N/IColumbia

For Lease ±1,440-40,732 SF Multiple Retail Suites



Easley Shopping Center

5155 Calhoun Memorial Highway - Easley, South Carolina

Property Features

- ±157,991 SF shopping center anchored by Hamrick's and Bargain Hunt
- Co-tenants include ACD Sports, Allergic and Asthma Center, H&R Block, Super Tan, Hamricks and Bargain Hunt
- Large ±40,732 SF suite (Suite A-B) can be subdivided into two smaller suites
- Located off Calhoun Memorial Highway in Easley, right outside of Greenville, SC
- Traffic Counts: 35,300 (Station 145)
- NNN ≈ \$1.73

Availability

Suite	Size	Lease Rate					
С	±1,440 SF	\$14.00 PSF NNN					
W	±1,600 SF	\$14.00 PSF NNN					
A-B	±40,732 SF	\$8.00 PSF NNN					
** If A-B is subdivided **							
A1	±15,900 SF	\$12.00 PSF NNN					
B1	±26,800 SF	\$10.00 PSF NNN					

For more information: Patrick Palmer, CCIM

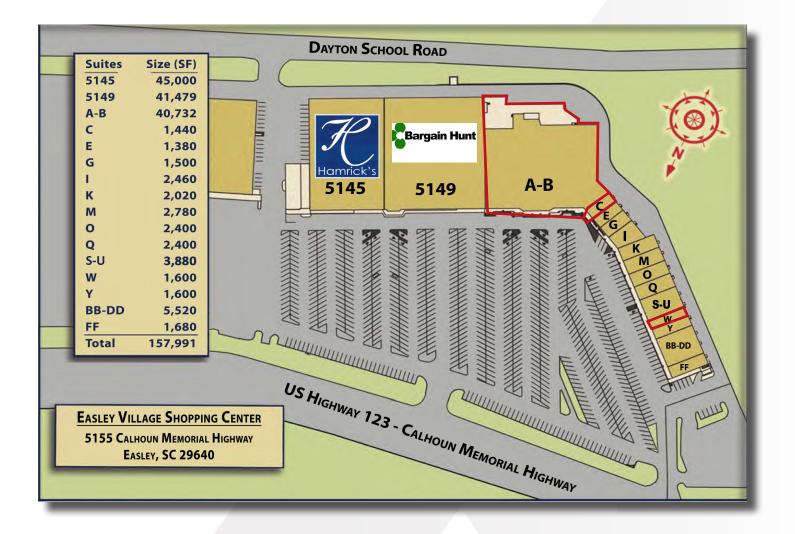
+1 803 556 3340 ppalmer@naicolumbia.com

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Site Plan

5155 Calhoun Memorial Highway - Easley, South Carolina



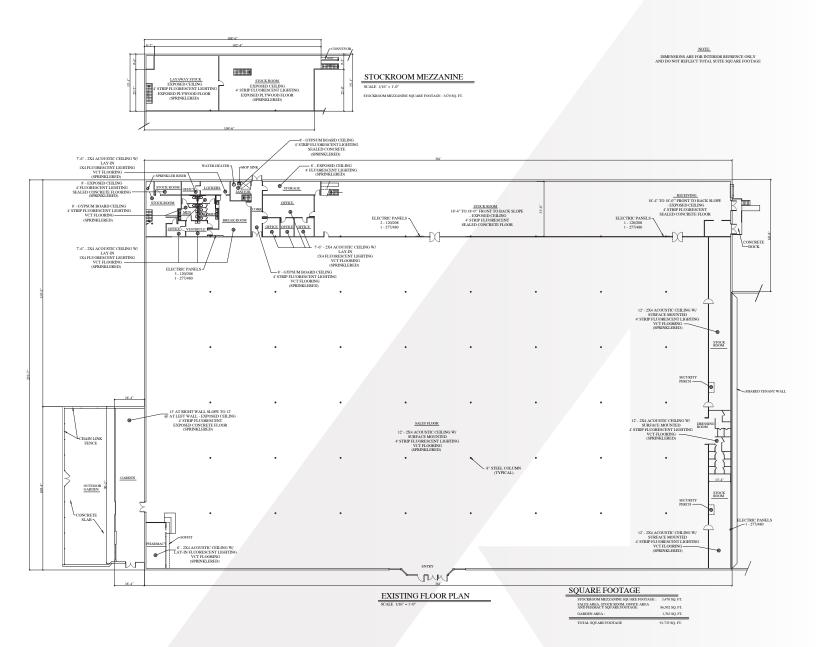


807 Gervais Street, Suite 301 Columbia, South Carolina 29201 +1 803.254.0100 www.naicolumbia.com

For Lease $\pm 1,440-40,732$ SF Multiple Retail Suites

Floor Plan

5155 Calhoun Memorial Highway - Easley, South Carolina



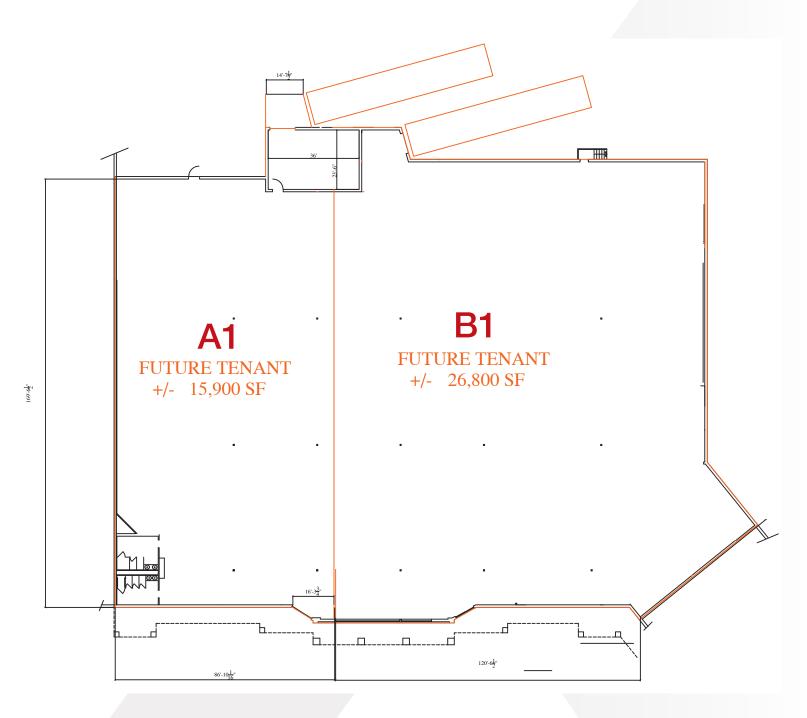


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For Lease $\pm 1,440-40,732$ SF Multiple Retail Suites

