

For Lease or Sale

274 East Savannah St | Calhoun Falls, SC



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Calhoun Falls, SC

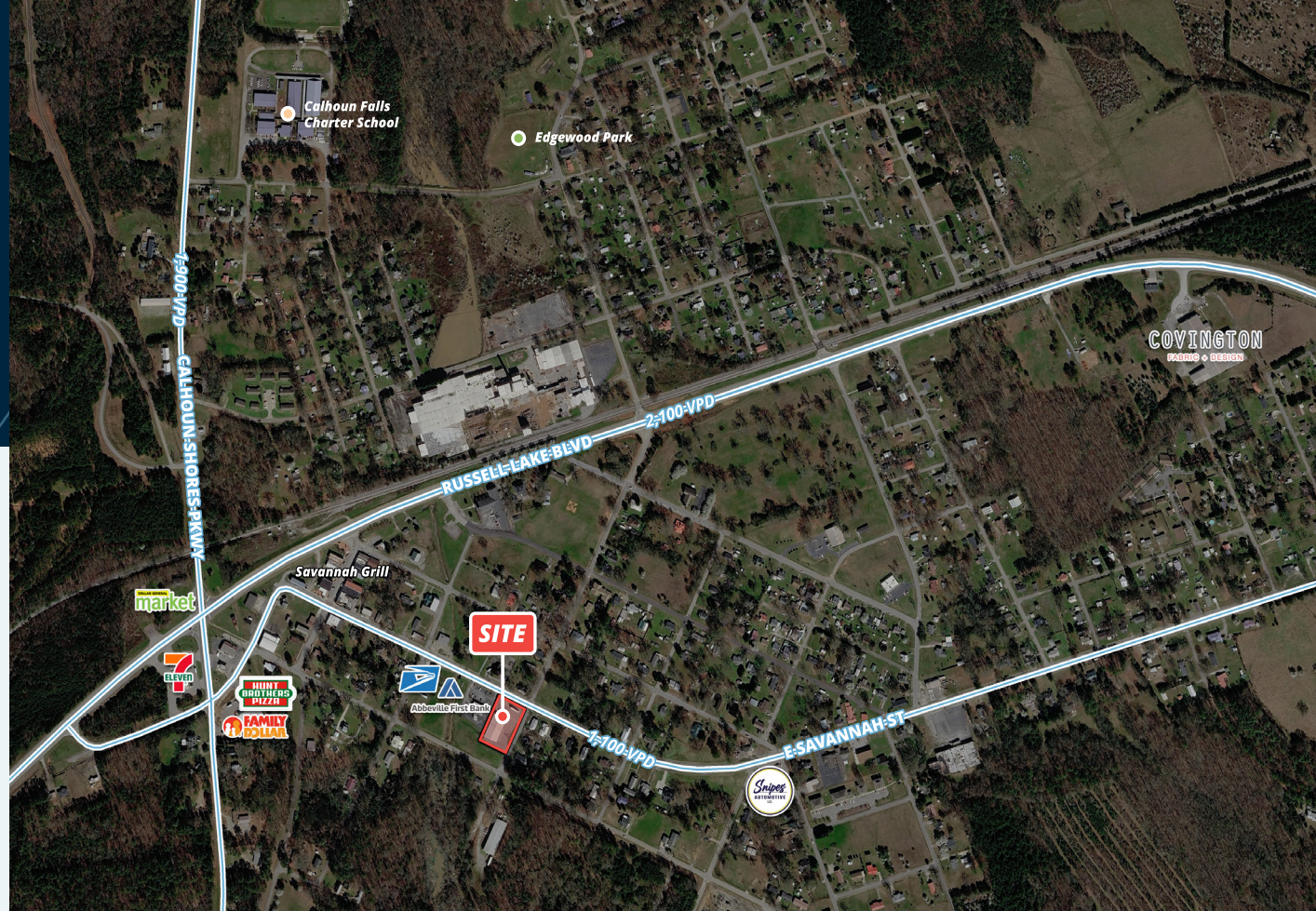
Property Specifications

SPACE AVAILABLE

9,000 SF

PARCEL SIZE

1.16 AC



About the Property

- Prominent corner location at East Savannah Street / Highway 72 and South Butler Avenue
- Situated along Calhoun Falls' primary commercial corridor, providing visibility to both local and through traffic
- Proximity to residential neighborhoods, municipal offices, Calhoun Falls Charter School, Lake Russell and Calhoun Falls State Park
- 28 parking spaces with convenient access
- Approximately 150 feet of frontage along East Savannah Street

Traffic Counts

Russell Lake Blvd	2,100 VPD
Calhoun Shores Pkwy	1,900 VPD
E Savannah St	1,100 VPD

