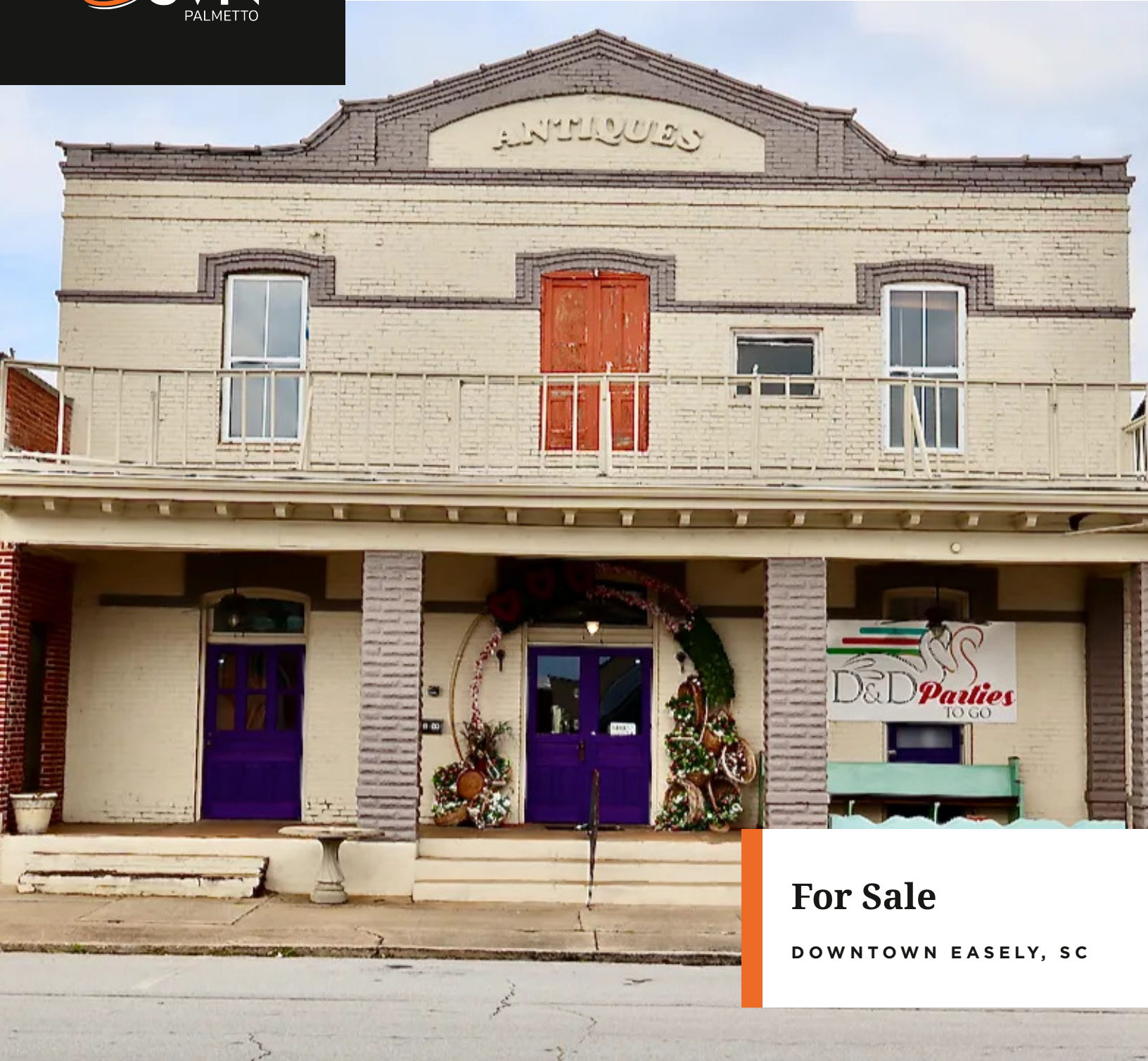




108 N West Main Street



For Sale

DOWNTOWN EASELY, SC

PRESENTED BY:

