

COMMERCIAL LAND

4120 CALHOUN MEMORIAL HWY

EALSEY, SC 29640



4.25 ACRES

GATEWAY TO EASLEY

SERVE THE NEW GREENVILLE-
PICKENS TECH PARK



→ 8 MILES TO GREENVILLE, SC

2 MILES TO EASLEY / 24 MILES TO CLEMSON ←



DAILY TRAFFIC COUNT
38,000
CARS PER DAY

LOCATION



4120 Calhoun Memorial Hwy is in a great location. See mileage below to other main destination points.

- 4.25 ACRES**
- 7 MILES TO INTERSTATE 85**
- 8 MILES TO DOWNTOWN GREENVILLE**
- 22 MILES TO GSP AIRPORT**
- 26 MILES TO GREER PORT**
- 105 MILES CHARLOTTE AIRPORT**
- 154 MILES TO ATLANTA AIRPORT**



Access from Calhoun Memorial Hwy.
300 Feet of Road Frontage



Shopping center





Subject property is located just 2 miles from the Walmart Supercenter which includes:

- Kohl's**
- Marhsalls**
- Bells**
- Hallmark**
- Sam's Club**
- Tractor Supply**
- Acadamy Sports**

As well as other resturants and stores.

AI Generated Photo!

IDEA: Restaurant with indoor/outdoor seating



This area could definitely use a nice restaurant with some outdoor seating like in this AI generated photo. There isn't anything like this in the area going towards Greenville.

There is so much through traffic that would utilize a space like this especially with the mild weather we have in this area 9 months out of the year!

AI Generated Photo!

IDEA: Shared Commercial Space



A nice office building would be welcomed in this area. Whether it is healthcare or a space for multiple businesses.

Many people want to be in this area but can't afford whole buildings, this would give those businesses an opportunity to be on a major hwy with adequate parking and signage to bring attention to their business.

AI Generated Photo!

IDEA: Drive Through Car Wash



How about a drive through car wash?? There is not one on this strip of Hwy 123 (Calhoun Memorial Hwy).

This could be an exceptional addition to this area especially when you consider the 38k traffic count per day. Install some vacuum cleaners so people can get the total experience. If they are traveling and have an extra few minutes before meeting someone they would definitely take that time to have a "clean ride!"

AI Generated Photo!

IDEA: Shopping Plaza



This is also something that is missing in the area. Building business condos for small businesses to be able to be a part of a busy thruway. The design could be much better to include more condos.

This could be an exceptional addition to this side of Hwy 123. Especially to bring boutiques to the area that otherwise could not afford it.

DEMOGRAPHICS FOR EASLEY, SC

Category	Subcategory	Value
Population	2019	20923
Population	2020	21149
Population	2021	22643
Population	2022	23135
Population	2023	23942
Household Income	2023 Median Income	63220
Household Income	Under \$25K	2124
Household Income	\$25K - \$50K	2205
Household Income	\$50K - \$100K	2892
Household Income	\$100K - \$150K	1845
Household Income	Over \$150K	1450
Household Income	2028 Estimate	70508
Age Demographics	2023 Median Age	41.20043258832010
Age Demographics	Under 20	4852
Age Demographics	20 - 25	1338
Age Demographics	25 - 45	6835
Age Demographics	45 - 65	6206
Age Demographics	Over 65	3801
Age Demographics	2028 Estimate	43.3
Number of Employees	2023 Total	19961
Number of Employees	Management, business, science, and arts occupations	5312
Number of Employees	Educational services, and health care and social assistance	2929
Number of Employees	Manufacturing	1749
Number of Employees	Retail trade	1314
Number of Employees	Professional, scientific, and management, and administrative, and waste management services	1110
Number of Employees	Arts, entertainment, and recreation, and accommodation and food services	908
Number of Employees	Finance and insurance, and real estate, and rental and leasing	698
Number of Employees	Transportation and warehousing, and utilities	646
Number of Employees	Construction	615
Number of Employees	Other services, except public administration	592
Number of Employees	Public administration	401
Number of Employees	Wholesale trade	377
Number of Employees	Information	312
Housing Occupancy Ratio	2023 Ratio	11:1
Housing Occupancy Ratio	Occupied	10516
Housing Occupancy Ratio	Vacant	842
Renter to Homeowner Ratio	2023 Ratio	1:2
Renter to Homeowner Ratio	Renters	3358
Renter to Homeowner Ratio	Homeowner	7158