



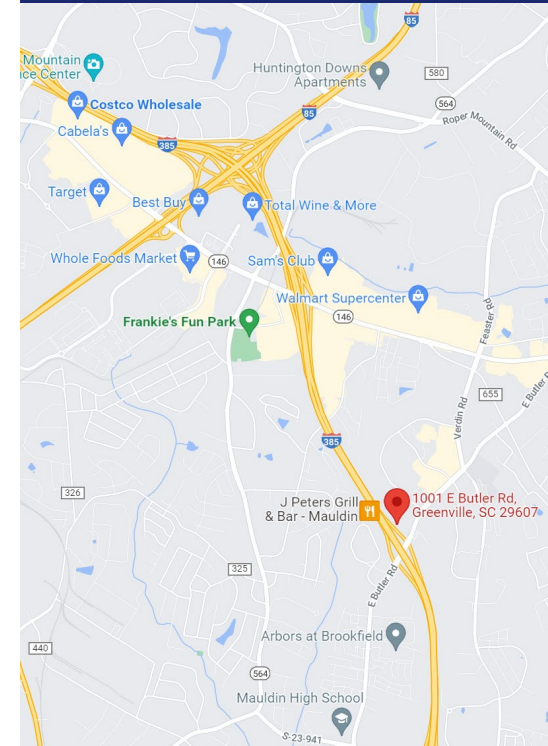
LEASE RATE:

**\$2,500/Each + NNN**

## BRAND-NEW MULTI-TENANT OFFICE PARK IN MAULDIN COMING SOON

- Brand-New Multi-Tenant Office Park Available For Lease
- Consists of 13 Individual Offices (End Units +/- 870 SF and Interior Units +/- 860 SF)
- Offices are able to be combined if needed
- Each Feature: Office Space, Restroom, Storage Area, and individual Roll Up Garage Doors for convenient loading/unloading
- Ample on-site parking with easy access to E. Butler Road and I-385
- Delivery Date: Q1 2023
- County: Greenville County | City: City of Mauldin

