



CONTRACT SERVICES, INC
CONTRACT STAFFING SERVICES, LLC
T & C CONSTRUCTION

SALE

4020 and 4028 Calhoun Memorial Hwy

4020 AND 4028 CALHOUN MEMORIAL HWY

Easley, SC 29640

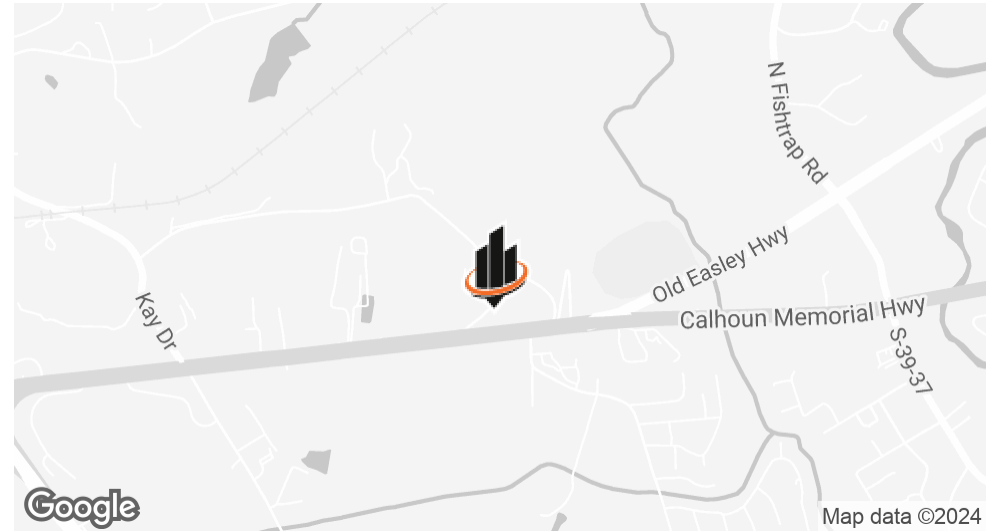
PRESENTED BY:

ROD SUAREZ

O: 864.637.9302

rod.suarez@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to offer
NUMBER OF UNITS:	2
LOT SIZE:	3.5 Acres
TOTAL BUILDINGS SIZE:	7,500 SF

PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Easley, SC right next to the old Greenville/Pickens Speedway soon to become a key industrial and Technological Park: Property features a 2,400 SF (currently leased by Enterprise Rent-a-Car) and a 5000 SF building, offering ample space for a variety of business endeavors and multipurpose uses. Built in 1984, this well-maintained property boasts a timeless design and sturdy construction, embodying reliability and enduring appeal. With its strategic location in the heart of Easley, this building presents an attractive prospect for investors seeking a prominent presence in an established commercial hub. Explore the potential for expansion, customization, and long-term value in this versatile office building. Don't miss out on the chance to make this property the cornerstone of your commercial real estate portfolio.

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PROPERTY DETAILS & HIGHLIGHTS

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
APN	5049-16-84-1117
BUILDING SIZE	7,500 SF
LOT SIZE	92,131 SF
BUILDING CLASS	C
YEAR BUILT	1984
NUMBER OF FLOORS	1
FREE STANDING	Yes

Introducing a prime investment opportunity in Easley, SC: a total of 7,400 SF of building space with 2 total buildings, offering ample space for a variety of business endeavors. Built in 1984, this well-maintained property boasts a timeless design and sturdy construction, embodying reliability and enduring appeal. With its strategic location in the heart of Easley, this building presents an attractive prospect for investors seeking a prominent presence in an established commercial hub. Explore the potential for expansion, customization, and long-term value in this versatile office building. Don't miss out on the chance to make this property the cornerstone of your commercial real estate portfolio.

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- - 7,400 SF total building space
- - 2 units for versatile utilization
- - Sturdy construction built in 1984
- - Prime location in Easley area
- - Potential for expansion and customization