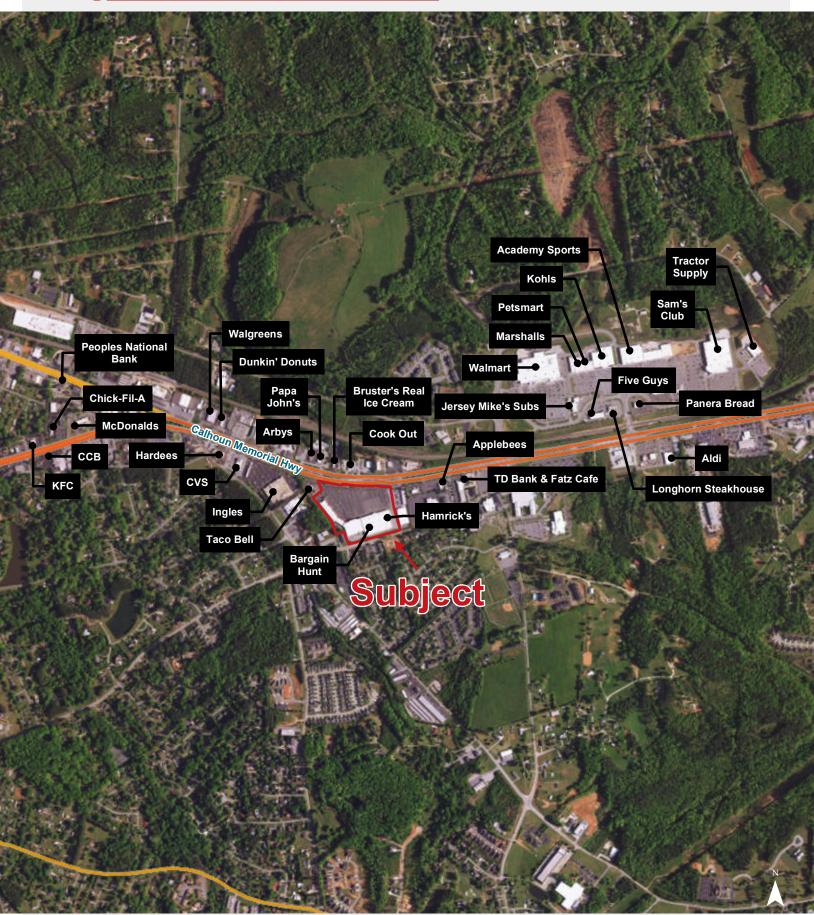
Floor Plan (If Subdivided)

5155 Calhoun Memorial Highway - Easley, South Carolina





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Map Updated: Thursday, January 12, 2017. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirm prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.



