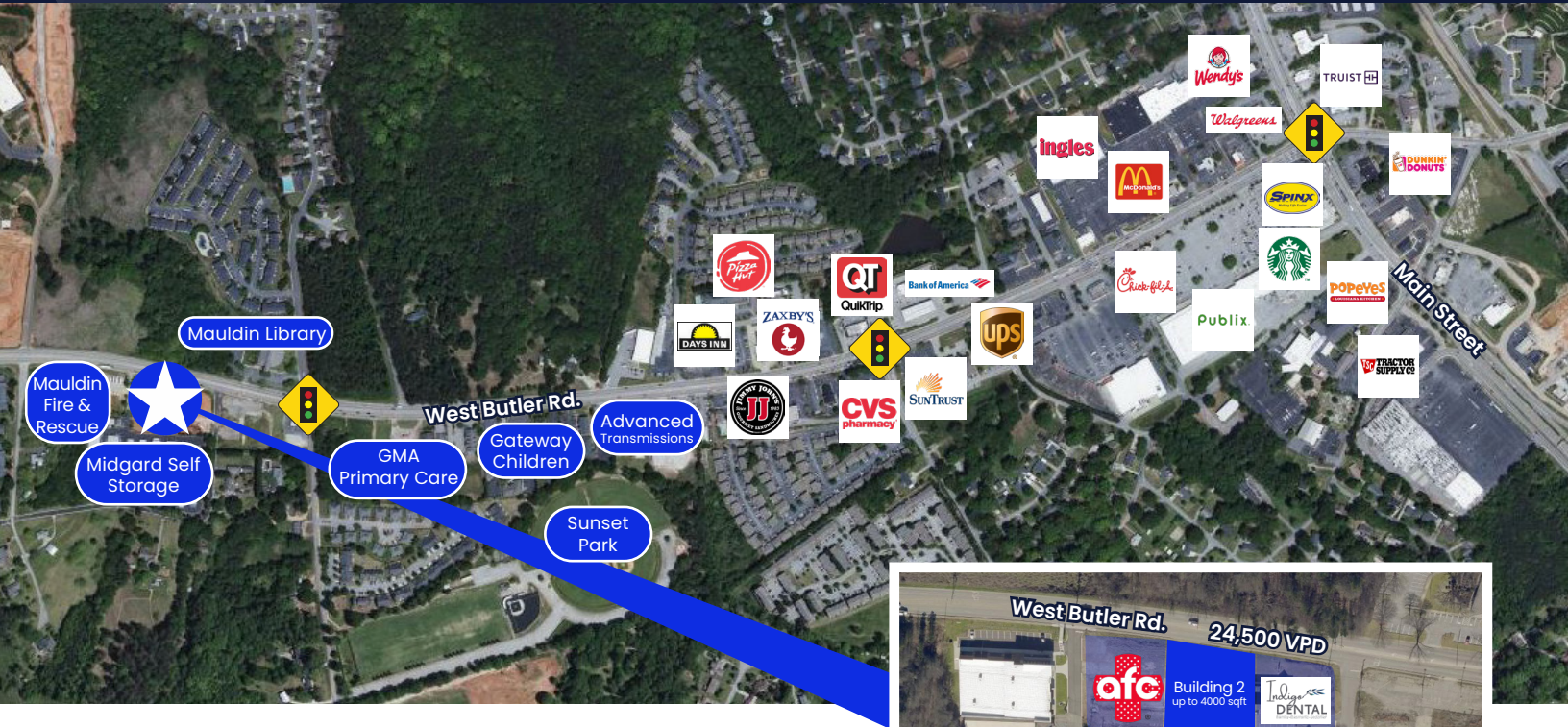


# FOR SALE OR BUILT TO SUIT

935 W. Butler Road, Mauldin, SC 29607, Site 2003



## PROPERTY INFO

- Asking Price \$550,000 or Will Build To Suit
- Pad available can accommodate up to 4,000 SF building and drive thru
- Seller to deliver graded pad with parking detention, curbing & utilities stubbed
- 24,500 Vehicle Per Day on W. Butler Rd.
- Seller owns the access road as shown on left side of AFC on the site plan
- Zoned C-2 (City of Mauldin)
- AFC Under Construction Completion Date Q3 2022
- Adjacent to new \$7.5 million 18,000 OSF Mauldin Fire Department Headquarters currently under construction"