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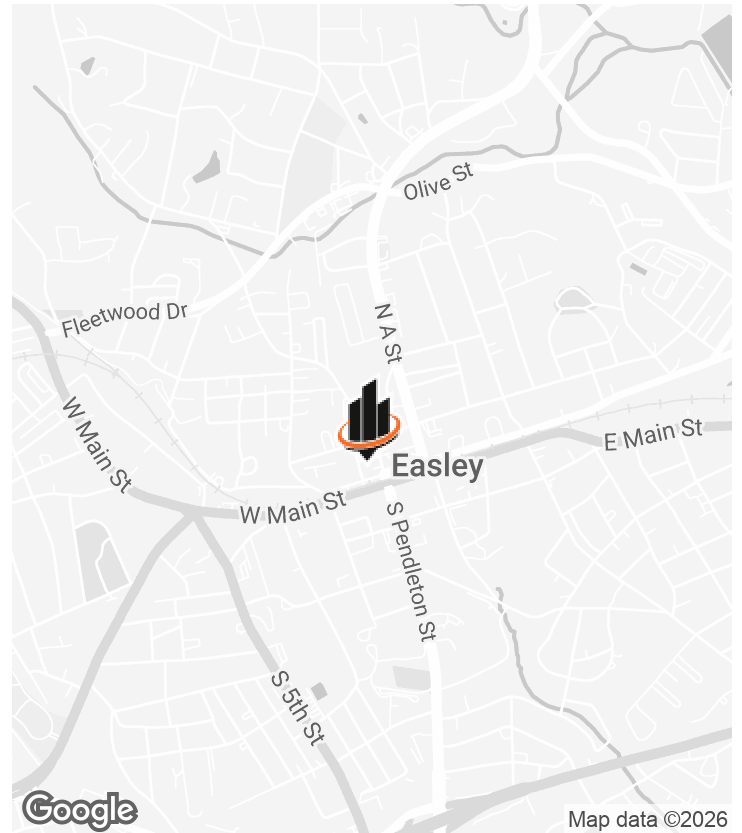


NW Main Street (± 1,450 VPD)

NW Main Street (± 9,000 VPD)

Property Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$750,000
NUMBER OF UNITS:	2
LOT SIZE:	0.22 Acres
BUILDING SIZE:	8,296 SF

PROPERTY DESCRIPTION

This 8,296 SF two-story historic brick building sits at the heart of downtown Easley's Old Market Square. Two separate street-facing entrances allow independent operation of each unit — ideal for a multi-tenant income strategy or owner-user plus tenant configuration. Architect-prepared floor plans are in hand for a 252-person event venue. This landmark building offers immediate equity upside and strong income potential in one of the Upstate's fastest-growing downtown corridors.

PROPERTY HIGHLIGHTS

- Dual Income Potential — Two separate entrances allow independent leasing of each unit simultaneously
- Strong Investment Market — Pickens County adding jobs at 2.4% annually with accelerating population growth
- Premier Downtown Location — Positioned at Old Market Square, Easley's most active commercial and entertainment hub
- Historic 1872 Landmark — Solid brick masonry, exposed brick interiors, irreplaceable Old Market Square character
- Prime Market Momentum — 20 minutes to Greenville, 25 minutes to Clemson, thriving downtown corridor

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LOCATION DESCRIPTION

Easley is one of the Upstate's fastest-growing communities, positioned 20 minutes from downtown Greenville and 25 minutes from Clemson University. Pickens County is adding jobs at +2.4% annually with population up +1.1% year-over-year, and 7.28% of current residents relocated from out of state — a strong signal of in-migration demand.

New Investment & Jobs

Three major announcements are reshaping the local economy. ElringKlinger Group (Germany) committed \$40.3 million and 115 jobs to a new 226,000 SF electric battery manufacturing facility. Carolina Handling established a major regional operations hub. A Netherlands-based food manufacturer announced an \$11.5 million investment creating 202 additional jobs — operational by end of 2026.

