

AVAILABLE FOR LEASE

±300 SF Cafe w/ Common Area Space
306 E Butler Rd Mauldin, SC 29662



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Executive Summary

306 E Butler Rd Mauldin, SC 29662



Property Highlights

- Strong visibility from E. Butler Rd.
- ±300 SF cafe prep and serving stall
- Common Area seating and restrooms
- Designated outdoor patio seating
- ±4,500 SF building with 6 Tenants

Location Highlights

- ±2 minutes to I-385 (Exit 34)
- ±3 minutes to Mauldin Main Street and Mauldin High School
- ±5 minutes to Bridgeway Station
- ±10 minutes to Downtown Greenville and GHS Swamp Rabbit Trail
- ±12 minutes to Woodruff Rd
- ±15 minutes to I-85
- ±20 minutes to GSP International Airport
- ±25 minutes to Downtown Simpsonville

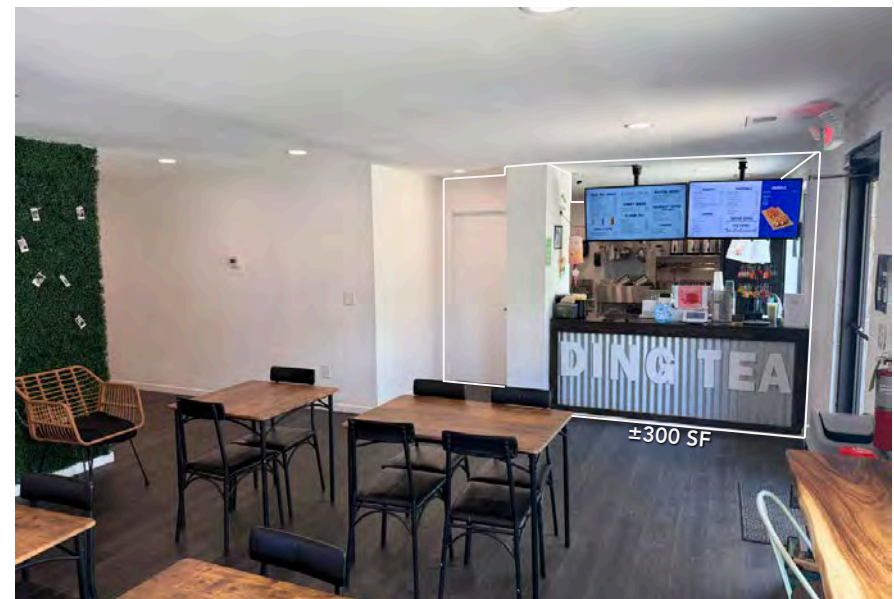
Lease Availability

Exclusive Space: ±300 SF

Usable Space: ±1,000 SF

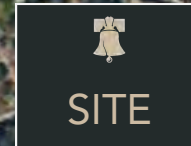
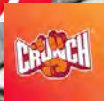
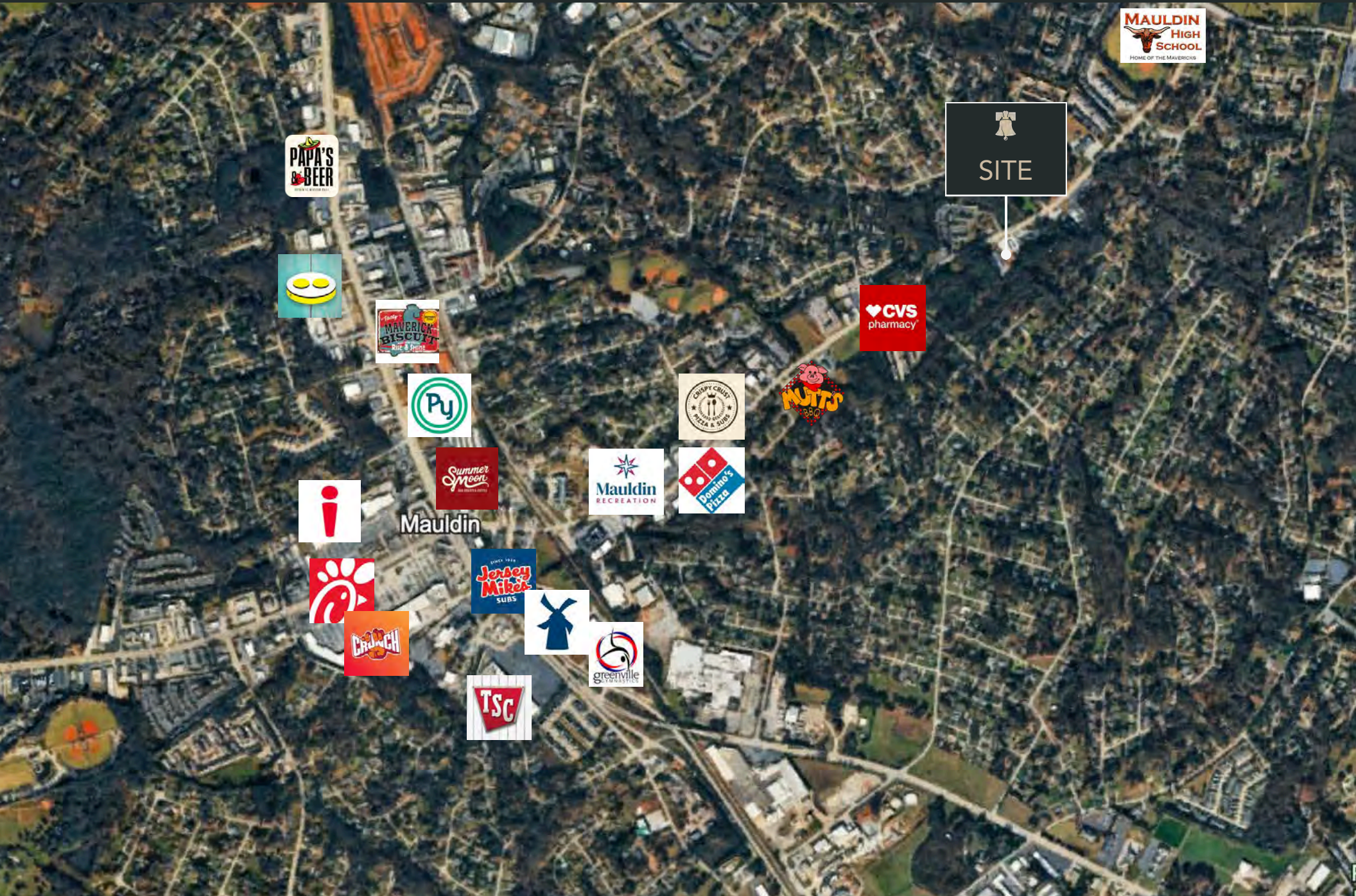
Lease Rate: Contact Broker

All property information is approximate and subject to verification by Tenant and/or Tenant's Representation.