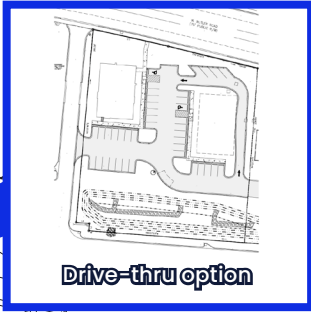
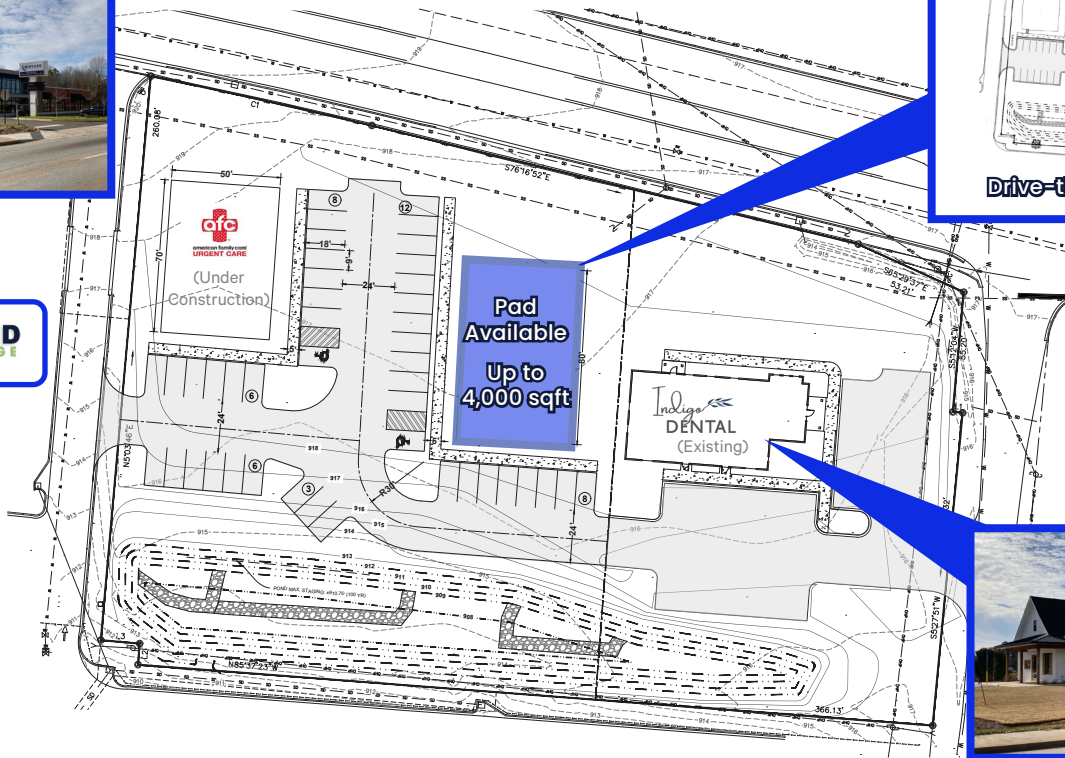
## CONTACT US

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 **Anchor**  
anchorretailadvisors.com

# FOR SALE OR BUILT TO SUIT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2021 Population	4,527	40,151	118,991
2026 Projected Population	4,775	43,624	128,470
Number of Households	1,892	16,030	47,839
Avg. Household Income	\$82,844	\$78,097	\$92,200



## CONTACT US

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 Site 2003