ADDITIONAL PHOTOS



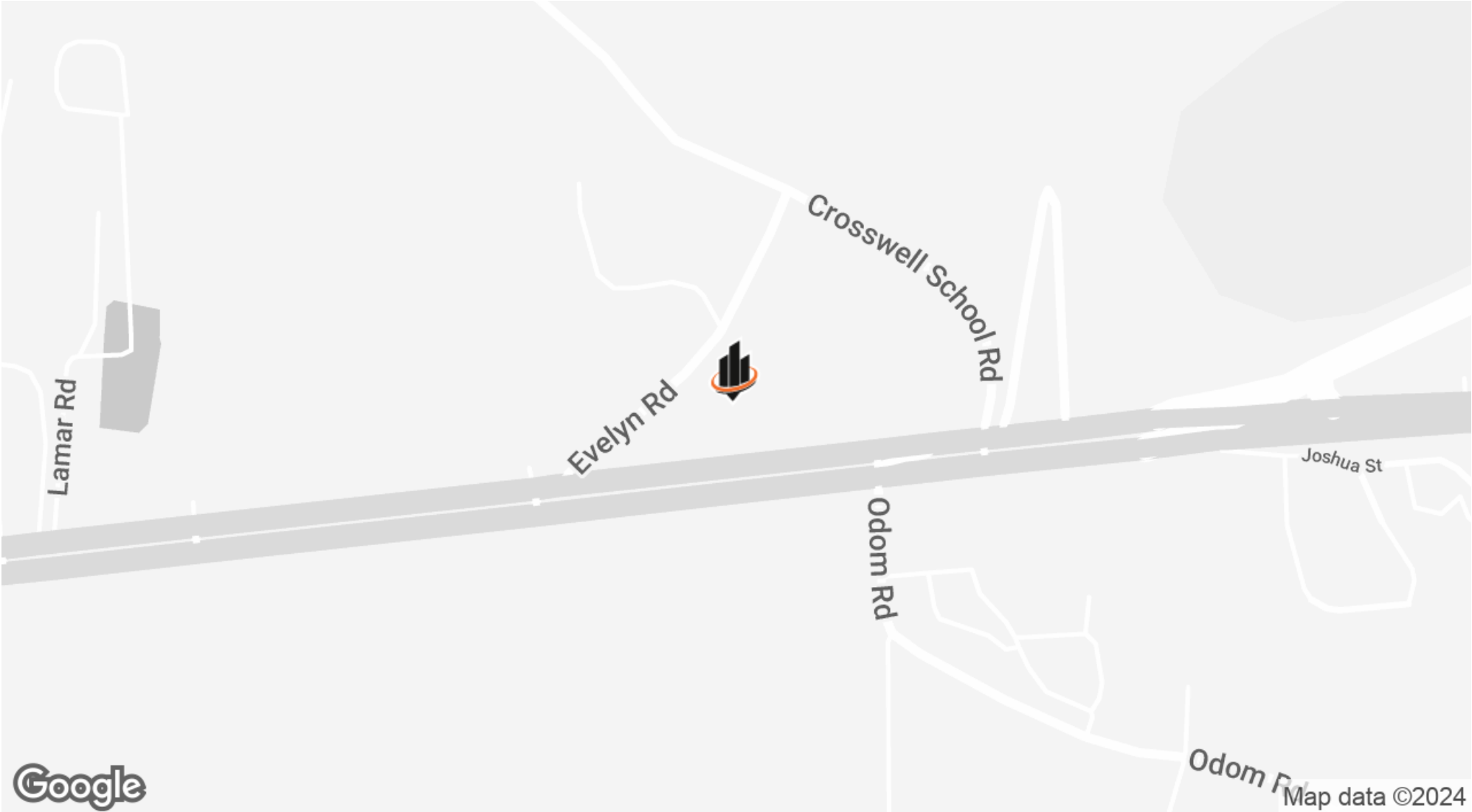
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ADDITIONAL PHOTOS



