



PROPERTY DETAILS

- ✓ RECENTLY (NOV. 2018) REFURBISHED EXPRESS CAR WASH
- ✓ APPROX. 80' TUNNEL WITH 11 VACUUMS (4 ADDITIONAL VAC STUBS)
- ✓ BRAND NEW XPT PAY STATIONS
- ✓ LIMITED CARWASH COMPETITION IN MAULDIN AREA



TRAFFIC COUNTS

N. MAIN STREET (2 MILES NORTH OF SITE)	30,000 ADT
N. MAIN STREET (1 MILE SOUTH OF SITE)	33,900 ADT

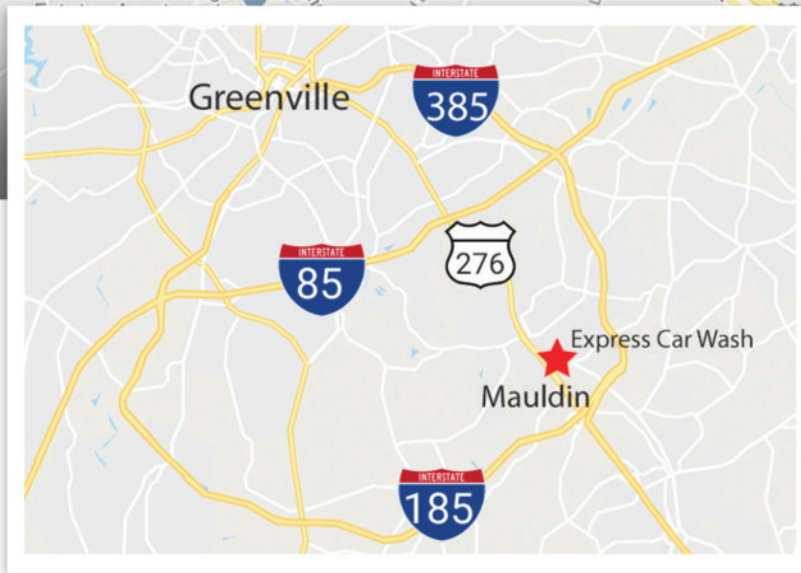
DEMOGRAPHICS:	1-MILE	3-MILE	5-MILE
2018 POPULATION	5,304	42,207	124,331
2018 AVG HH INCOME	\$57,000	\$81,082	\$85,635
2018- 2023 TOTAL HH	2,342	17,197	50,269
2018-2023 HH GROWTH/ YR	1.40%	1.88%	1.73%

PRICE: CONTACT AGENT FOR DETAILS
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ABOUT MAULDIN, SOUTH CAROLINA

Sources: Wikipedia and cityofmauldin.org

Location: Mauldin, part of the greater Greenville-Spartanburg-Anderson metropolitan statistical area, is located southeast of Greenville, SC which is considered the "upstate" area of South Carolina. Mauldin is located 75 miles southwest of Charlotte, NC and 92 miles northwest of Columbia, SC.

Access: U.S. Route 276 (Main Street) passes through the center of Mauldin, leading northwest 8 miles (13 km) to the center of Greenville and southeast 5 miles (8 km) to Simpsonville. Interstate 385 runs through the eastern side of Mauldin, leading north to Interstate 85 on the east side of Greenville.

Living in Mauldin: Attractive downtown; Strong economy; Arts and culture; City-owned Sports Center; City Parks; Mauldin Cultural Center; Festivals. Access to all the Greenville area has to offer: The Greenville Drive, minor league affiliate of Boston Red Sox; Museums, Golf, Caesar's Head State Park, Greenville-Spartanburg International Airport; Colleges and Universities.

"In a recent list by HomeSnacks, Mauldin was ranked as one of the top ten places to live in South Carolina. Citing national census data and FBI crime data, the list uses a number of criteria including median home values, median income, unemployment rate, crime, education levels, poverty rates, and more. Among 61 cities in the Palmetto State, HomeSnacks ranked Mauldin third in the state, following Tega Cay at second and Mount Pleasant at first." (Source: City of Mauldin website)