



In Association with Scott Reid & ParaSell, Inc.
A Licensed South Carolina Broker #23763



Mauldin, South Carolina (Greenville MSA)

- Absolute NNN Lease
- Signalized Corner Intersection
- Prime Retail Corridor

315 W Butler Rd, Mauldin, SC 29662

[View Map](#)

Offering Memorandum



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25+ years of CVS tenancy at location





Price	Cap Rate	NOI
\$3,000,000	5.81%	\$174,418

Investment Highlights

- Corporate guaranteed, absolute NNN lease, zero landlord responsibilities
- 25+ years of CVS tenancy at location
- Below market rent
- Prime Retail Corridor

Market Highlights

- The property occupies a prime signalized corner at W Butler Rd (26,790 VPD), directly across from a high-traffic QuikTrip and adjacent to Bon Secours Primary Care Clinic, with Publix, Ingles, and Tractor Supply anchoring nearby retail. Located in the booming Greenville-Anderson MSA (population 1.5M, +15.3% growth since 2010), the area is projected to grow +9.8% through 2029 - outpacing Charlotte (+8.1%) and Atlanta (+7.4%) - fueled by major employers like BMW (1,200 new jobs). With \$93.6M in annual 1-mile consumer spending and 24-minute access to Prisma Health's regional medical campus, the location combines immediate retail synergy with long-term demographic tailwinds.

Tenant Highlights

- CVS Health Corporation (NYSE: CVS):
- #4 Fortune 500 company (\$357B revenue)
- 9,900+ locations nationwide



ingles

Wendy's
TAKE 5
First Citizens Bank
McDonald's

DUNKIN' *Hardee's* Starbucks CHIPOTLE MEXICAN GRILL Popeyes

Publix *bintime*
DIG THE DEALS

ups BILO

CRUNCH

DR.K

BANK OF AMERICA

QT

FIREHOUSE SUBS
Little Caesars

Subject Property

WHATABURGER

CAROLINA FOOTHILLS
FEDERAL CREDIT UNION
We move you forward.

W Butler Rd - 26,700 VPD

Ashmore Bridge Rd - 13,800 VPD

United Community

Ashmore Bridge Estates
Apartment Homes
240+ Units

Prime signalized corner at W Butler Rd (26,790 VPD)

Ashmore Bridge Estates
Apartment Homes

240+ Units



Ashmore Bridge Rd - 13,800 VPD



Subject
Property



Lease Summary

Tenant Name	CVS Health Corporation
Lease Type	Absolute NNN Lease
Rent Increases	2.5% Each Option Period
Lease Start	7/26/1999
Lease End	2/28/2039
Term Remaining	14 Years
Options	10, 5-Year

Physical Description

Address	315 W Butler Rd, Mauldin, SC 29662
APN	M006.02-01-001.02
Building Size	8,272 SF
Land Size	1.5 Acres
Year Built/Renovated	1999/2018

Price

Cap Rate

NOI

\$3,000,000

5.81%

\$174,418

Rent Schedule	Monthly Installments	Annual Fixed Rent	Rent/SF	Cap Rate
Initial Term Period	\$14,534	\$174,418	\$1.76	5.81%
Extension Period				
First Extension Period	\$14,898	\$178,778	\$ 1.80	5.96%
Second Extension Period	\$15,270	\$183,248	\$ 1.85	6.11%
Third Extension Period	\$15,652	\$187,829	\$ 1.89	6.26%
Fourth Extension Period	\$16,043	\$192,525	\$ 1.94	6.42%
Fifth Extension Period	\$16,444	\$197,338	\$ 1.99	6.58%
Sixth Extension Period	\$16,855	\$202,271	\$ 2.04	6.74%
Seventh Extension Period	\$17,277	\$207,328	\$ 2.09	6.91%
Eighth Extension Period	\$17,709	\$212,511	\$ 2.14	7.08%
Ninth Extension Period	\$18,152	\$217,824	\$ 2.19	7.26%
Tenth Extension Period	\$18,605	\$223,270	\$ 2.25	7.44%



About CVS

CVS Health is the nation's premier health solutions company, operating America's largest pharmacy chain and a Top 5 healthcare insurer through Aetna. The company has 50+ years of operating history with 9,900 retail pharmacies serving 5 million+ daily customers. CVS maintains a BBB+ credit rating with stable outlook and has invested over \$1 billion in store modernization since 2020, including this Mauldin location's 2018 renovation.



Public/Private	Public (Part of CVS Health)
Headquarters	Woonsocket, Rhode Island
Locations	Over 9,000 across the U.S.
Website	www.cvs.com

About Greenville County, SC

Greenville County, South Carolina, is the state's most populous county and a thriving economic hub, anchored by the vibrant city of Greenville and surrounded by dynamic suburbs like Mauldin, Simpsonville, and Greer. The county boasts a robust economy driven by major employers such as BMW Manufacturing (11,000+ jobs), Michelin North America, and GE Power, while its scenic location in the foothills of the Blue Ridge Mountains offers outdoor recreation and a high quality of life.

With a median household income of \$63,492 and a growing population exceeding 540,000, Greenville County continues to attract businesses and residents with its strong job market, top-rated schools, and a mix of urban amenities and natural beauty.



Demographic Highlights

49,620
3-Mile Population by 2029

\$84,313
1-Mile Average Income

Radius	1-Mile	3-Mile	5-Mile
Population (2024)	7,593	44,561	131,599
Average Household Income	\$84,313	\$88,610	\$98,165
Households	3,173	18,732	54,264

Major Employers in Greenville County



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