NAColumbia Demographic Profile

Main Street & Calhoun Memorial Highway - Easley, South Carolina

Population Median Household Income 2010 Census 3,874 26,084 49,391 2017 Estimate \$41,298 \$51,568 \$51,995 2017 Estimate 4,160 26,490 54,222 %4 Chg. 2017-2022 3,1% 3,9% 4,0% Average Household Income 2017 Estimate \$56,466 \$66,933 \$66,428 2010 Census 1,729 10,615 19,269 2017 Estimate \$25,015 \$27,514 \$77,001 2017 Estimate 1,729 10,615 19,269 2022 Projection \$29,104 \$31,131 \$29,77 2017 Estimate 1,729 10,615 19,269 2022 Projection \$29,104 \$31,131 \$29,77 2017 Estimate 1,741 11,427 20,433 Least Intal \$50,000 10,5% \$9,9% 10,4% 2017 Estimate 1,048 7,244 13,801 2017 Household Income Dist. 2017 Estimate 10,5% 9,9% 10,4% 10,4% 2017 Age Dist. 1,048 7,244 13,801 2017 Household Income Dist. <t< th=""><th></th><th>1 Mile</th><th>3 Miles</th><th>5 Miles</th><th></th><th>1 Mile</th><th>3 Miles</th><th>5 Miles</th></t<>		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
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2022 Projection 4,160 26,490 54,222 % Chy, 2017-2022 3.1% 3.9% 4.0% Average Householdmome Households 2017 Estimate 565,465 \$66,695 \$77,514 \$77,001 2010 Census 1.729 10,65 19,269 \$2017 Estimate \$25,055 \$27,022 \$25,627 2022 Projection 11,467 2017 Estimate \$29,104 \$31,131 \$29,778 Families 11,427 2017 Estimate \$29,104 \$31,131 \$29,778 2010 Census 1,048 7,284 13,801 Lass than \$15,000 10,5% \$9,9% 10,4% 2012 Projection 1,048 7,513 14,303 Lass than \$15,000 10,5% \$9,9% 10,4% 2012 Projection 1,048 7,513 14,2% 13,4% 10,4% 2017 Age Dist. 5,5% 5,7% 5,5% 5,500 \$9,999 3,6% 9,5% 11,6% 11,4% 10,4% 0 - 4 5,5% 5,5%	2017 Estimate	4,033	27,420	52,140	2022 Projection	\$47,930	\$57,511	\$58,569
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2017 Estimate 1,767 11,052 20,136 Per Capita Household Income 2022 Projection 1,841 11,427 20,843 2017 Estimate 52,005 \$27,042 \$25,075 Families 2010 Census 1,048 7,244 13,801 2017 Household Income Dist. 2010 Census 1,048 7,251 14,030 Less than \$15,000 10,5% 9,9% 10,4% 2022 Projection 1,067 7,513 14,030 Less than \$15,000 10,5% 9,9% 10,4% 2022 Projection 1,083 7,740 14,303 Less than \$15,000 11,3% 10,9% 11,3% 10,9% 11,3% 10,9% 11,3% 10,9% 11,3% 10,9% 11,3% 10,9% 11,3% 10,9% 11,3% 10,9% 11,3% 10,9% 11,3% 10,9% 11,3% 10,9% 12,5% 12,5% 12,5% 12,5% 12,5% 12,5% 12,5% 12,5% 12,5% 12,5% 12,5% 3,5% 5,6,000 5,19,99 3,4% 3,5	Households				2022 Projection	\$65,695	\$77,514	\$77,001
