21,656 VPD (E. Butler Road)
- Co-tenants: State Farm, Lazy Chicken, Crave Coffee, Chun Chun, Code Ninja, Caesars Mediterranean Grill, 9Round, and My Baby's Debut (coming July 2021)



✉ **Jimmy Wright**
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✉ **Geoff Beans**
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Any To Be Implied.

📍 **101 E Washington St**
Greenville, SC 29601
naiearlefurman.com

Area Maps

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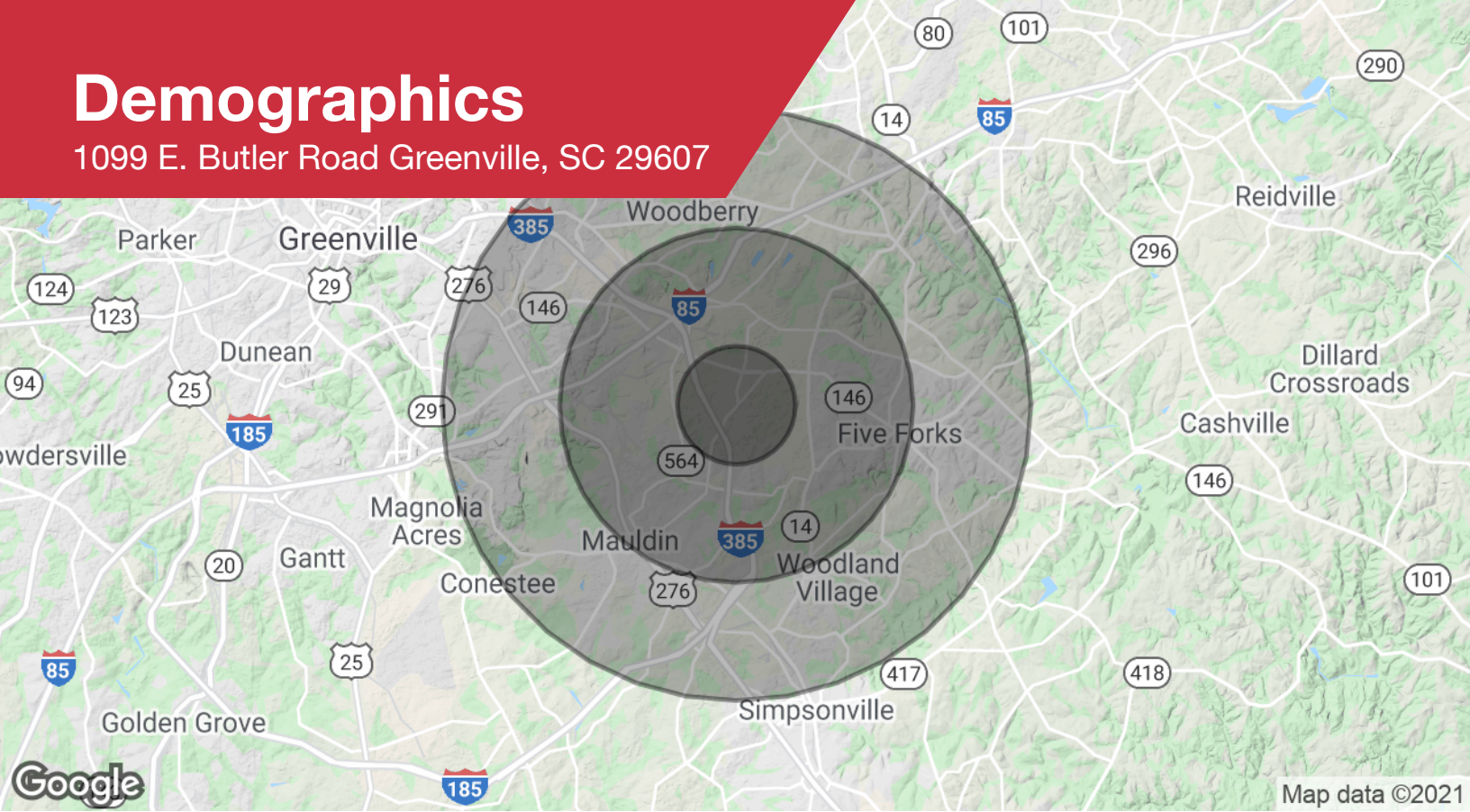
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Demographics

1099 E. Butler Road Greenville, SC 29607



Population

	1 Mile	3 Miles	5 Miles
Total population	4,974	39,565	108,927
Median age	37.9	39.3	38.7
Median age (male)	37.5	37.5	37.3
Median age (Female)	38.8	40.9	39.8

Households & Income

	1 Mile	3 Miles	5 Miles
Total households	1,938	15,985	43,584
# of persons per HH	2.6	2.5	2.5
Average HH income	\$87,285	\$87,415	\$86,086
Average house value	\$261,456	\$307,201	\$285,635

* Demographic data derived from 2010 US Census

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