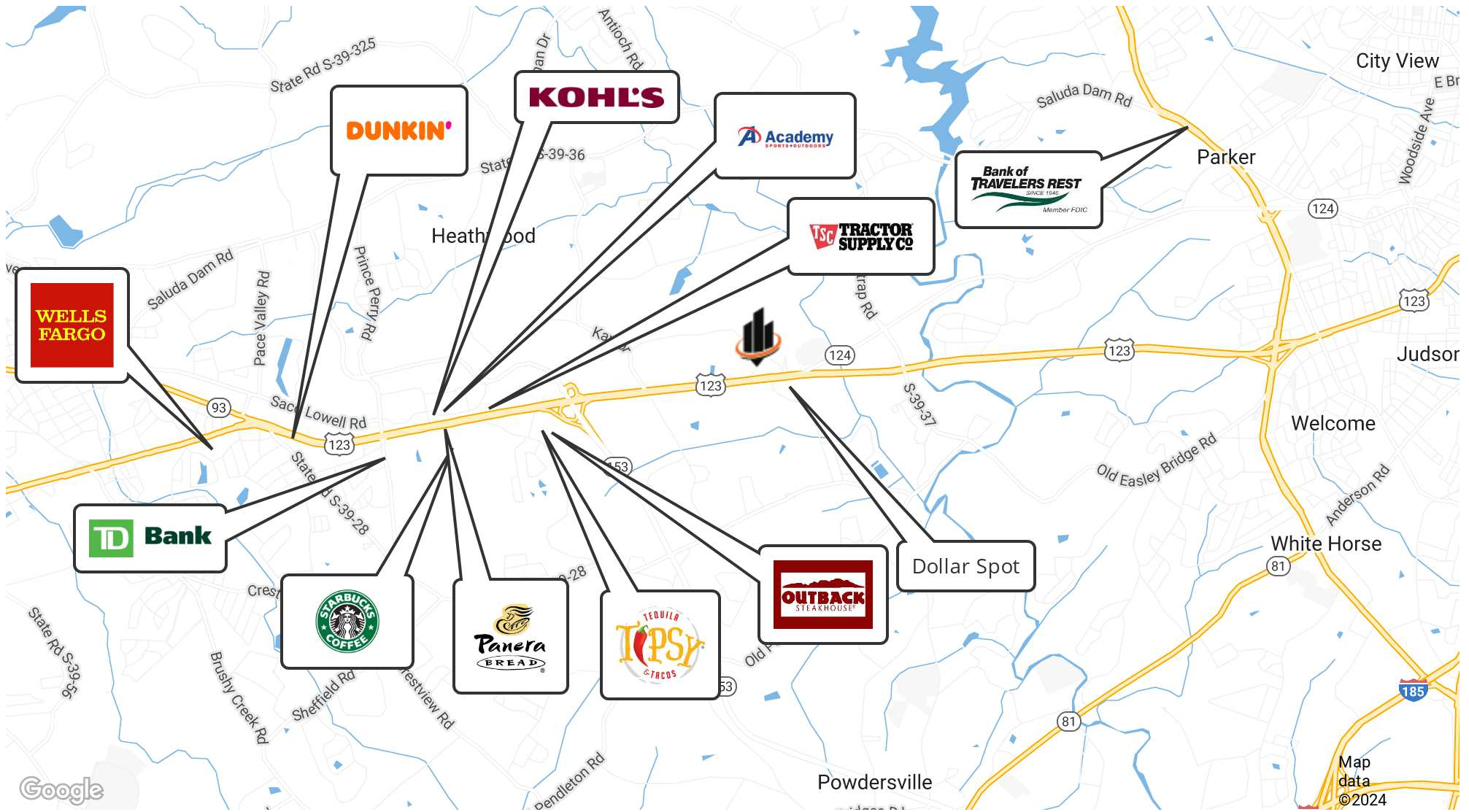
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LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