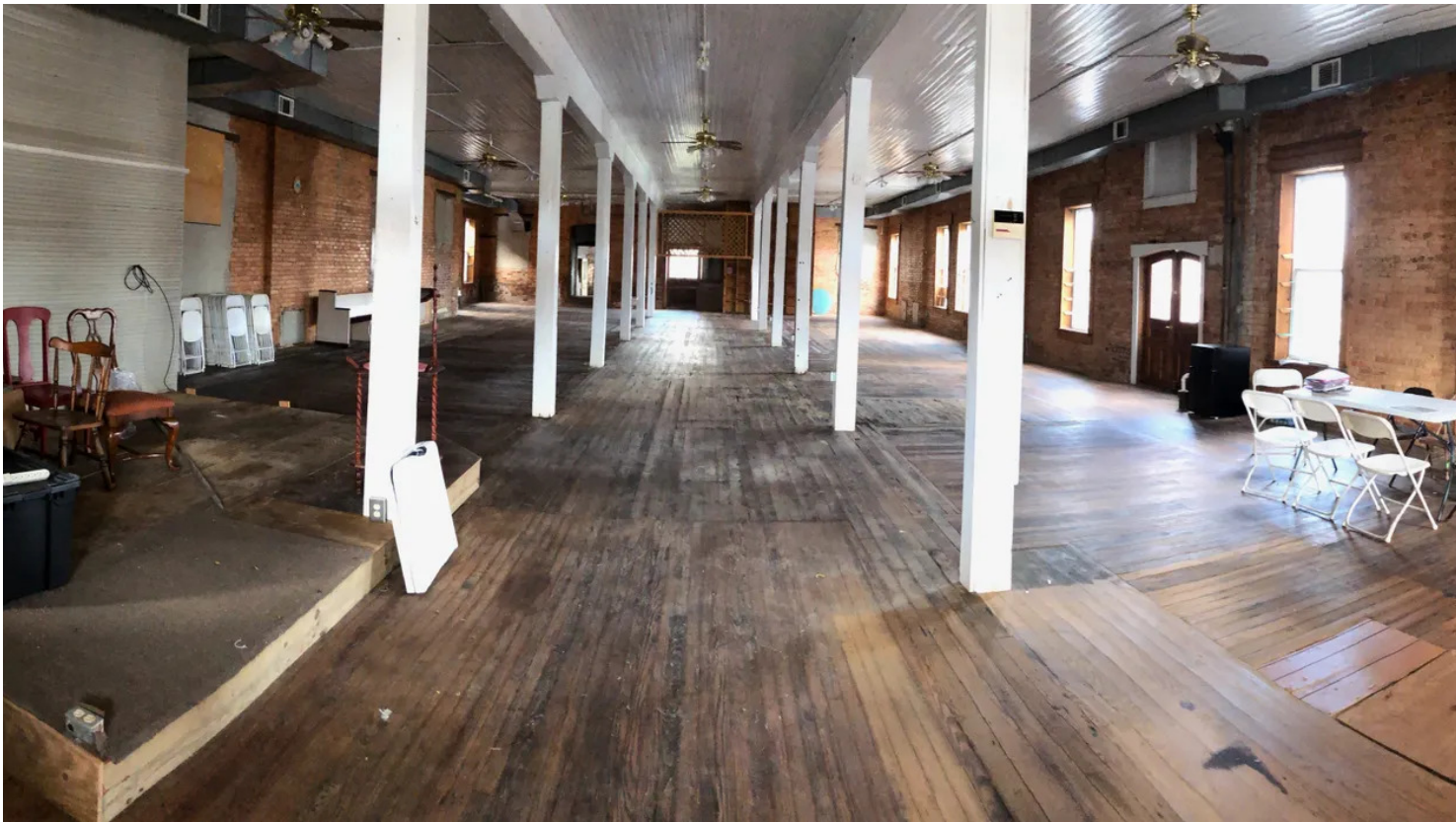
Downtown Momentum

Main Street has few vacancies and 35 active developments citywide including 15 new businesses. The Silos and Woodside Mill loft conversions have anchored the corridor. The City adopted a new Unified Development Ordinance in October 2025 signaling long-term planning commitment. New residential communities from Meritage, Pulte, DR Horton, and others are expanding the consumer base rapidly.

Built-In Foot Traffic

Old Market Square hosts Spring Fling, 4th of July Festival, Holiday Market, weekly Movies on the Market, and the annual Senior League World Series — drawing thousands of visitors directly to the downtown corridor year-round. The Doodle Trail runs through downtown daily, generating consistent pedestrian traffic.

