



FOR LEASE

# 6606 Calhoun Memorial Highway

Easley, SC 29640

**Trent Johnson**

Associate Broker

980.939.5541

trent@tbccre.com

**James Jayroe**

Associate Broker

803.924.6233

james@tbccre.com

**The Burgess Company**

37 Villa Road Suite 200

Greenville, SC 29615

864.672.6080

[tbccre.com](http://tbccre.com)

*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**

- - Modern amenities tailored for contemporary businesses
- - Versatile and adaptable interior spaces
- - Ample parking for tenants and visitors
- - High visibility from Calhoun Memorial Highway
- - Excellent accessibility from major roadways
- - Professional and well-maintained exterior grounds
- - Contemporary architecture creating an inviting image
- - Flexible layout catering to diverse business needs
- - Ideal for dynamic office spaces or commercial enterprises

**Offering Summary**

<b>Lease Rate:</b>	\$14.00 SF/yr (NNN)
<b>Number of Units:</b>	8
<b>Available SF:</b>	1,400 SF
<b>Building Size:</b>	15,000 SF

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

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 james@thcrr.com

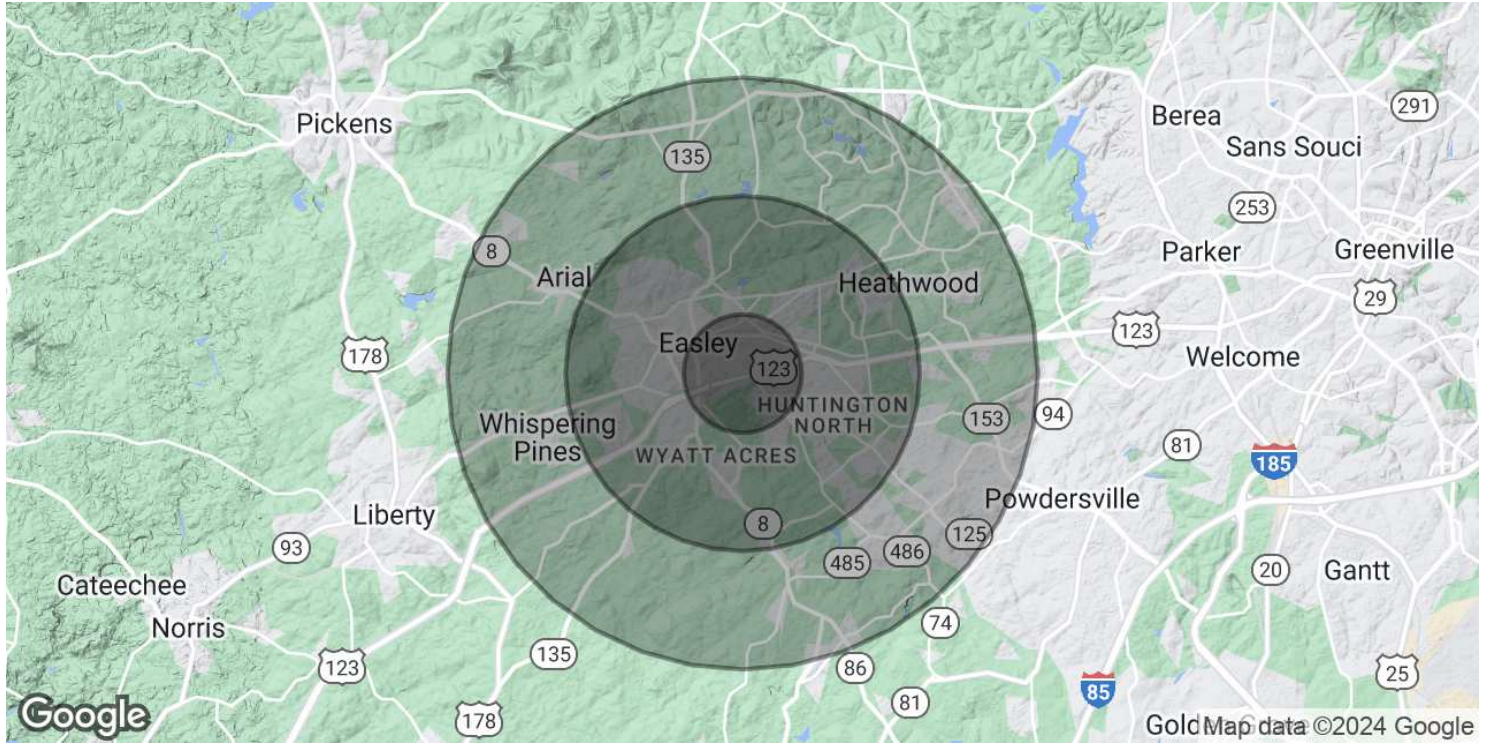




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**Population**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
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

**Households & Income**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	2,242	12,677	22,081
# of 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

Demographics data derived from AlphaMap

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Location Map



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SC #84713

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