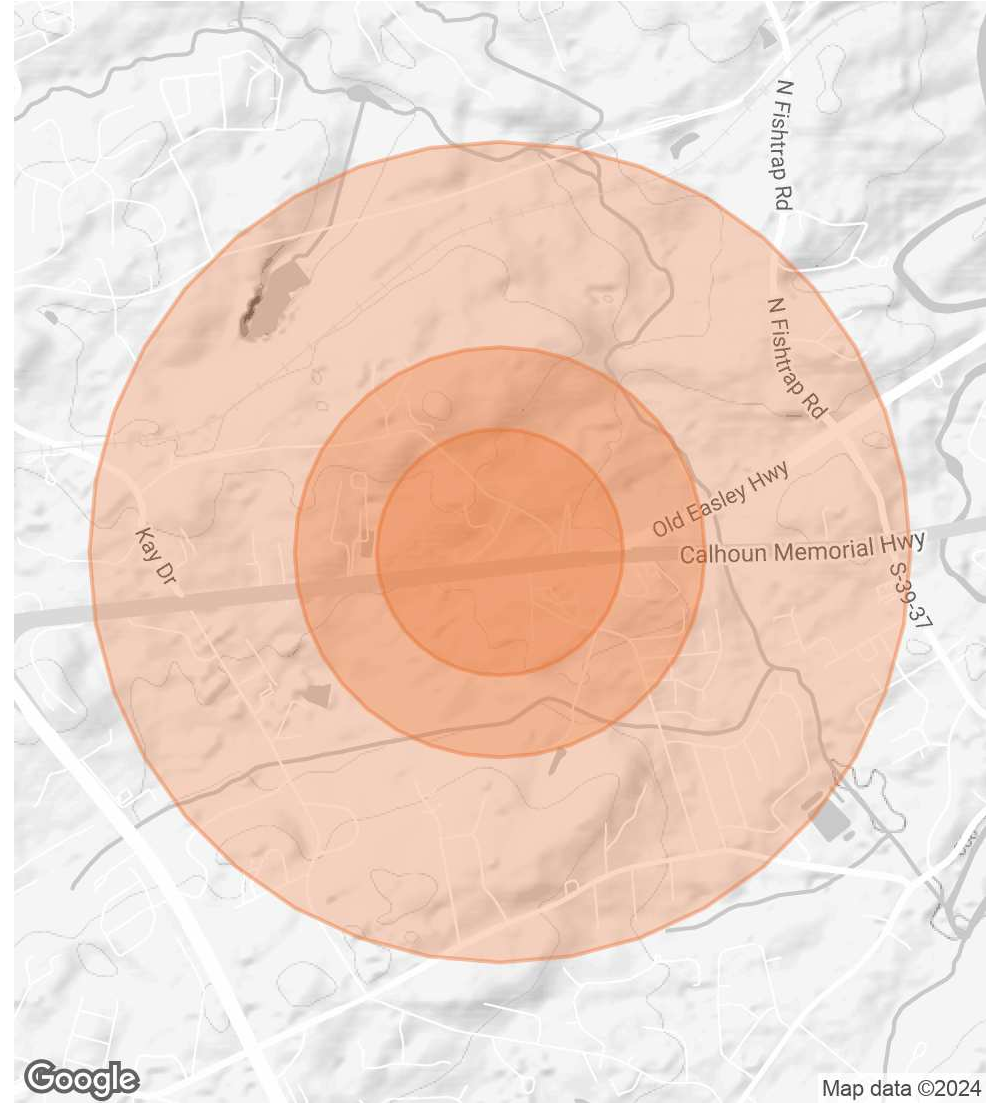
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	101	231	1,206
AVERAGE AGE	40	40	40
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	41	41	40

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	40	90	468
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$79,626	\$75,934	\$73,679
AVERAGE HOUSE VALUE	\$171,137	\$177,099	\$182,202

Demographics data derived from AlphaMap



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SECTION 1
About Svn

The graphic features two stylized target icons, one with an orange center and one with a blue center, positioned at the top and bottom of a curved, dashed line. The text 'SVN® core covenants' is centered between these elements.

SVN® core covenants

A company's core values provide clarity on what is truly important for organizational success, personal and professional conduct and what to expect from each other. At SVN our Core Covenants personify our values and culture, and differentiate us from the competition.

AS MEMBER OF THE SVN® SHARED VALUE NETWORK, WE EACH COMMIT TO DO THE FOLLOWING:

- 1 Create amazing value with my clients, colleagues and communities.
- 2 Cooperate proactively and place my clients' best interests above my own.
- 3 Include, respect and support all members of the commercial real estate industry.
- 4 Honor my commitments.
- 5 Personify and uphold the SVN brand.
- 6 Resolve conflicts quickly, positively and effectively.
- 7 Take personal responsibility for achieving my own potential.
- 8 Excel in my market area and specialty.
- 9 Focus on the positive and the possible.
- 10 Nurture my career while valuing the importance of family, health and community.

svn.com 185 Devonshire St, M102 Boston, MA 02110
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SVN BY THE NUMBERS



SVN[®] by the numbers



200+

Office Owners

2,200

Advisors & Staff

\$14.9B

Total value of sales & lease transactions

5

Global Offices & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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The 9.6% report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION

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SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*

The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.

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ADVISOR BIO 1



ROD SUAREZ

Associate Advisor

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PROFESSIONAL BACKGROUND

Born and raised in Mexico City, Rod's journey to Greenville began more than two decades ago, coinciding with the region's remarkable growth. Today, he utilizes his unique perspective and deep-rooted relationships to drive successful business outcomes for his clients.

Starting his career in residential real estate sales, Rod's understanding of the property landscape is as vast as it is diverse. Recently, he strategically shifted his focus to commercial real estate. His decision was fueled by the rapid influx of businesses into Greenville and the Upstate region, a trend he anticipates will continue to rise in the coming years.

Living in Greenville for over 20 years, Rod's personal and professional relationships have not only enriched his life but also played an instrumental role in his career success. He is deeply connected with the community, embracing its transformation over the years, and actively participating in its future growth.

In Rod Suarez, you find more than just a real estate advisor. You find a local expert with international roots, a strategic problem solver with a keen eye for opportunities, and a

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