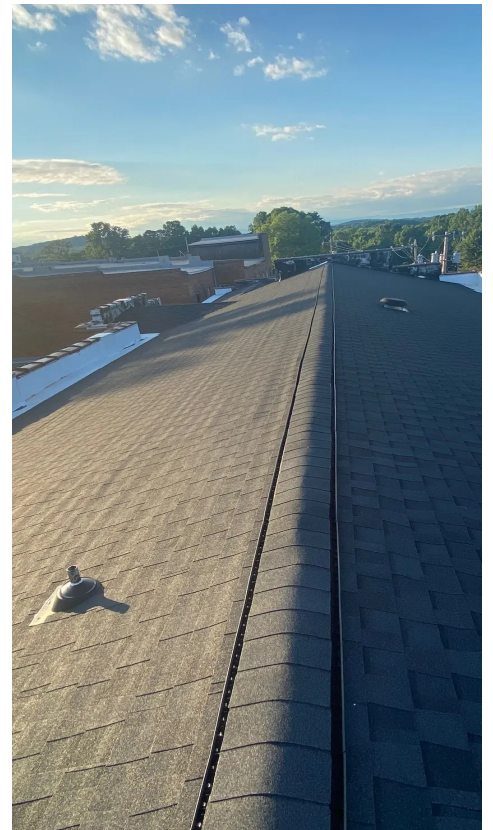
ADDITIONAL PHOTOS



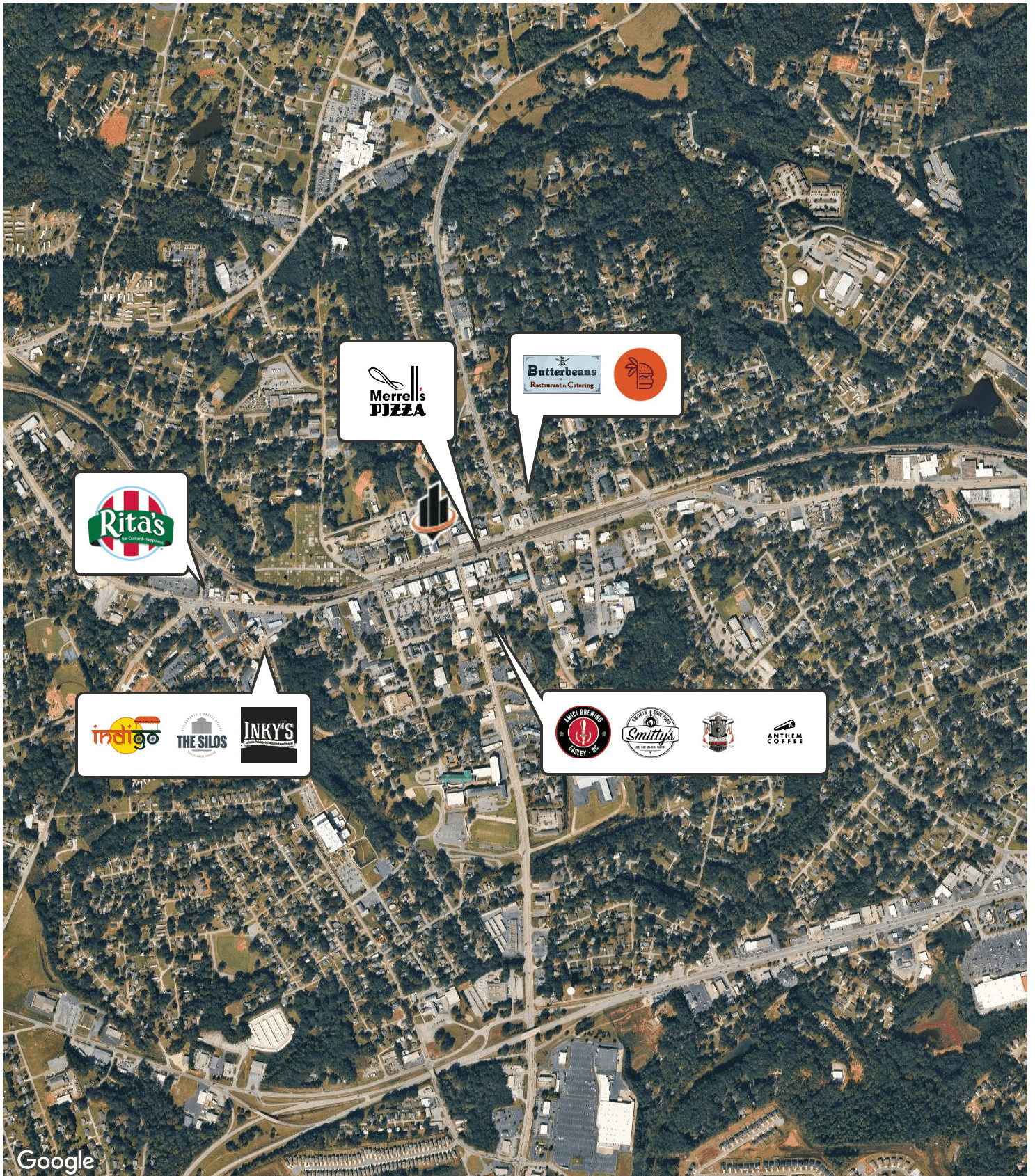
