



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
C	±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

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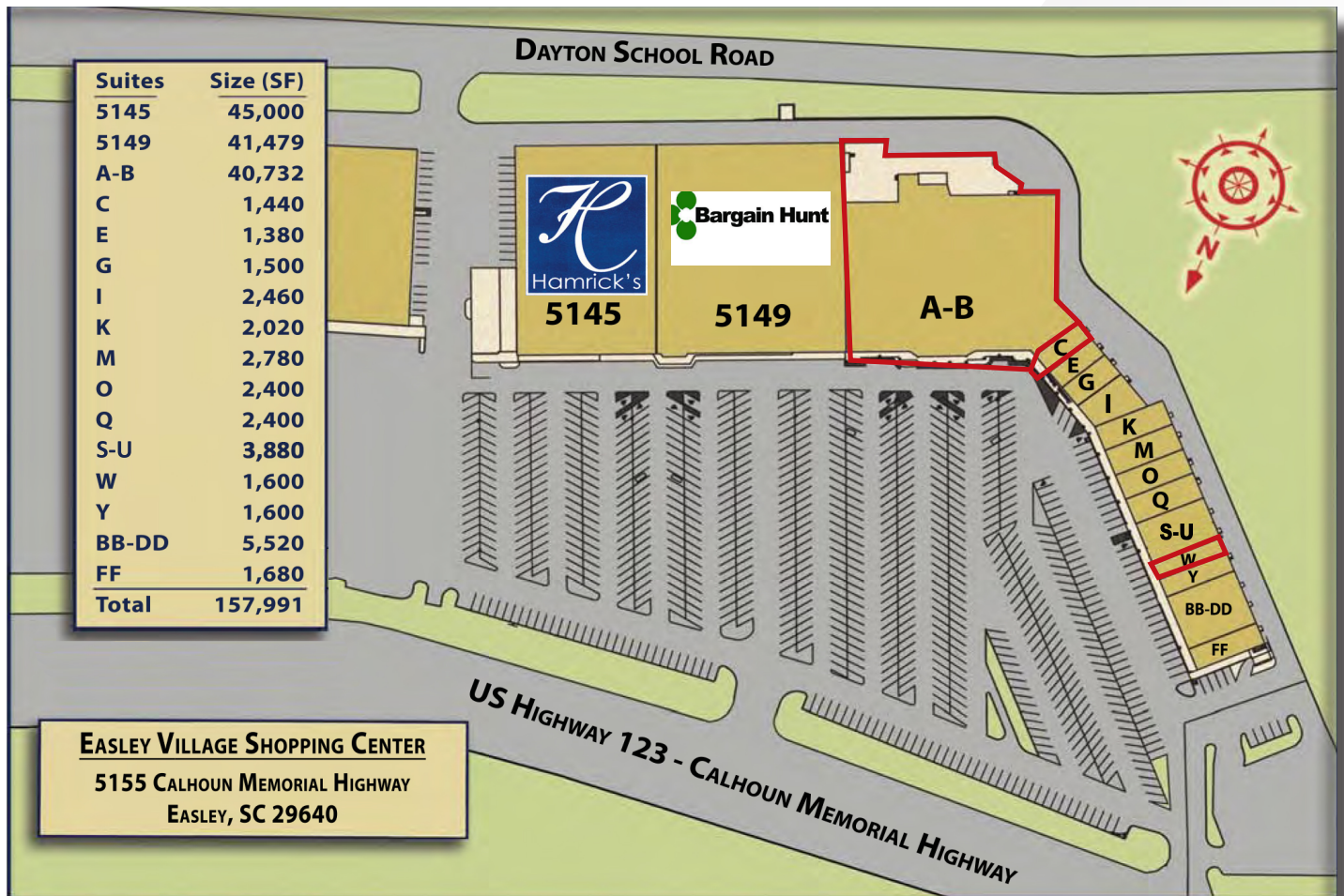
For Lease