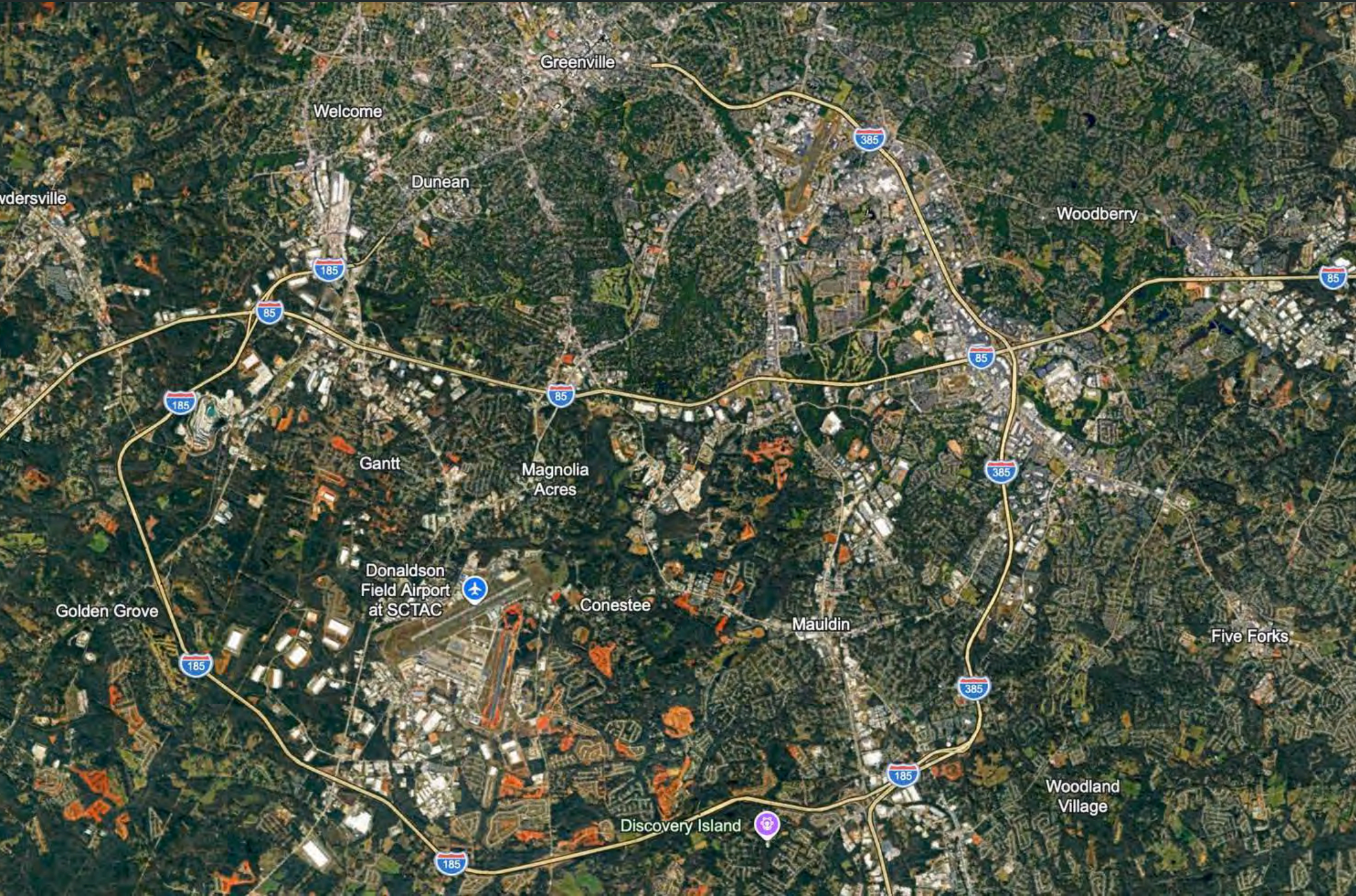
Retail

Mauldin, SC



Municipality Map

Mauldin, SC



Demographics

Mauldin, SC



27,055

Population

\$81,749

Median Household
Income

\$240,589

Median Home Value

71.3%

Daytime Workforce
Residents Employed

36.3%

College Educated

10,872

Households

21.8 Mins

Average Commute

40.9

Median Age

Confidentiality & Disclaimer

Freedom Commercial, LLC



The information contained herein is not a substitute for a thorough due diligence investigation. Freedom Commercial has not made any investigation and makes no warranty or representation with respect to the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering material has been obtained from sources we believe reliable; however, Freedom Commercial has not verified, and will not verify, any of the information contained herein, nor has Freedom Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All interested parties must take appropriate measures to verify all the information set forth herein. Interested parties shall be responsible for their costs and expenses of investigating the subject property.



CONTACT INFORMATION

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