

# Development Opportunity

## Mauldin Rd Greenville, SC

*For LEASE*  
*Build to Suit*



**Nelson Garrison**  
Commercial Sales & Leasing  
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864-430-2356  
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**This property is located just off of Mauldin Rd with easy access to Interstate, Augusta Shops and restaurant and Downtown Greenville.**

- 0.9± Acre
- Surrounded by Commercial Properties but currently Zoned R-6
- Near 2 lighted intersections
- Commuter traveled area
- 253± Feet of road frontage on Mauldin Rd
- Level topography
- Tax Map: 0211000607902, 021100607905, 0211000607906 & 0211000607900
- Traffic Count Augusta St: 21,000 VPD (GCGIS)
- Traffic Count S Pleasantburg Dr: 23,400 VPD (GCGIS)



**Jacquelyn Clement**  
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