±1,440-40,732 SF

Multiple Retail Suites

Site Plan

5155 Calhoun Memorial Highway - Easley, South Carolina



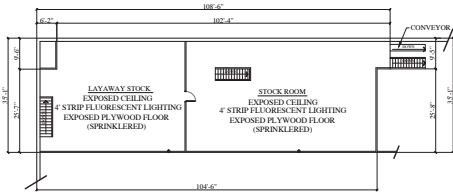
For Lease

±1,440-40,732 SF

Multiple Retail Suites

Floor Plan

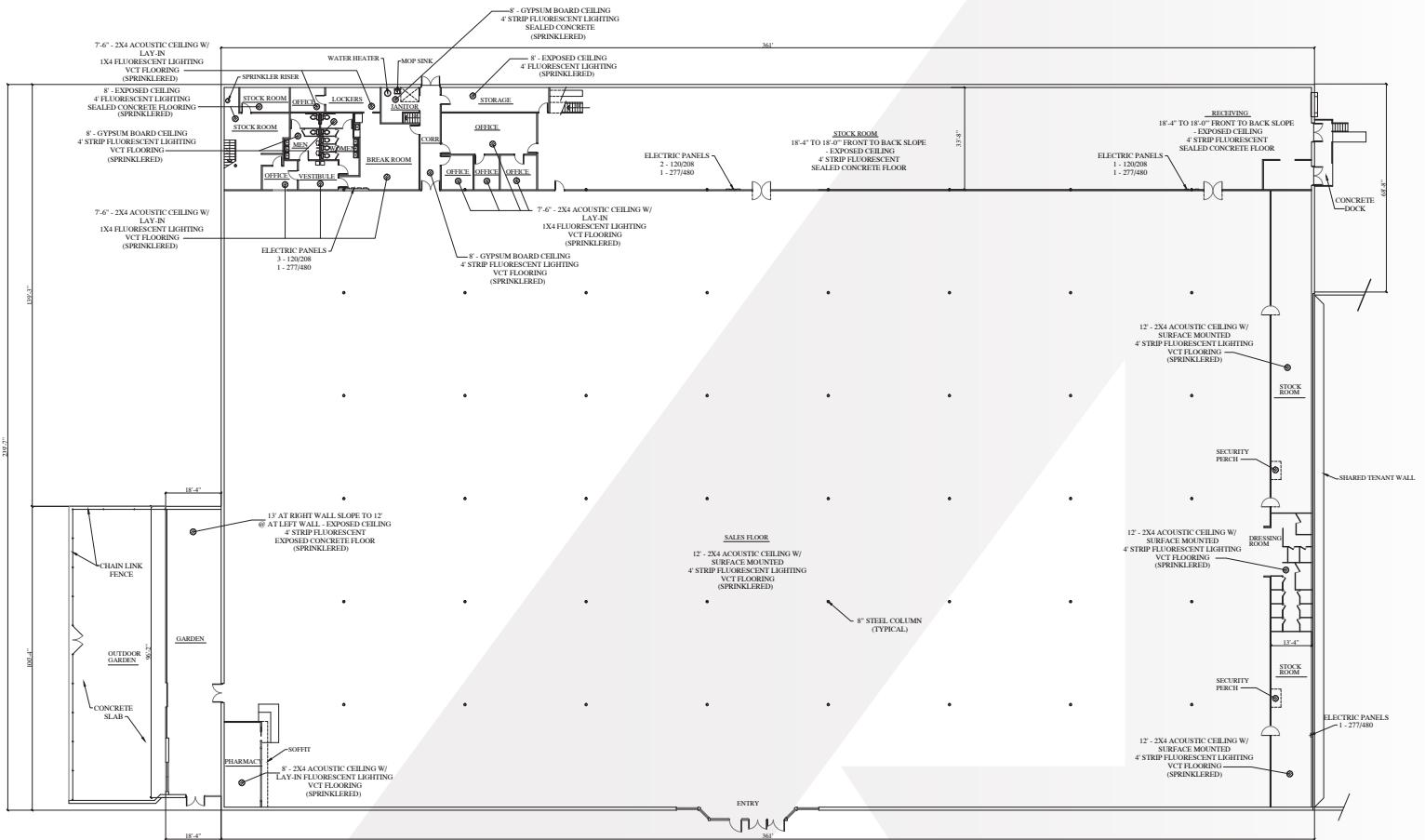
5155 Calhoun Memorial Highway - Easley, South Carolina