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2010 Census 1,048 7,284 13,801 2017 Household Income Dist. 2017 Estimate 1,067 7,513 14,303 Less than \$15,000 10.5% 9.9% 10.4% 2022 Projection 1,093 7,70 14,757 \$15,000 - \$24,999 13.9% 11.6% 11.3% 2017 Age Dist. 55% 5.7% 5.9% \$5,000 - \$34,999 20.0% 22.0% 21.1% 5 - 9 5.6% 6.1% 6.3% \$75,000 - \$39,999 7.5% 13.7% 14.2% 10 - 14 5.7% 5.6% 5.0% \$100,000 - \$149,999 9.3% 9.9% 10.8% 15 - 19 5.4% 5.2% 5.4% \$20,000 or \$149,999 2.0% 3.4% 3.8% 20 - 24 5.5% 5.6% \$150,000 - \$149,999 2.6% 3.4% 3.8% 3.6% 25 - 44 12.8% 12.7% 12.7% 12.7% 3.7% 4.0% \$20,000 ond Up 1.7% 3.4% 3.8% 25 - 54 14.1% 12.8%					2022 Projection	\$29,104	\$31,131	\$29,778
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1 1	2017 Estimate	1,067	7,513	14,303	Less than \$15,000	10.5%	9.9%	10.4%
2017 Age Dist. \$\$35,000 - \$49,999 18.6% 15.2% 14.8% 0 - 4 5.5% 5.7% 5.9% \$50,000 - \$74,999 20.0% 22.0% 21.1% 5 - 9 5.6% 6.1% 6.3% \$75,000 - \$89,999 7.5% 13.7% 14.2% 10 - 14 5.7% 6.4% 6.5% \$100,000 - \$149,999 9.3% 9.9% 10.8% 15 - 19 5.4% 5.7% 5.9% \$150,000 - \$149,999 2.4% 3.4% 3.8% 20 - 24 5.5% 5.7% 5.9% \$150,000 - \$149,999 2.4% 3.4% 3.6% 25 - 34 14.1% 12.8% 12.7% 12.5% 2017 Dist. by Pace & Ethnicity 5.5% \$65.7% 85.7% 85.6% 86.6% 55 - 64 12.6% 13.3% 13.6% Black Alone 9.3% 8.7% 8.1% 65 - 74 11.0% 10.7% 10.5% American Indiia Alone 0.0% 0.0% 65 - 74 11.0% 2.4% 4.8% Asian Alo	2022 Projection	1,093	7,740	14,757	\$15,000 - \$24,999	13.9%	11.6%	11.3%
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5 - 9 5.6% 6.1% 6.3% \$75,00 - \$99,99 7.5% 13.7% 14.2% 10 - 14 5.7% 6.4% 6.5% \$100,00 - \$149,999 9.3% 9.9% 10.8% 15 - 19 5.4% 5.7% 5.9% \$150,00 - \$199,999 2.4% 3.4% 3.8% 20 - 24 5.5% 5.2% 5.4% \$200,000 and Up 1.7% 3.1% 2.6% 25 - 34 14.1% 12.8% 12.7% 2017 Dist. by Race & Ethnicity 2.6% 5.6% 5.5% 85.7% 86.6% 55 - 64 12.6% 13.3% 14.0% White Alone 85.3% 85.7% 86.6% 55 - 64 12.6% 13.3% 13.6% American Indian Alone 0.2% 0.2% 0.2% 0.2% 0.2% 0.2% 0.2% 0.2% 0.2% 0.2% 0.2% 0.1% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%	2017 Age Dist.				\$35,000 - \$49,999	18.6%	15.2%	14.8%
10 - 14 5.7% 6.4% 6.5% \$100,000 - \$149,999 9.3% 9.9% 10.8% 15 - 19 5.4% 5.7% 5.9% \$150,000 - \$199,999 2.4% 3.4% 3.8% 20 - 24 5.5% 5.2% 5.4% \$200,000 and Up 1.7% 3.1% 2.6% 25 - 34 14.1% 12.8% 12.7% 21.5 2017 Dist. by Race & Ethnicity 5.5% 66.6% 25 - 34 12.7% 13.7% 14.0% White Alone 85.3% 85.7% 86.6% 55 - 64 12.6% 13.3% 13.6% Black Alone 9.3% 0.2% 0.2% 65 - 74 11.0% 10.7% 10.5% American Indian Alone 0.8% 0.6% 0.7% 85+ 3.0% 2.4% 1.9% Pacific Islander Alone 0.8% 0.2% 0.2% 0.2% 0.2% 0.2% 0.2% 0.2% 0.2% 0.2% 0.2% 0.2% 0.2% 0.2% 0.2% 0.2% 0.2% 0.2% <td< td=""><td>0 - 4</td><td>5.5%</td><td>5.7%</td><td>5.9%</td><td>\$50,000 - \$74,999</td><td>20.0%</td><td>22.0%</td><td>21.1%</td></td<>	0 - 4	5.5%	5.7%	5.9%	\$50,000 - \$74,999	20.0%	22.0%	21.1%
