



### PROPERTY SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present an opportunity to lease this former bank branch.

This end cap to the larger Crescent Wood Village retail shopping plaza has maximum visibility on E Butler Road to ±16,500 VPD and right off I-385 (±104,700 VPD).

In addition to the high traffic counts, this end cap also is .5 miles from Mauldin High School, one of Greenville, SC's largest and top performing high schools.

### PROPERTY HIGHLIGHTS

- Prime end cap opportunity on E Butler Road in Mauldin
- Current set up as a financial institution, but could be converted to a restaurant/QSR
- Right off I-385 and down the street from Mauldin HS
- Several offices built out inside and a two-lane drive thru already in place
- Great co-tenancy on E Butler Road with HipBurger, Pinnacle Bank,

<b>Base Rent</b>	\$25 SF PSF
<b>Endcap Available SF</b>	±2,000 SF
<b>In-line Available SF</b>	±1,500 SF
<b>Zoning</b>	C2
<b>Year Built</b>	2005



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# Interior Photos (end cap)

**Crescent Wood Village**

787 East Butler Road, Mauldin, SC 29662



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# Aerial Photos

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±224 apartments

**ARBORS AT BROOKFIELD**  
— BY IRT LIVING —  
±702 apartments

E Butler Rd. (±16,500 VPD)



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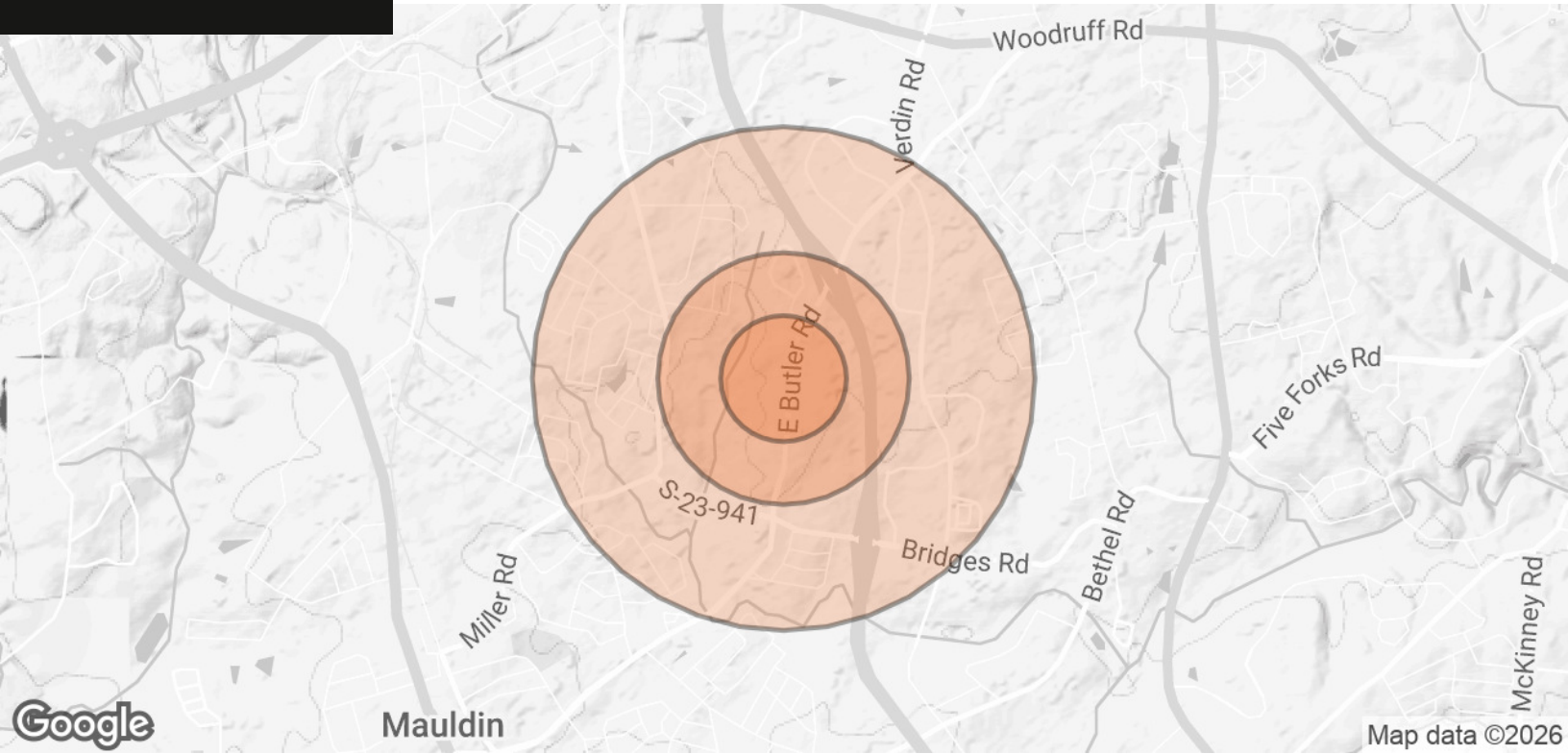


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# Demographic Information

## Crescent Wood Village

787 East Butler Road, Mauldin, SC 29662



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (2026)	±9,061	±58,993	±143,172
PROJECTED GROWTH	+3.9%	+4.0%	+4.4%
AVERAGE HH INCOME	\$112,158	\$125,823	\$133,374
MEDIAN HOME VALUE	\$412,823	\$452,323	\$506,165
DAYTIME POPULATION	±4,144	±24,798	±76,220



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# REEDY RIVER RETAIL

## SPECIALIZED RETAIL BROKERAGE TEAM



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

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Greenville, SC 29615





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