

# Redevelopment Opportunity

305 N. Main Street Mauldin, SC 29662

**NAI** Earle Furman



## Property Features

- 2,067 SF building, previously a service station
- Zoned C-2
- Located on .50 acre
- Redevelopment Opportunity on Main Street in the City of Mauldin
- High visibility on N. Main Street in Mauldin
- Full Access
- Vehicles Per Day: 25,700
- Total Population (5 Miles): 92,308
- Total Household Income (5 Miles): \$72,157
- Sale Price: \$595,000
- Lease Rate: \$14/SF/NNN



✉ **Drew Stamm**  
O: +1 864 232 9040  
dstamm@naiearlefurman.com

✉ **John Gray, Jr., CCIM**  
O: +1 864 232 9040  
C: +1 864 414 1440  
jgray@naiearlefurman.com

✉ **Michael Roth**  
O: +1 864 232 9040 x5946  
mroth@naiearlefurman.com

📍 **101 E Washington St**  
Greenville, SC 29601  
naief.com

# Property Renderings

305 N. Main Street Mauldin, SC 29662



Potential Concept\*

✉ **Drew Stamm**  
O: +1 864 232 9040  
dstamm@naiearlefurman.com

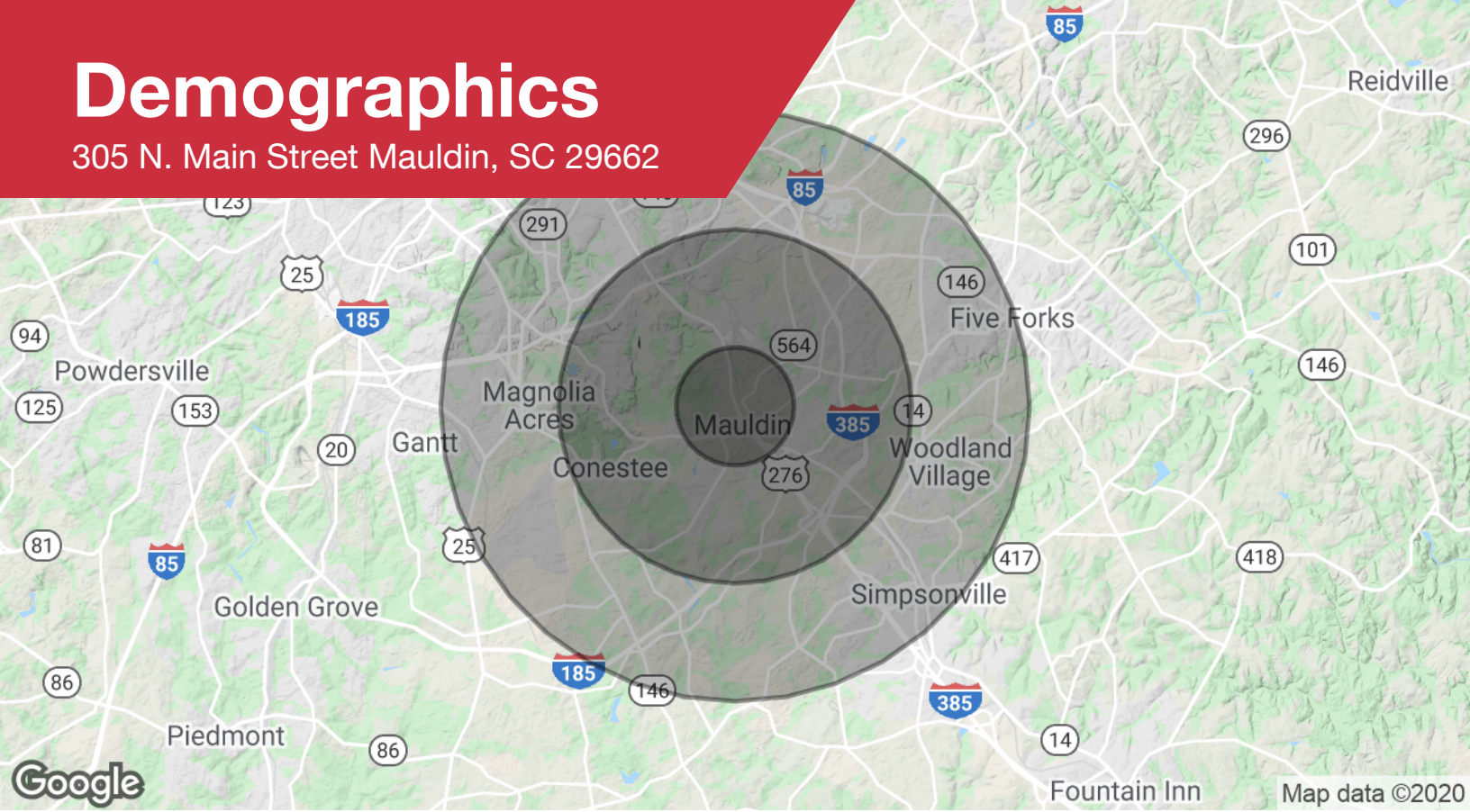
✉ **John Gray, Jr., CCIM**  
O: +1 864 232 9040  
C: +1 864 414 1440  
jgray@naiearlefurman.com

✉ **Michael Roth**  
O: +1 864 232 9040 x5946  
mroth@naiearlefurman.com

**NAI Earle Furman**

# Demographics

305 N. Main Street Mauldin, SC 29662



## Population

	1 Mile	3 Miles	5 Miles
Total population	4,471	35,821	92,308
Median age	40.3	37.3	37.2
Median age (male)	37.8	36.2	36.0
Median age (Female)	41.8	38.2	38.3

## Households & Income

	1 Mile	3 Miles	5 Miles
Total households	1,903	14,615	37,814
# of persons per HH	2.3	2.5	2.4
Average HH income	\$56,269	\$66,996	\$72,157
Average house value	\$154,152	\$175,061	\$227,905

\* Demographic data derived from 2010 US Census