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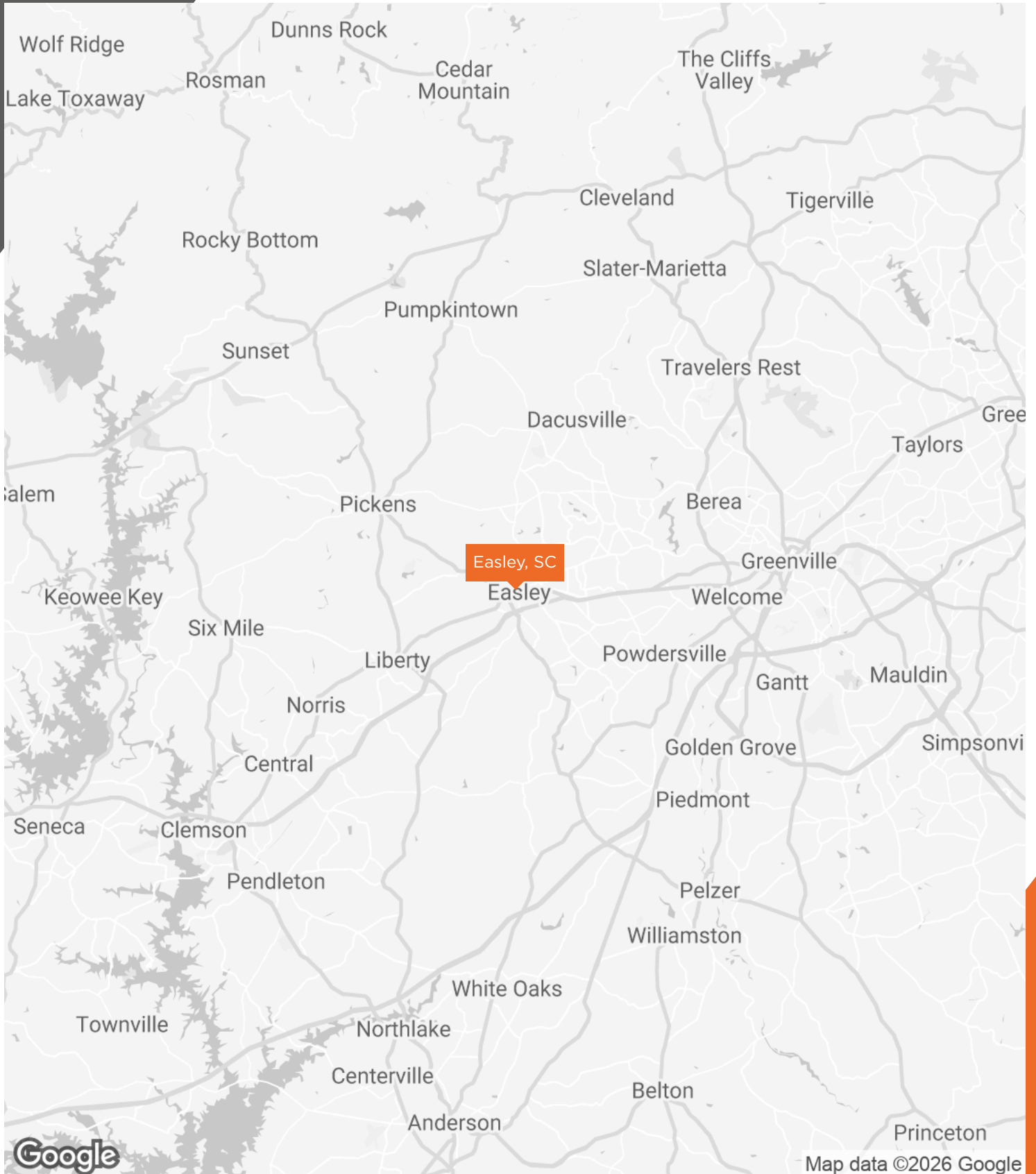
