

Shoppes at Easley

5,569 Square Feet

100% Leased

\$2,505,700 - 6.10%

4839 Calhoun Memorial Highway, Easley, SC 29640



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LLC

Highlights:

- Brand new construction completed in Fall 2014 and 100% leased
- Strong tenant mix with national brands and corporate leases
- Convenient access and high exposure to a 4 lane US highway with traffic counts of +/- 33,500 cars daily
- Over 52,000 people with average household income of \$60,000 in a 5 mile radius
- Strategic regional positioning along the I-85 corridor between Atlanta and Charlotte
- 8 miles west of downtown Greenville, which has an MSA population of approx. 1.3 million
- Powerful trade area with Walmart, Kohl's, Academy Sports + Outdoors, Marshalls, Petsmart, Burke's Outlet and Sam's Club directly across the street

2015 Demographics: 5 Mile Radius

Population - 52,403

Median Household Income - \$47,953

Average Household Income - \$60,526

Area Information:

Easley is a principal city of the Greenville–Mauldin–Easley Metropolitan Statistical Area. The City of Easley covers 10.66 square miles of land. Situated at the base of the beautiful Blue Ridge Mountains, Easley is near numerous waterfalls, cultural and heritage sites, hiking trails, rivers, and lakes.

Easley is the largest city in Pickens County and is located in the I-85 “boom belt” of Upstate SC. Manufacturing is the county’s primary source of economic growth with approximately 150 facilities in the Easley, Liberty, and Pickens areas. Pickens County is also an emerging automotive hub with Clemson University’s world class ICAR (International Center for Automotive Research) facility and the North American BMW manufacturing plant located within a 45-minute drive.

For leasing information:

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