

# Old Easley Mill

104-126 Cumberland Ave & 516-518 W Main St | Easley, SC



Located in Opportunity Zone

## Prime Redevelopment Opportunity in Downtown Easley



### Offering Price



\$1,900,000

### Location



104-126 Cumberland Ave  
& 516-518 W Main St  
Easley, SC

### Land



±6.90  
Total Acres

### Building SF



±52,000  
Square Feet



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## Executive Summary:

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Aline Capital is pleased to offer for sale this rare redevelopment opportunity in downtown Easley, SC. The Old Easley Mill, located along Cumberland Ave. and right off Main St., consists of three warehouse buildings totaling  $\pm 52,000$  SF. The entire site is comprised of 8 separate parcels, with a combined total of  $\pm 6.90$  acres. Three of these parcels, across the road from the main site, provide the opportunity for an access road, connecting Main St to Cumberland Ave. as well as additional parking for the future venue.

The property boasts an Opportunity Zone status, and the Seller has already applied and received approval for Textile Tax Credits, in which are transferable to the Buyer. Another key feature is that the site is conveniently positioned half a mile from the popular Doodle-Trail that connects the City of Pickens to the City of Easley. An exciting element to this project is the potential to extend the Doodle-Trail to tie into the property and run along Cumberland Ave, in which the City has expressed interest in.

This prime old mill redevelopment project presents an exceptional opportunity for a developer seeking a city changing project; such as the Silos of Easley or The Commons in Greenville, in a fast-growing area of the Upstate that's in high demand for new restaurants, breweries, and family gathering venues.



## Investment Highlights

- Textile Tax Credits Transferrable to Buyer
- New Roofs on Each Building and Structural Repairs Made
- All Utilities Onsite
- Clean Phase 2 Environmental
- Ample Room for Parking and Outdoor Event Space
- Potential for Doodle Trail tie-in
- Property includes three residential parcels to connect to Main St
- Demand for new restaurants and event space in Easley
- 20,100 VPD on W. Main St
- Opportunity Zone
- Recently rezoned to General Commercial (GC)



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



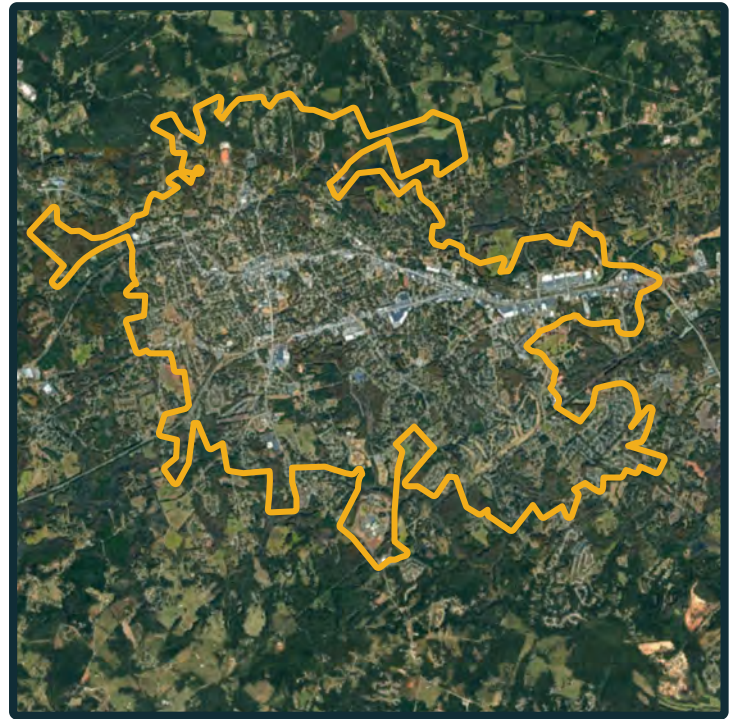
**OLD EASLEY MILL**  
CUMBERLAND AVENUE, EASLEY, SC  
2025.02.25





# Easley South Carolina Demographics

Radius	3 Mile	5 Mile
<b>Population</b>		
2020 Population	29,340	56,110
2024 Population	30,200	57,800
<b>Households</b>		
2024 Households	12,220	22,800
Annual Growth 2010-2023	1.0%	1.0%
<b>Income</b>		
Avg Household Income	\$76,400	\$80,700
Median Household Income	\$57,200	\$60,300



**Population:** As of 2024, Easley had an estimated population of 27,503. This reflects an annual growth rate of 4.23% and a 19.4% population increase since the 2020 census, which recorded 23,035 residents. The city ranks as the 22nd most populated in South Carolina out of 475 cities.

