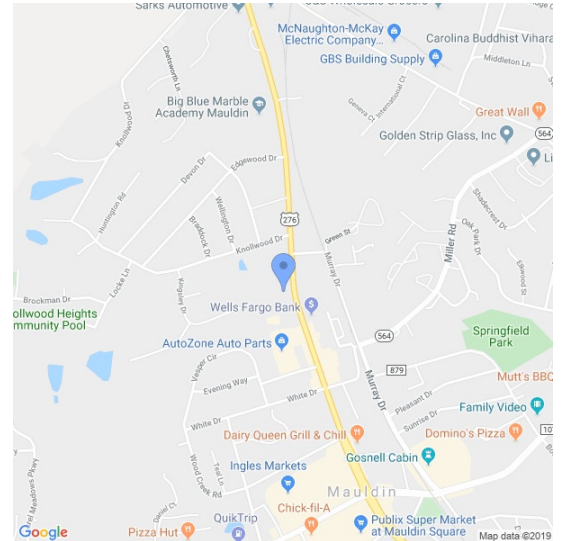


505 NORTH MAIN STREET, MAULDIN, SOUTH CAROLINA 29662



COMMERCIAL • RETAIL • FOR LEASE



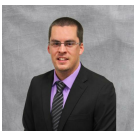
LEASE RATE **\$8.00/SQFT NNN**  
ZONING **C2 & R15**  
GROSS BLDG **7,200 SQFT**

LAND AREA **2.87 ACRES**  
MARKET **MAULDIN**  
SUB-MARKET **GREENVILLE/SIMPSONVILLE**

- Great location on N Main Street, right down the street from the Mauldin City Center project
- Several exchanges of commercial property in the immediate area set for redevelopment for new commercial purposes
- ±2,000 new rooftops set to come online in the next 18-24 months within the Mauldin demographic
- Multiple new commercial developments within Mauldin, including Chick-fil-a, Starbucks, Courtyard by Marriot and J Peters Bar & Grill

SVN Blackstream is pleased to present this opportunity to purchase this ±7,200 SF retail strip center along with ±2.87 AC in the heart of Mauldin, SC. This site sits just .5 miles from the new ± 24 AC Mauldin City Center project that will include 350+ Class-A multi-family apartments, a town green, restaurants/retail and an office component. Mauldin continues to see a commercial expansion and a residential boom, having recently been named the #1 housing market in SC by SmartAsset. This site is also not far from the second busiest intersection in Greenville County - the corner of N Main (35,200 VPD) & Butler Road (28,900 VPD).

SVN Blackstream is pleased to present the opportunity to lease space in Henderson Plaza. Roughly ±2,200 SF are available within the plaza that sits just .5 miles from the Mauldin City Center project, a new ± 24 AC redevelopment that will include 350+ Class-A multi-family apartments, a town green, restaurants/retail and an office component. Mauldin continues to see a commercial expansion and a residential boom, having recently been named the #1 housing market in SC by SmartAsset. This site is also not far from the second busiest intersection in Greenville County - the corner of N Main (35,200 VPD) & Butler Road (28,900 VPD)...



**Dustin Tenney**

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