15 - 19 5.4% 5.7% 5.9% \$150,000 - \$199,999 2.4% 3.4% 3.8% 20 - 24 5.5% 5.2% 5.4% \$200,000 and Up 1.7% 3.1% 2.6% 25 - 34 14.1% 12.8% 12.7% 2017 Dist. by Race & Ethnicity 5.5% 86.6% 35 - 44 12.8% 12.7% 13.7% 14.0% White Alone 85.3% 85.7% 86.6% 55 - 64 12.6% 13.3% 13.6% Black Alone 9.3% 8.7% 8.1% 65 - 74 11.0% 10.7% 10.5% American Indian Alone 0.2% </td <td>5 - 9</td> <td>5.6%</td> <td>6.1%</td> <td>6.3%</td> <td>\$75,000 - \$99,999</td> <td>7.5%</td> <td>13.7%</td> <td>14.2%</td>	5 - 9	5.6%	6.1%	6.3%	\$75,000 - \$99,999	7.5%	13.7%	14.2%
20 - 24 5.5% 5.2% 5.4% \$20,000 and Up 1.7% 3.1% 2.6% 25 - 34 14.1% 12.8% 12.7% 2017 Dist. by Race & Ethnicity 5 5 5 5 12.7% 12.5% 2017 Dist. by Race & Ethnicity 85.3% 85.7% 86.6% 55 - 64 12.6% 13.3% 13.6% Black Alone 9.3% 8.7% 81.6% 65 - 74 11.0% 10.7% 10.5% American Indian Alone 0.2% 0.2% 0.2% 65 - 74 11.0% 5.4% 4.8% Asian Alone 0.8% 0.8% 0.7% 65 + 74 3.0% 2.4% 1.9% Pacific Islander Alone 0.8% 0.8% 0.7% 65 + 74 3.0% 2.4% 1.9% Pacific Islander Alone 0.8% 0.8% 0.7% 65 + 4 3.0% 2.4% 1.9% Hispanic Origin (Any Race) 1.6% 2.1% 2.1% 2010 Census 40.1 40.0 39.4 140.9% 2.1%	10 - 14	5.7%	6.4%	6.5%	\$100,000 - \$149,999	9.3%	9.9%	10.8%
25 - 34 14.1% 12.8% 12.7% 2017 Dist. by Race & Ethnicity 45 - 54 12.8% 12.7% 14.0% White Alone 85.3% 85.7% 86.6% 55 - 64 12.6% 13.3% 13.6% Black Alone 9.3% 8.7% 81.0% 65 - 74 11.0% 10.7% 10.5% American Indian Alone 0.2% 0.2% 0.2% 75 - 84 6.1% 5.4% 4.8% Asian Alone 0.8% 0.8% 0.7% 85+ 3.0% 2.4% 1.9% Pacific Islander Alone 0.0% 0.0% 0.0% 65-71 3.0% 2.4% 1.9% Pacific Islander Alone 0.8% 0.8% 0.7% 65+ 3.0% 2.4% 1.9% Pacific Islander Alone 0.8% 0.8% 0.7% 85+ 3.0% 2.4% 1.9% Pacific Islander Alone 0.8% 0.8% 0.7% 2010 Census 40.1 40.0 39.4 Hispanic Origin (Any Race) 4.6% 5.2% 5.1% 2022 Projection 42.2 42.1 41.8	15 - 19	5.4%	5.7%	5.9%	\$150,000 - \$199,999	2.4%	3.4%	3.8%
35 - 44 12.8% 12.7% 12.5% 2017 Dist. by Race & Ethnicity 45 - 54 12.7% 13.7% 14.0% White Alone 85.3% 85.7% 86.6% 55 - 64 12.6% 13.3% 13.6% Black Alone 9.3% 8.7% 8.1% 65 - 74 11.0% 10.7% 10.5% American Indian Alone 0.2% 0.2% 0.2% 75 - 84 6.1% 5.4% 4.8% Asian Alone 0.8% 0.8% 0.7% 85+ 3.0% 2.4% 1.9% Pacific Islander Alone 0.0% 0.0% 0.0% Median Age Two or More Race Alone 2.5% 2.4% 2.3% 2010 Census 40.1 40.0 39.4 Hispanic Origin (Any Race) 4.6% 5.2% 5.1% 2017 Estimate 41.3 41.3 40.9 2017 Housing Data 7.776 14.920 2010 Census 2.24 2.44 2.55 2017 Housing Units 1.000 7.776 14.920 2010 Census 2.24 2.44 2.55 2.1% 5.2% 5.2%	20 - 24	5.5%	5.2%	5.4%	\$200,000 and Up	1.7%	3.1%	2.6%
