



FOR LEASE

# Town N' Country

6101 Calhoun Memorial Hwy., Easley, SC

- Three retail suites available and one outparcel for ground lease
- Excellent market awareness and visibility
- Strong, national tenant mix

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## EASLEY, SC RETAIL

# Opportunity

Easley Town N' Country is a 263,490-square-foot retail center located in Easley's primary retail corridor. The shopping center offers three suites available for lease and one outparcel for ground lease.

## Features

- Strong, national tenant mix
- Excellent overall awareness and visibility
- High-traffic corridor
- Easily accessible - especially compared to other regional shopping centers in Easley
- Located between Greenville and Clemson University

## Location

Easley Town N' Country is ideally located off Calhoun Memorial Highway in Easley, connecting Greenville and Clemson University. The shopping center is surrounded by numerous national brands including Pet Smart, Sam's Club, Kohl's, Planet Fitness, Marshalls, Walmart, Ollie's Bargain Outlet, Hamricks, Publix, The Home Depot and more.



# Site Plan

## LEGEND:

- GROUND LEASE (Orange)
- RETAIL AVAILABLE (Orange)
- RETAIL LEASED (Green)
- OWNED BY OTHERS (Purple)

Ross	21,985 SF
Home Goods	22,209 SF
Ulta	9,996 SF
Five Below	8,532 SF

Hobby Lobby	51,505 SF
Belk	81,500 SF
Available	±14,000 SF

America's Best	3,591 SF
Rack Room Shoes	6,250 SF
Staples	21,863 SF

Pet Supplies Plus	6,500 SF
Classic Jewelers	3,914 SF
Bath & Body Works	3,000 SF
Town N' Country Cleaners	2,500 SF



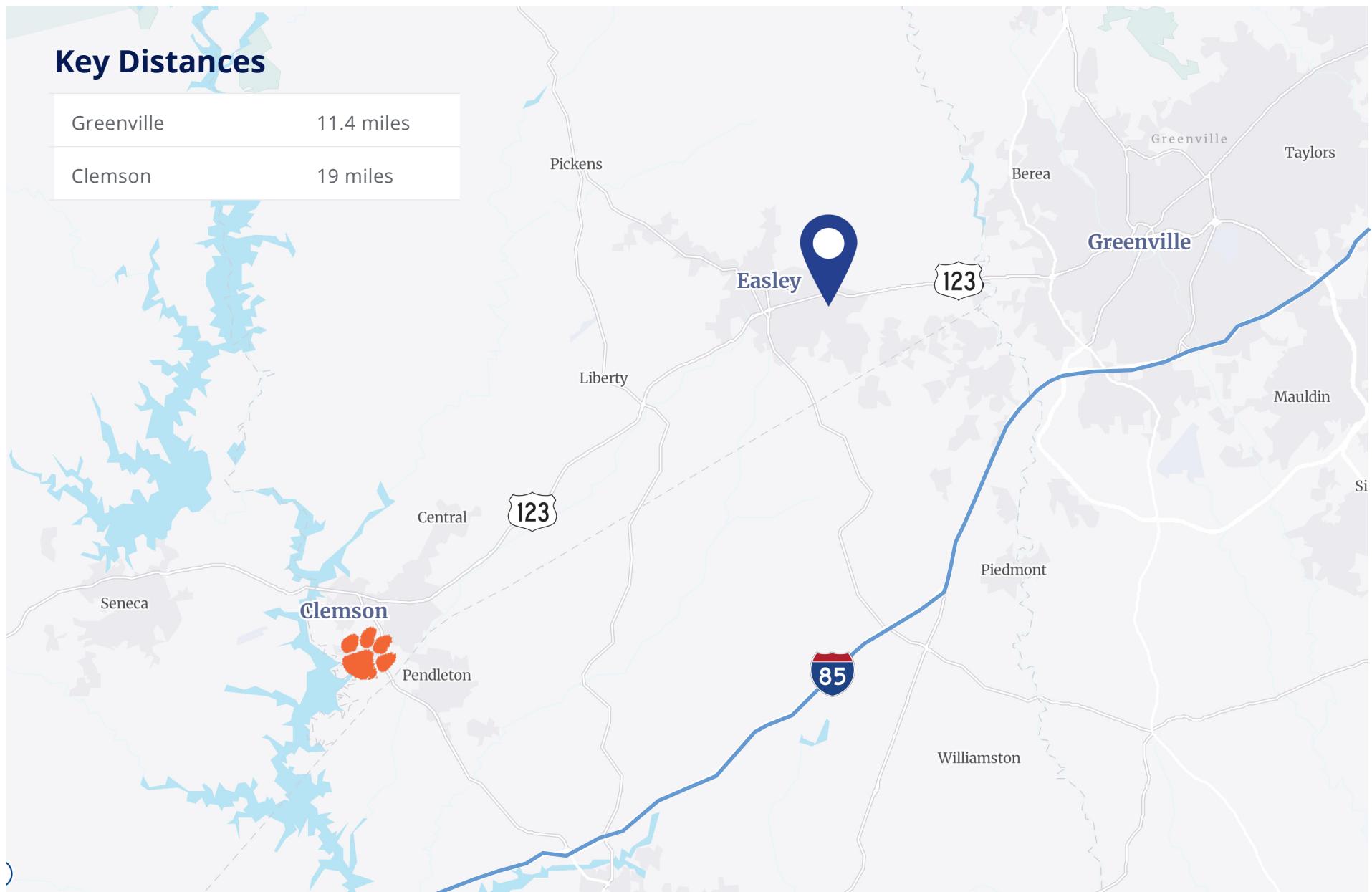
## Property Overview

Property Type:	Shopping Center
Address:	6101 Calhoun Memorial Hwy., Easley, SC 29640
GLA:	263,490 SF
Anchors:	Belk, Hobby Lobby, Home Goods, Ross
Traffic Counts:	39,500 VPD <i>Calhoun Memorial Hwy</i>

## 2024 Demographics

	1-mile	3-miles	5-miles
Population	5,147	32,585	56,052
Households	2,259	13,787	22,611
Avg. HH Income	\$92,837	\$83,541	\$86,754

# Surrounding Area



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