



FOR LEASE

# 5208 Calhoun Memorial Hwy

Easley, SC 29640

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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 Description

Introducing 5208 Calhoun Memorial Hwy, a prime medical commercial property offering high visibility and convenience in Easley, SC. With its strategic location on a bustling thoroughfare, this property presents an exceptional opportunity for businesses looking to establish a strong presence in the area. Don't miss the chance to lease this impressive property and elevate your business to new heights.

### Property Highlights

- Up to \$25,000 in Tenant Allowance to Qualified Tenants
- Prime location with high visibility
- Ample parking for customers and employees
- Modern and well-maintained building
- Close proximity to major roadways
- High traffic area for maximum exposure
- Professional and attractive curb appeal
- Flexible lease terms available
- Dedicated signage options for tenants
- Central heating and cooling system
- Energy-efficient lighting throughout

### Offering Summary

Lease Rate:	\$16.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,200 SF
Building Size:	7,932 SF

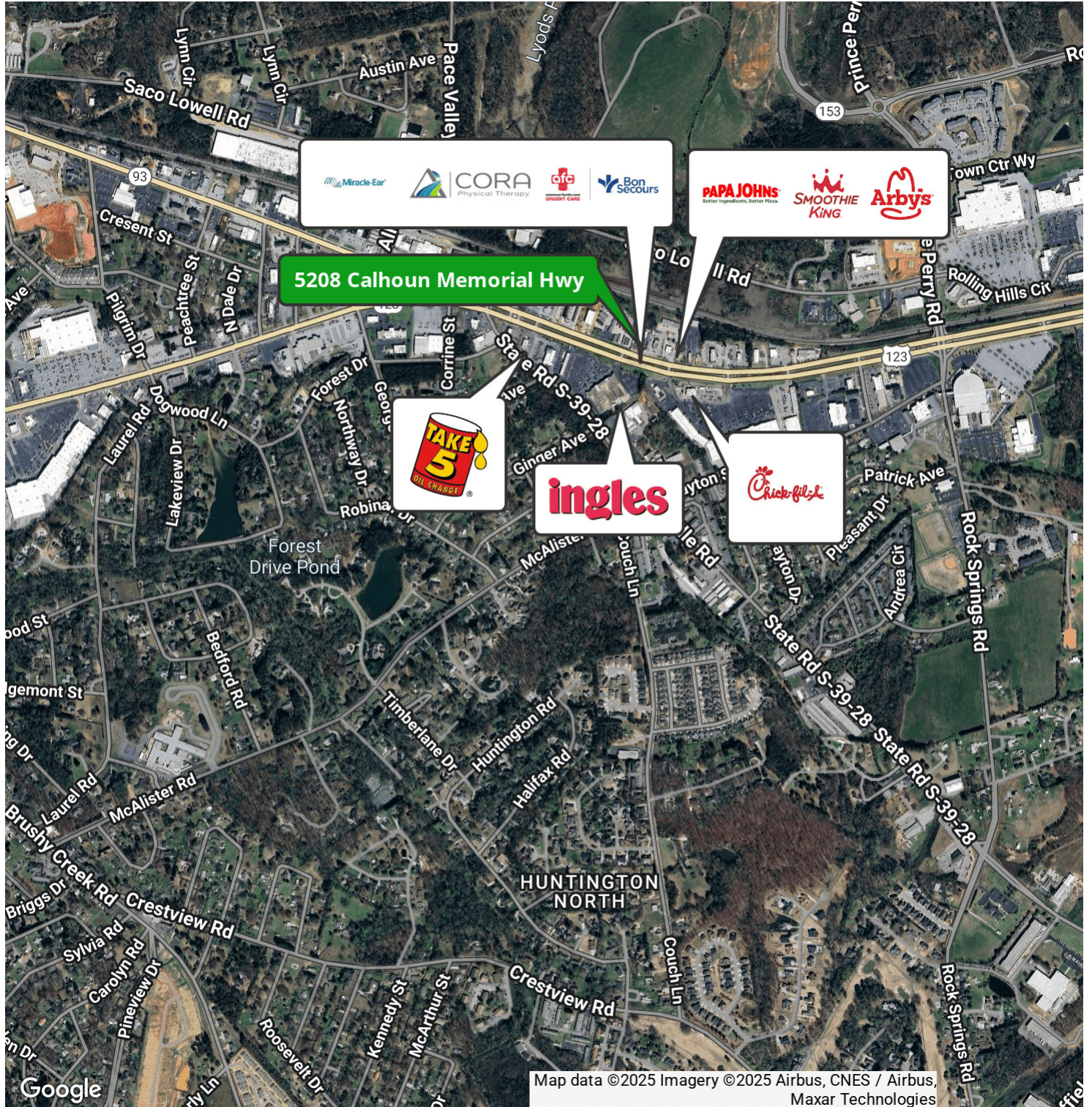
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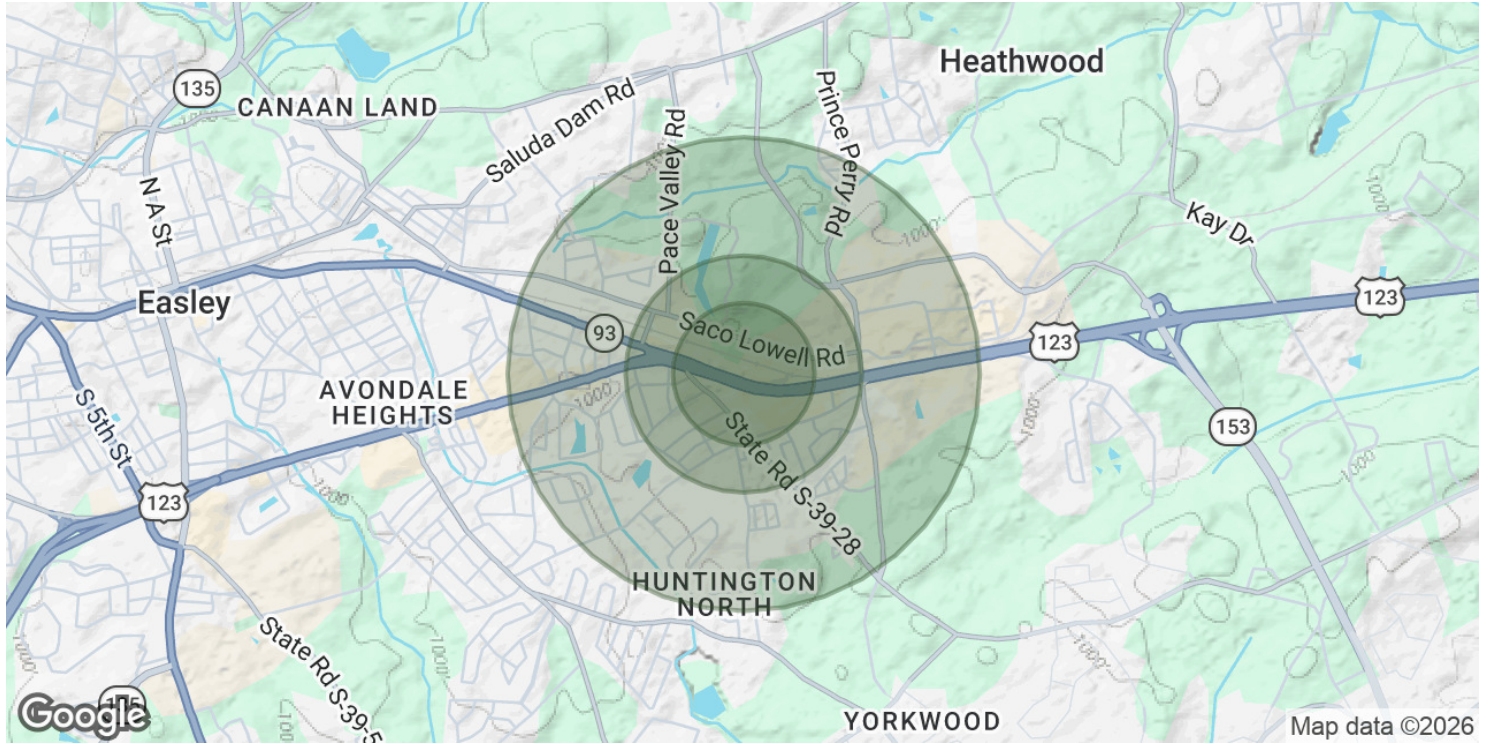
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**Population**

**0.3 Miles**

**0.5 Miles**

**1 Mile**

Total Population	179	1,230	3,913
Average Age	44	44	44
Average Age (Male)	42	42	42
Average Age (Female)	46	47	46

**Households & Income**

**0.3 Miles**

**0.5 Miles**

**1 Mile**

Total Households	80	568	1,786
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$85,605	\$79,219	\$81,389
Average House Value	\$444,636	\$385,714	\$380,028

Demographics data derived from AlphaMap

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