45 - 54 12.7% 13.7% 14.0% White Alone 85.3% 85.7% 86.6% 55 - 64 12.6% 13.3% 13.6% Black Alone 9.3% 8.7% 8.1% 65 - 74 11.0% 10.7% 10.5% American Indian Alone 0.2% 0.2% 0.2% 75 - 84 6.1% 5.4% 4.8% Asian Alone 0.8% 0.8% 0.7% 85+ 3.0% 2.4% 1.9% Pacific Islander Alone 0.0% 0.0% 0.0% 85+ 3.0% 2.4% 1.9% Pacific Islander Alone 0.0% 0.0% 0.0% 85+ 3.0% 2.4% 1.9% Pacific Islander Alone 0.0% 0.0% 0.0% 85+ 3.0% 2.4% 1.9% Pacific Islander Alone 0.0% 0.0% 0.0% Median Age Two or More Races 1.8% 2.1% 2.1% 2.1% 2.1% 2.1% 2.1% 2.1% 2.1% 2.1% 2.1% 2.1% 2.1% 2.1% 2.1% 2.1% 2.1% 2.1% 2.1% 2.1%	25 - 34	14.1%	12.8%	12.7%				
55 - 64 12.6% 13.3% 13.6% Black Alone 9.3% 8.7% 8.1% 65 - 74 11.0% 10.7% 10.5% American Indian Alone 0.2% 0.2% 0.2% 75 - 84 6.1% 5.4% 4.8% Asian Alone 0.8% 0.8% 0.7% 85+ 3.0% 2.4% 1.9% Pacific Islander Alone 0.0% 0.0% 0.0% Median Age - - - Some Other Race Alone 2.5% 2.4% 2.3% 2010 Census 40.1 40.0 39.4 Hispanic Origin (Any Race) 4.6% 5.2% 5.1% 2012 Projection 42.2 42.1 41.8 2017 Housing Data - <	35 - 44	12.8%	12.7%	12.5%	2017 Dist. by Race & Ethnicity			
65 - 74 11.0% 10.7% 10.5% American Indian Alone 0.2% 0.2% 0.2% 0.2% 75 - 84 6.1% 5.4% 4.8% Asian Alone 0.8% 0.8% 0.7% 85+ 3.0% 2.4% 1.9% Pacific Islander Alone 0.0% 0.0% 0.0% Median Age - - Some Other Race Alone 2.5% 2.4% 2.3% 2010 Census 40.1 40.0 39.4 Hispanic Origin (Any Race) 4.6% 5.2% 5.1% 2010 Census 40.1 40.0 39.4 Hispanic Origin (Any Race) 4.6% 5.2% 5.1% 2012 Projection 42.2 42.1 41.8 2017 Housing Data 5.2% 5.2% 5.2% 5.2% 2010 Census 2.24 2.44 2.55 Nemer Occ. Housing Units 7.87 3.276 5.216 2017 Estimate 2.26 2.4% 2.55 2017 Business Data 520 1.109 1.469 2022 Projection 2.26 2.4% 2.59 Total Businesses: 320 1.109 1.469 <td>45 - 54</td> <td>12.7%</td> <td>13.7%</td> <td>14.0%</td> <td>White Alone</td> <td>85.3%</td> <td>85.7%</td> <td>86.6%</td>	45 - 54	12.7%	13.7%	14.0%	White Alone	85.3%	85.7%	86.6%
75 - 84 6.1% 5.4% 4.8% Asian Alone 0.8% 0.8% 0.7% 85 + 3.0% 2.4% 1.9% Pacific Islander Alone 0.0% 0.0% 0.0% Median Age - - Two or More Race Alone 2.5% 2.4% 2.1% 2010 Census 40.1 40.0 39.4 Hispanic Origin (Any Race) 4.6% 5.2% 5.1% 2017 Estimate 41.3 41.3 40.9 - <td< td=""><td>55 - 64</td><td>12.6%</td><td>13.3%</td><td>13.6%</td><td>Black Alone</td><td>9.3%</td><td>8.7%</td><td>8.1%</td></td<>	55 - 64	12.6%	13.3%	13.6%	Black Alone	9.3%	8.7%	8.1%
85+ 3.0% 2.4% 1.9% Pacific Islander Alone 0.0% 0.0% 0.0% Median Age Two or More Races 1.8% 2.1% 2.1% 2010 Census 40.1 40.0 39.4 Hispanic Origin (Any Race) 4.6% 5.2% 5.1% 2017 Estimate 41.3 41.3 40.9 - - - - - - - - - - - - - 5.2% 5.1% 5.2% 5.1% 5.1	65 - 74	11.0%	10.7%	10.5%	American Indian Alone	0.2%	0.2%	0.2%