Year: 2025 | Source: SCDOT

Join These Retailers



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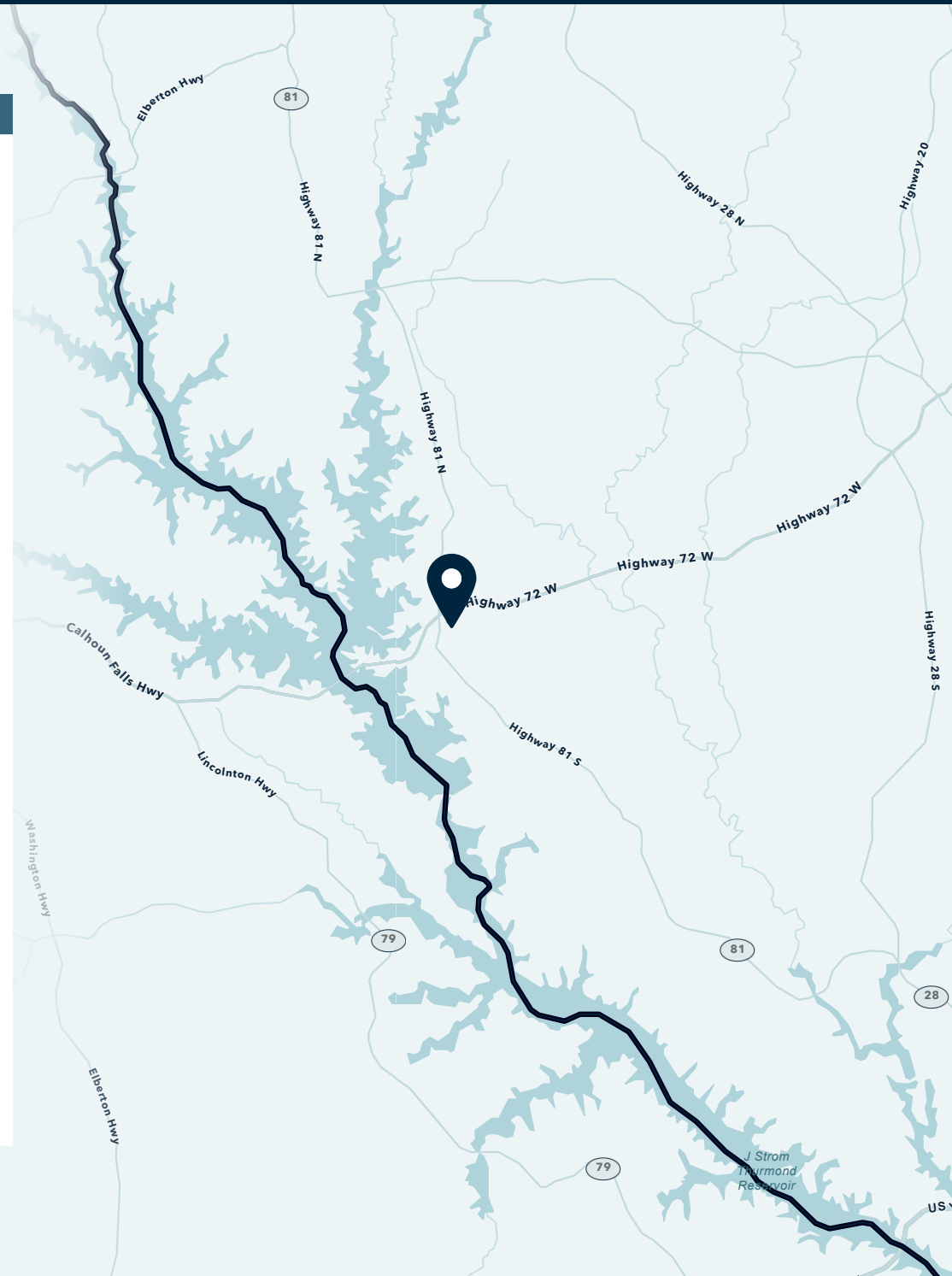
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Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2026 Estimated Population	1,660	2,187	2,553
2031 Projected Population	1,662	2,190	2,566
Proj. Annual Growth 2026 to 2031	0.02%	0.03%	0.10%
Daytime Population			
2026 Daytime Population	1,171	1,511	2,177
Workers	154	175	618
Residents	1,017	1,336	1,559
Income			
2026 Est. Average Household Income	\$65,174	\$68,618	\$69,530
2026 Est. Median Household Income	\$39,804	\$40,728	\$42,280
Households & Growth			
2026 Estimated Households	754	998	1,160
2031 Estimated Households	766	1,014	1,181
Proj. Annual Growth 2026 to 2031	0.32%	0.32%	0.36%
Race & Ethnicity			
2026 Est. White	44%	46%	50%
2026 Est. Black or African American	49%	47%	44%
2026 Est. Asian or Pacific Islander	0%	0%	0%
2026 Est. American Indian or Native Alaskan	1%	1%	1%
2026 Est. Other Races	6%	6%	6%
2026 Est. Hispanic (Any Race)	2%	3%	3%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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