



FOR SALE

Easley Community Center

6606 Calhoun Memorial Hwy and 601 Williams Ave Easley, South Carolina 29640

Trent Johnson
Associate Broker
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The Burgess Company
601 E McBee Avenue Suite 107
Greenville, SC 29601
864.672.6080
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Property Highlights

- 2 retail buildings totaling 14,550 square feet (7,050 SF and 7,500 SF)
- 7 tenants
- Prime location in Easley (VPD: 36,400)
- Highly visible storefronts
- Ample parking for customers
- Attractive investment opportunity
- 100% occupancy
- Well-maintained property for low maintenance costs
- Convenient ingress/egress
- Access to signalized intersection
- +/- 1.4 miles from Historic Downtown Easley, SC
- +/- 11 miles from Downtown Greenville, SC
- +/- 18 miles from Clemson, SC

Offering Summary

Sale Price:	\$2,900,000
Number of Units:	7
Building Size:	14,550 SF
NOI:	\$187,481.00

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,242	12,677	22,081
Total Population	4,945	30,006	54,823
Average HH Income	\$78,011	\$76,672	\$82,611

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Additional Photos



6606 Calhoun Memorial Hwy

601 Williams Ave



6606 Calhoun Memorial Hwy and 601 Williams Ave *Bank NOT Included*

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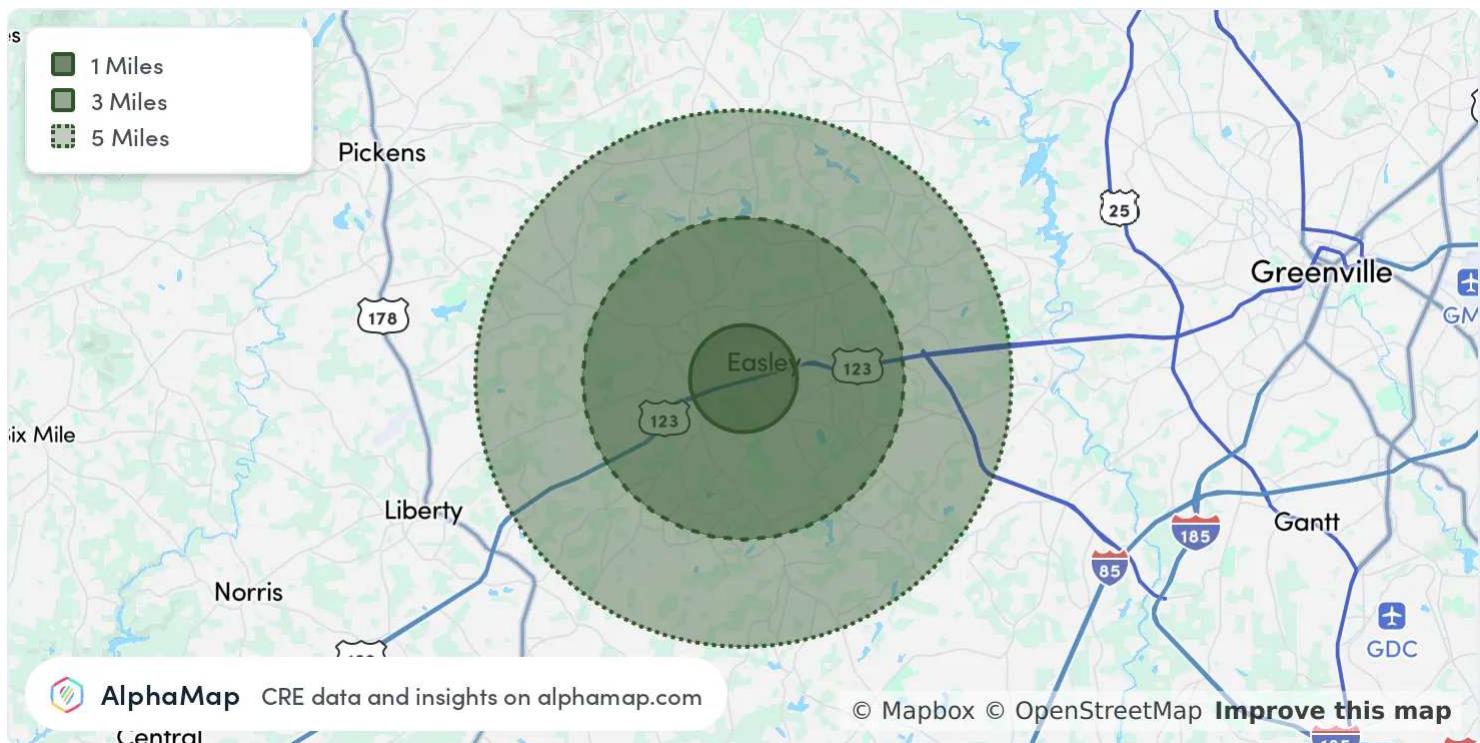
Location Map



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Population

	1 Mile	3 Miles	5 Miles
Total Population	4,945	30,006	54,823
Average Age	42	42	42
Average Age (Male)	40	40	41
Average Age (Female)	44	44	43

Household & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,242	12,677	22,081
Persons per HH	2.2	2.4	2.5
Average HH Income	\$78,011	\$76,672	\$82,611
Average House Value	\$381,587	\$278,183	\$270,209
Per Capita Income	\$35,459	\$31,946	\$33,044

Map and demographics data derived from AlphaMap

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Professional Background

Trent Johnson graduated from Furman University in 2015, where he was a 4-year member of the soccer team, majored in Business Administration, and most importantly met his wife. His family has called Greenville home since graduation and continues to plant their roots in the Upstate.

After 8+ years in B2B sales, Trent found a perfect blend for his interest in Greater Greenville Development and passion for building local relationships and joined the team at The Burgess Company. His family enjoys staying involved at their church, getting outside, and traveling. Trent is a South Carolina licensed real estate broker and is specialized in commercial properties in and around the Greater Greenville area.

Education

Furman University - 2011-2015

Memberships

ICSC Member

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