



# FOR SALE

## 0.50 ACRE DEVELOPMENT OPPORTUNITY

305 N Main St  
Mauldin, SC 29662



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

**Eric Scardo**  
Associate  
864.884.8298  
[escardo@lee-associates.com](mailto:escardo@lee-associates.com)

**SALES PRICE:**  
**\$699,000**

- 2 Existing Access Points
- 35,500 AADT (2024)
- Ideal Development for QSR or Retail
- Median HH Income \$84,872 (5 Miles)

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**864.704.1040**  
LeeUpstate.com

**ACREAGE**  
±0.5 ACRES

**ZONING**  
C-2

# PROPERTY OVERVIEW & PHOTOS

PROPERTY NAME	305 N Main Street Mauldin, SC
TYPE	Development
TOTAL LOT SIZE	0.50 AC
COUNTY	Greenville
TAX MAP #	M008.01-01-005.04
ZONING	C-2

ROAD FRONTAGE	146'
UTILITIES	All
TRAFFIC COUNT	35,500 AADT (SCDOT 2024)
DIVISIBLE	No
NOTES	2,067 SF Service Station on Site



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201 W. McBee Ave, Suite 400, Greenville, SC 29601  
320 E. Main Street, Suite 430, Spartanburg, SC 29302  
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# LOCATION OVERVIEW



Click Here to View the Interactive Map

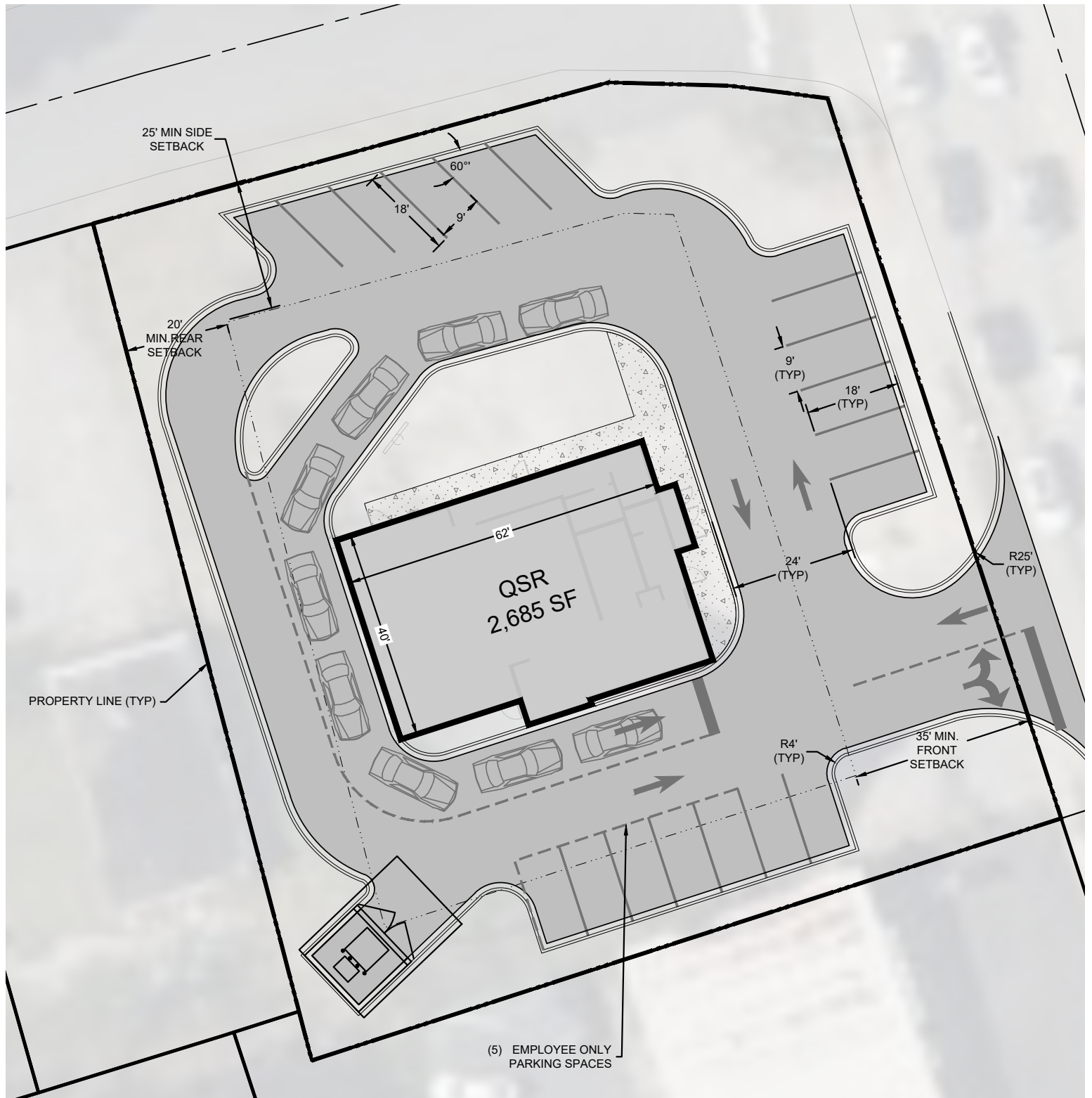
- 1 Aldi
- 2 O'Reilly Auto Parts
- 3 Jiffy Lube
- 4 Tropical Grille
- 5 Wendy's
- 6 Spinx
- 7 Publix
- 8 Ingles



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# CONCEPTUAL QSR PLAN



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