### CONTACT

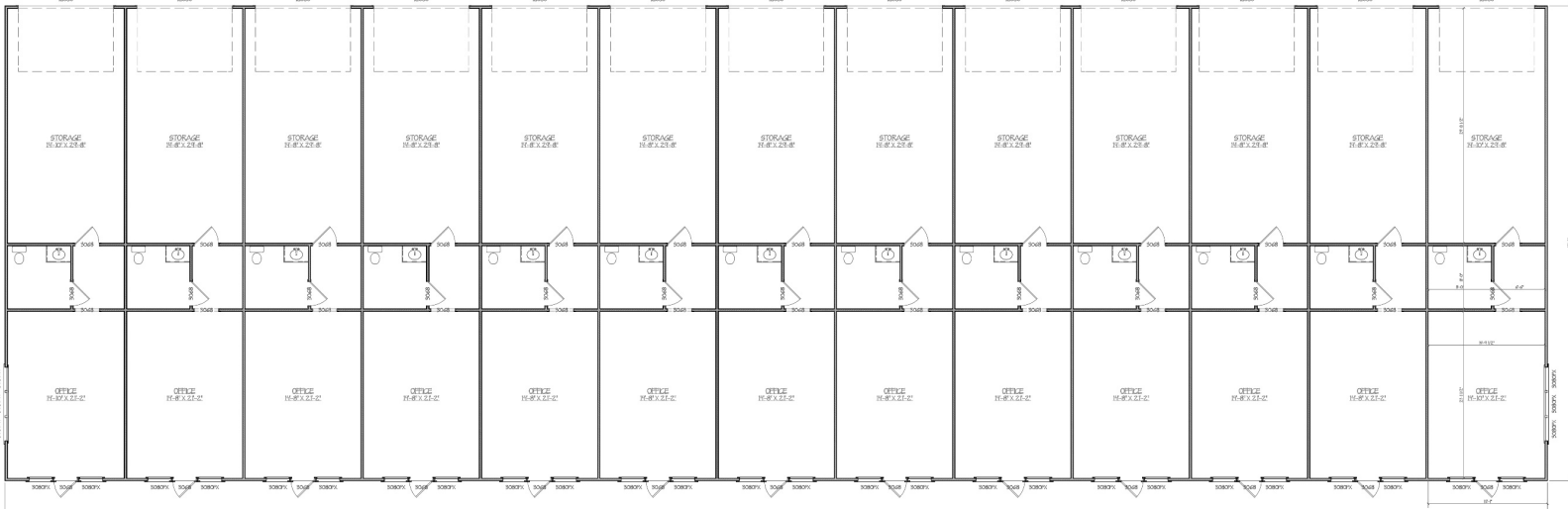


## PROPOSED LAYOUT

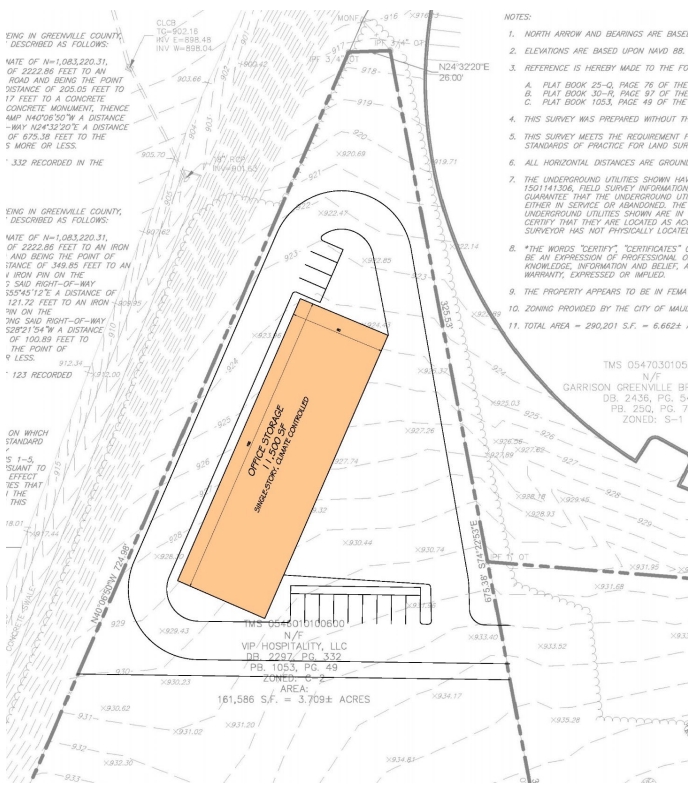
**Interior Units (+/- 860 SF):**  
**End Units (+/- 870 SF):**

**STORAGE: 14'-8" x 29'-8"**  
**STORAGE: 14'-10" x 29'-8"**

**OFFICE: 14'-8" x 21'-2"**  
**OFFICE: 14'-10" x 21'-2"**



## SITE PLAN



## RENDERINGS



## CONTACT

ZACH HINES | (864) 918-9944  
ZHINES@SPENCERHINES.COM

CAMERON SMITH | (864) 915-9360  
CAMERON@SPENCERHINES.COM

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**ADDITIONAL RENDERINGS**



**LOCATION**



**DEMOGRAPHICS**

Population	3 Mile	5 Mile	10 Mile
2010 Households	43,651	108,554	351,468
2021 Households	42,936	132,314	423,077
2026 Household Projection	56,736	141,910	453,348
Annual Growth 2010-2021	1.9%	2.0%	1.9%
Annual Growth 2021-2026	1.4%	1.4%	1.4%

Households	3 Mile	5 Mile	10 Mile
2010 Households	17,602	44,024	139,667
2021 Households	21,750	55,573	167,521
2026 Household Projection	23,347	57,400	179,282
Annual Growth 2010-2021	2.1%	1.8%	1.4%
Annual Growth 2021-2026	1.5%	1.4%	1.4%

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