**Median Age:** The median age is around 41 to 44.4 years, with specific figures like 41.0 years from some sources and 42.8 years from others, indicating a slightly aging population. For males, it's about 40.4 years, and for females, 41.7 to 44.4 years.



## Demographic Snapshot

<h1 style="font-size: 2em;">56,110</h1> <p>Residents within 5 Miles of Site</p>	<h1 style="font-size: 2em;">19.4%</h1> <p>Population Increase Since 2020</p>
<h1 style="font-size: 2em;">\$60,300</h1> <p>Median Household Income</p>	<h1 style="font-size: 2em;">\$80,700</h1> <p>Avg Household Income</p>

# About Easley South Carolina



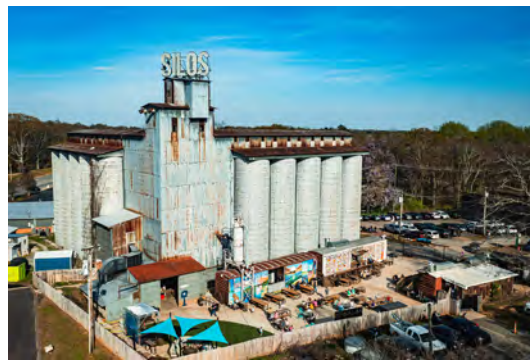
**Downtown Easley (0.7 Miles from Site)** is an affordable, diverse place to live where parks and family-friendly events abound. Easley's downtown district features specialty shops, antique dealers and wonderful restaurants, along with a water-feature park and outdoor amphitheater. The Foothills Playhouse is a destination for live theater entertainment. Historically the host of the Big League World Series, Easley now hosts the Senior League World Series.



-THE CITY OF-  
**EASLEY**  
SOUTH CAROLINA

**The Doodle Trail (Trail can Tie-In to Site)** an 8.5 mile rails-to-trails partnership between the City of Easley and the City of Pickens that connects the two cities. The multi-use trail is similar to Greenville's Swamp Rabbit Trail and is used for biking, walking, running, and rollerblading. The trail ends just 0.5 of a mile from the site and the City is on board to have it extended to tie in with the new development, greatly increasing walk-in traffic for the potential venue.





**The Silos (0.5 Miles from Site)** A similar project in downtown Easley that has seen great success since opening in 2021. The Silos is a vibrant community hub that blends modern amenities with historic charm. Originally a collection of grain silos, the redeveloped site now features a mix of dining, retail, and entertainment options, drawing residents and visitors alike. The Silos boasts a diverse range of eateries, local craft breweries, and unique shopping experiences, all set against the backdrop of restored industrial architecture. This destination has become a centerpiece for social gatherings, embodying small-town warmth while offering urban-style attractions.



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## Disclaimer & Disclosure

This Offering Memorandum does not constitute an offer to sell the Property. Neither any Potential Purchaser nor Seller will be bound to a contract of sale unless and until both parties sign and deliver it. Seller reserves the right at any time, in its sole discretion and without notice to any person, to: (a) change any of the terms of the potential sale of the Property; (b) withdraw the Property from the market; (c) accept or reject any offers; (d) terminate discussions with any Potential Purchaser; or (e) sell all or any portion of the Property to any other person. No liability will attach to the undersigned, Seller or any other party for failure to receive, review or respond to any offer or for any other matter in connection therewith. While any information contained in this flyer is derived from sources that are believed to be reliable, neither the undersigned nor Seller can or does guarantee that such information is accurate, and that information is provided without representation or warranty.

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