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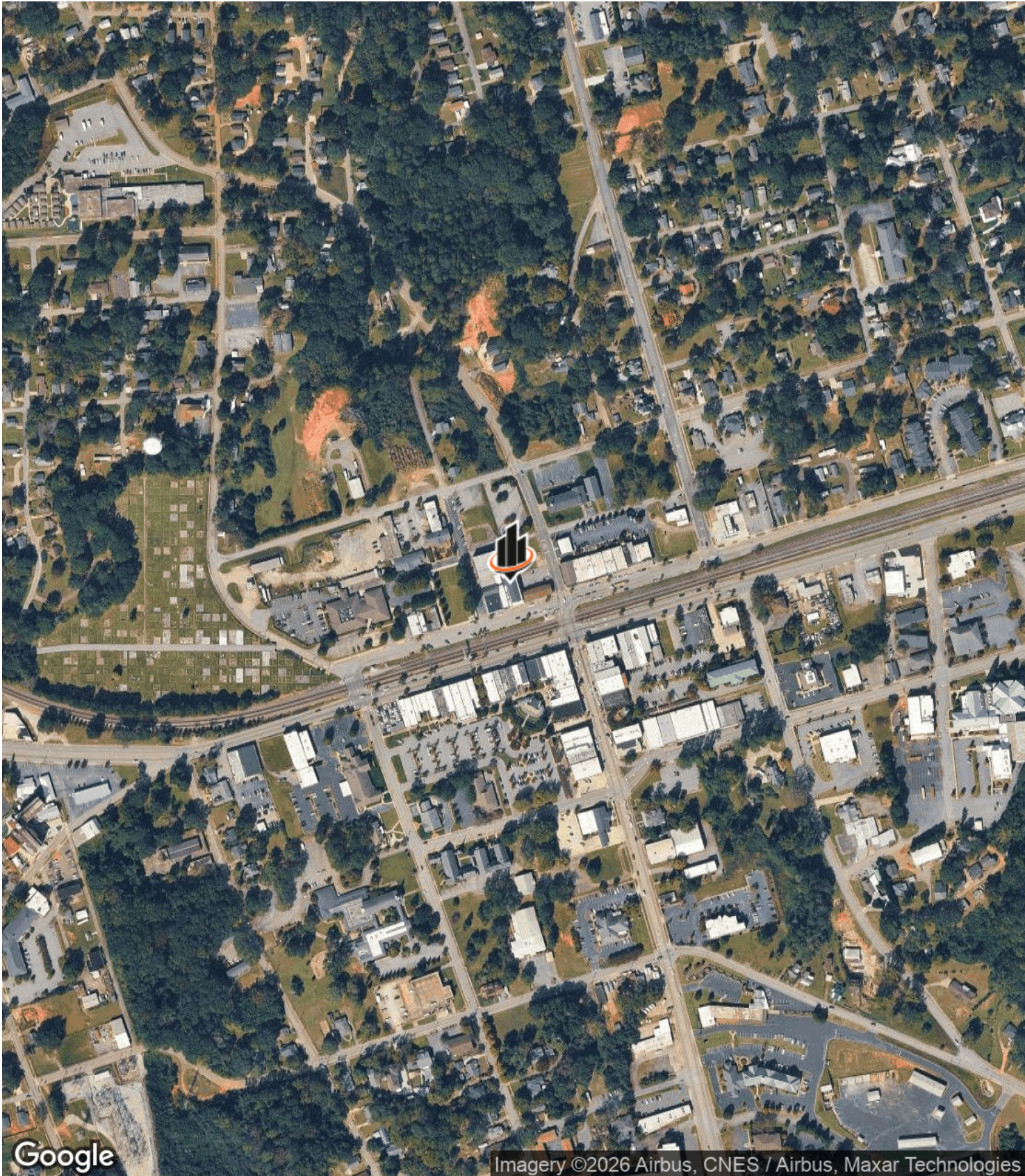
RETAILER MAP