STOCKROOM MEZZANINE

SCALE: 1/16" = 1'-0"
STOCKROOM MEZZANINE SQUARE FOOTAGE: 3,470 SQ. FT.

NOTE:
DIMENSIONS ARE FOR INTERIOR REFERENCE ONLY
AND DO NOT REFLECT TOTAL SUITE SQUARE FOOTAGE



EXISTING FLOOR PLAN

SCALE: 1/16" = 1'-0"

SQUARE FOOTAGE

STOCKROOM MEZZANINE SQUARE FOOTAGE	3,470 SQ. FT.
SALES AREA, STOCK ROOM, OFFICE AREA AND PHARMACY TOTAL FOOTAGE	86,502 SQ. FT.
GARDEN AREA	1,763 SQ. FT.
TOTAL SQUARE FOOTAGE	91,735 SQ. FT.

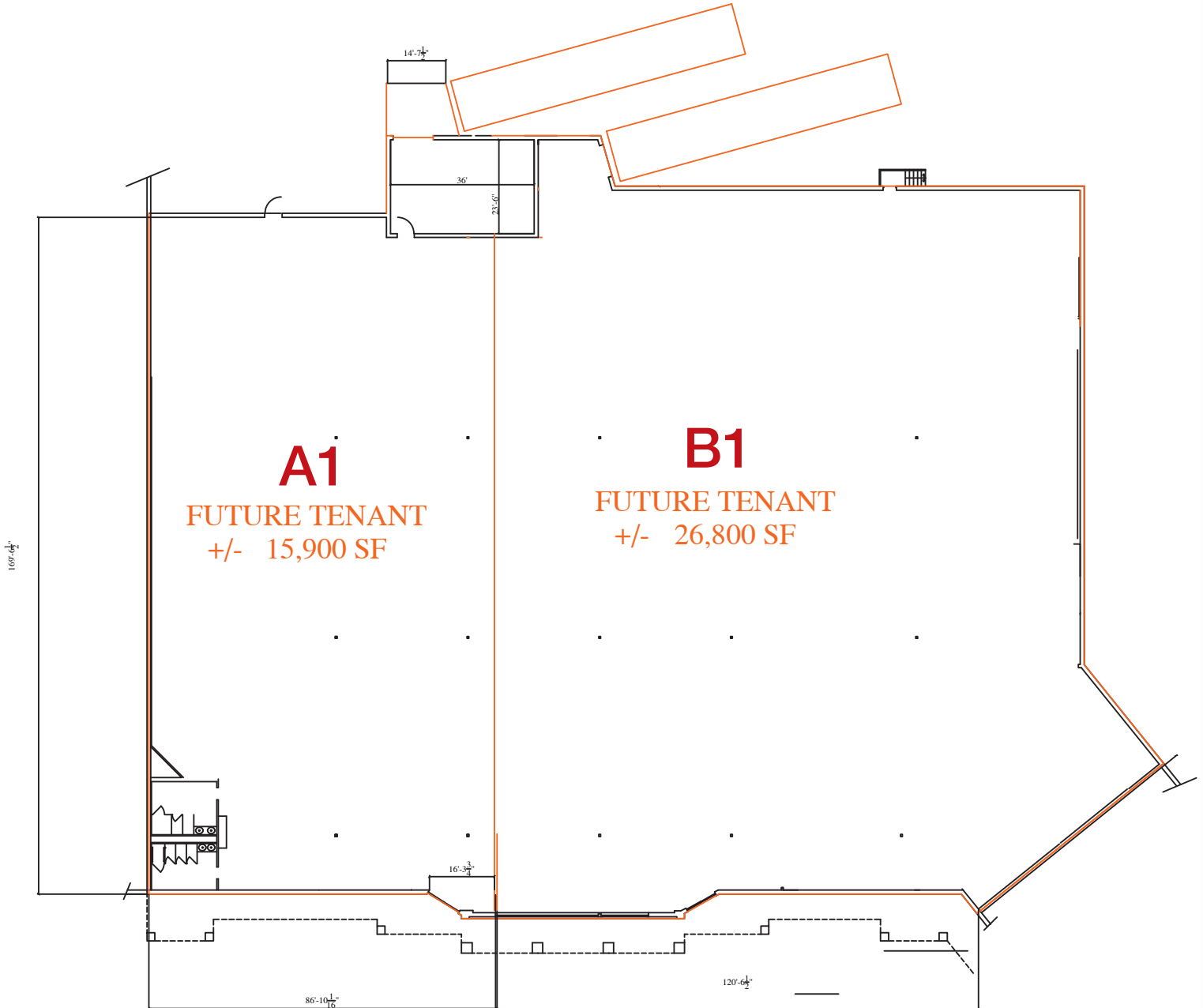
For Lease

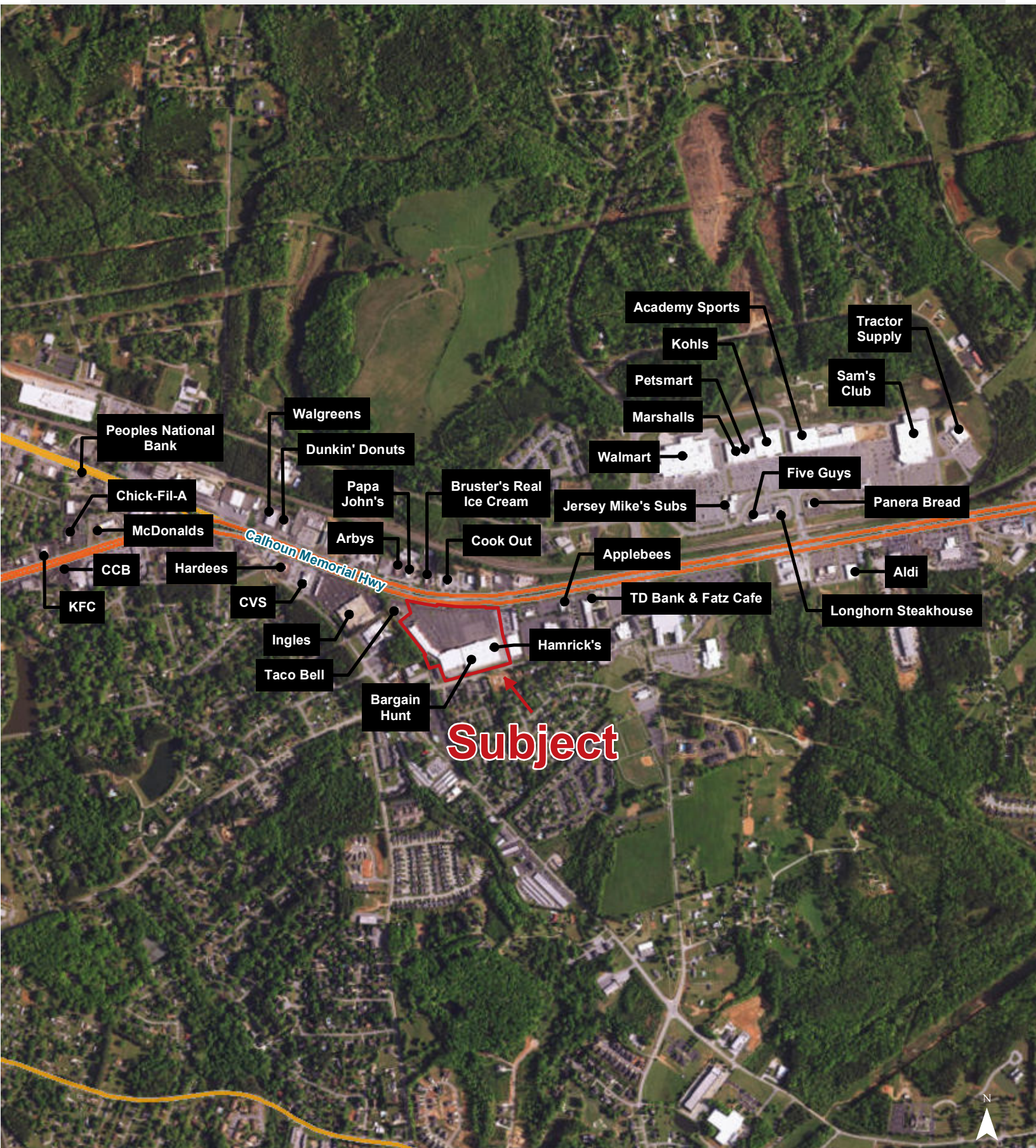
±1,440-40,732 SF

Multiple Retail Suites

Floor Plan (If Subdivided)

5155 Calhoun Memorial Highway - Easley, South Carolina





Map Updated: Thursday, January 12, 2017. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed 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.

Demographic Profile