Median Age Two or More Races 1.8% 2.1% 2.1% 2010 Census 40.1 40.0 39.4 Hispanic Origin (Any Race) 4.6% 5.2% 5.1% 2017 Estimate 41.3 41.3 40.9 2017 Housing Data 7.776 14.920 2022 Projection 42.2 42.1 41.8 2017 Housing Data 1.000 7.776 14.920 Average Household Size Exter Occ. Housing Units 787 3.276 5.216 2017 Estimate 2.24 2.44 2.55 2017 Business Data 787 3.276 5.216 2022 Projection 2.26 2.47 2.58 2017 Business Data 520 1.000	75 - 84	6.1%	5.4%	4.8%	Asian Alone	0.8%	0.8%	0.7%
Median Age Two or More Races 1.8% 2.1% 2.1% 2010 Census 40.1 40.0 39.4 Hispanic Origin (Any Race) 4.6% 5.2% 5.1% 2017 Estimate 41.3 41.3 40.9	85+	3.0%	2.4%	1.9%	Pacific Islander Alone	0.0%	0.0%	0.0%
2010 Census 40.1 40.0 39.4 Hispanic Origin (Any Race) 4.6% 5.2% 5.1% 2017 Estimate 41.3 41.3 40.9 -					Some Other Race Alone	2.5%	2.4%	2.3%
2017 Estimate 41.3 41.3 40.9 2022 Projection 42.2 42.1 41.8 2017 Housing Data 2022 Projection 42.2 42.1 41.8 2017 Housing Data Average Household Size Image: Mousehold Size Image: Mousehold Size Image: Mousehold Size 2010 Census 2.24 2.44 2.55 2017 Estimate 2.26 2.47 2.58 2017 Business Data 2022 Projection 2.26 2.48 2.59 Total Businesses: 320 1,109 1,469	Median Age				Two or More Races	1.8%	2.1%	2.1%
2022 Projection 42.2 42.1 41.8 2017 Housing Data Owner Occ. Housing Units 1,000 7,776 14,920 Average Household Size Renter Occ. Housing Units 787 3,276 5,216 2010 Census 2.24 2.44 2.55 1	2010 Census	40.1	40.0	39.4	Hispanic Origin (Any Race)	4.6%	5.2%	5.1%
Average Household Size 2.24 2.44 2.55 787 3.276 5.216 2010 Census 2.26 2.47 2.58 2017 Business Data 5 5 2022 Projection 2.26 2.48 2.59 Total Businesses: 320 1,109 1,469	2017 Estimate	41.3	41.3	40.9				
Average Household Size Renter Occ. Housing Units 787 3,276 5,216 2010 Census 2.24 2.44 2.55	2022 Projection	42.2	42.1	41.8	2017 Housing Data			
2010 Census 2.24 2.44 2.55 2017 Estimate 2.26 2.47 2.58 2017 Business Data 2022 Projection 2.26 2.48 2.59 Total Businesses: 320 1,109 1,469					Owner Occ. Housing Units	1,000	7,776	14,920
2017 Estimate 2.26 2.47 2.58 2017 Business Data 2022 Projection 2.26 2.48 2.59 Total Businesses: 320 1,109 1,469	Average Household Size				Renter Occ. Housing Units	787	3,276	5,216
2022 Projection 2.26 2.48 2.59 Total Businesses: 320 1,109 1,469	2010 Census	2.24	2.44	2.55				
	2017 Estimate	2.26	2.47	2.58	2017 Business Data			
Total Employees: 3,062 12,037 15,114	2022 Projection	2.26	2.48	2.59	Total Businesses:	320	1,109	1,469
					Total Employees:	3,062	12,037	15,114

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