



BROOKFIELD PROMENADE

East Butler Road and Verdin Road
Mauldin, South Carolina

RETAIL SPACE FOR LEASE



Site Access:

Property is accessible via curb cuts on both East Butler Road and Verdin Road

Other Uses In the Area:

WalMart Super Center, Starbucks, CVS, Blockbuster, Publix, Subway, Kohl's, Taco Bell, Aldi, Burger King, Arby's, Bi-Lo, Kentucky Fried Chicken

Zoning Information:

S-1

Demographics:

Population - 5-miles Radius: 107,602
Avg. Household Income: \$87,712

Daily Traffic Counts:

32,200 cars per day SC 146 from I-85 to SC 14 (2010)

Description

Brookfield Promenade is located in rapidly growing Mauldin, a suburb south of Greenville, South Carolina at the gateway to the 270 acre Brookfield Office Park, within close proximity of I-385 and Woodruff Road. The site is located on the only retail zoned tract within the complex, at a signalized intersection on the corner of East Butler Road and the new five lane Verdin Road. Brookfield Promenade, consisting of approximately 18,000 square feet of retail, will offer excellent visibility and access to both East Butler and Verdin Roads. This is an upscale trade area with high incomes, good population density and quality office demographics.

For Leasing Information:

Ron Chanin or Ryan Buckley

Phone (770) 955-7676 / Fax (770) 955-7606

E-mail: info@riverwoodproperties.com

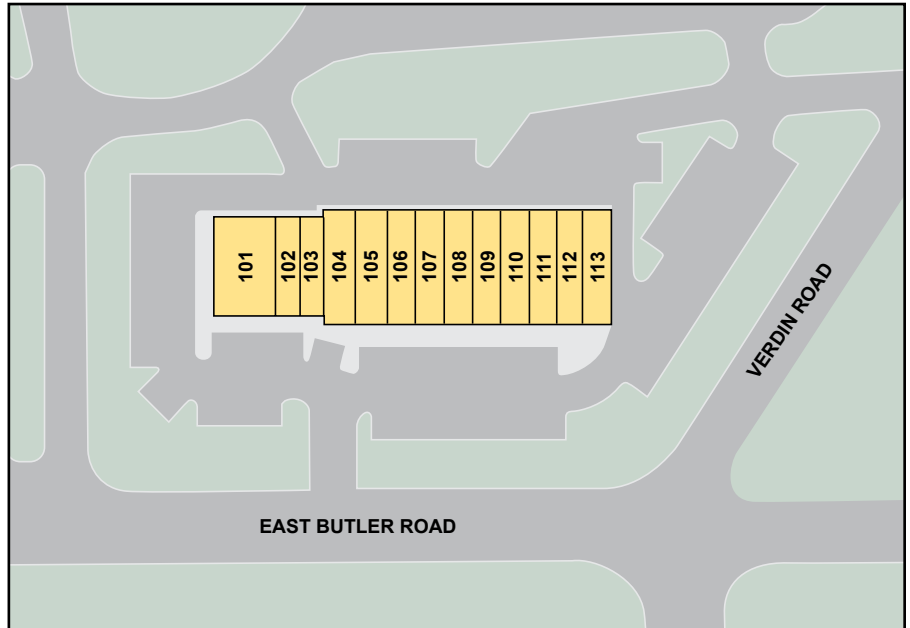
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Availability Information

101	Chin Chin	2,600
102	Hurricane Martial Arts	2,080
104	J's Pizza	1,490
105	Buttercream Bakeshop	1,565
106	Rest./Retail/Office	1,341
107	Retail/Office Space Avail.	1,416
108	9 Rounds	2,757
110	The Lazy Chicken	1,193
111	The Lazy Chicken	1,564
112	Poinsett Cleaners	1,118
113	Java Jolt	1,490

GLA: 18,000 SF

Available: 1,341 - 2,757 SF



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