Main Street & Calhoun Memorial Highway - Easley, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2010 Census	3,874	26,084	49,391	2017 Estimate	\$41,298	\$51,568	\$51,995
2017 Estimate	4,033	27,420	52,140	2022 Projection	\$47,930	\$57,511	\$58,569
2022 Projection	4,160	28,490	54,222	Average Household Income			
% Chg. 2017-2022	3.1%	3.9%	4.0%	2017 Estimate	\$56,456	\$66,933	\$66,428
Households				2022 Projection	\$65,695	\$77,514	\$77,001
2010 Census	1,729	10,615	19,269	Per Capita Household Income			
2017 Estimate	1,787	11,052	20,136	2017 Estimate	\$25,055	\$27,042	\$25,827
2022 Projection	1,841	11,427	20,843	2022 Projection	\$29,104	\$31,131	\$29,778
Families				2017 Household Income Dist.			
2010 Census	1,048	7,284	13,801	Less than \$15,000	10.5%	9.9%	10.4%
2017 Estimate	1,067	7,513	14,303	\$15,000 - \$24,999	13.9%	11.6%	11.3%
2022 Projection	1,093	7,740	14,757	\$25,000 - \$34,999	16.2%	11.3%	10.9%
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 - \$99,999	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 - \$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			
35 - 44	12.8%	12.7%	12.5%	White Alone	85.3%	85.7%	86.6%
45 - 54	12.7%	13.7%	14.0%	Black Alone	9.3%	8.7%	8.1%
55 - 64	12.6%	13.3%	13.6%	American Indian Alone	0.2%	0.2%	0.2%
65 - 74	11.0%	10.7%	10.5%	Asian Alone	0.8%	0.8%	0.7%
75 - 84	6.1%	5.4%	4.8%	Pacific Islander Alone	0.0%	0.0%	0.0%
85+	3.0%	2.4%	1.9%	Some Other Race Alone	2.5%	2.4%	2.3%
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			
2022 Projection	42.2	42.1	41.8	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	2017 Business Data			
2017 Estimate	2.26	2.47	2.58	Total Businesses:	320	1,109	1,469
2022 Projection	2.26	2.48	2.59	Total Employees:	3,062	12,037	15,114