REGIONAL MAP



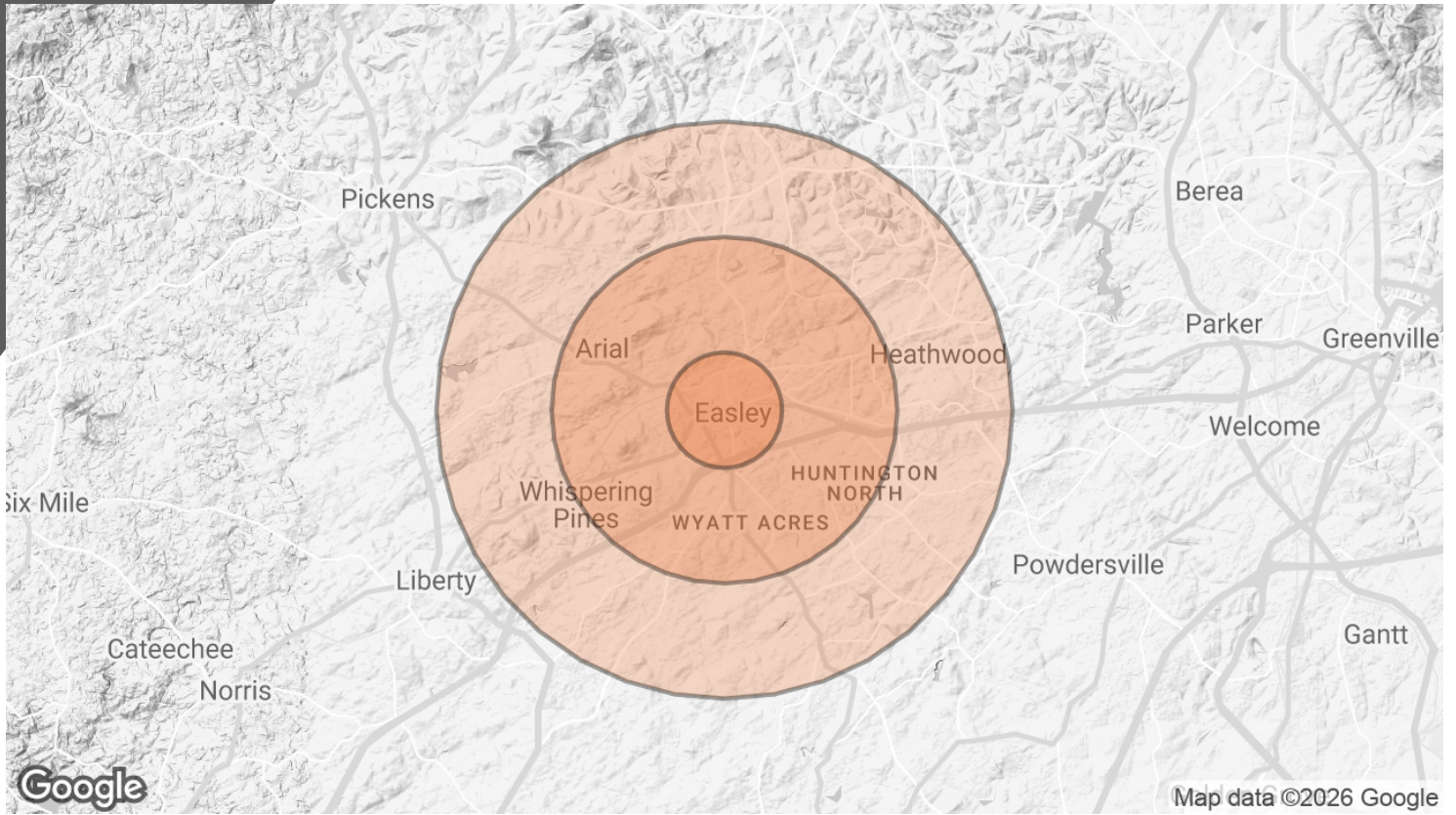
LOCATION MAP





Demographics

DEMOGRAPHICS MAP & REPORT



DISTANCE	1 MILE	3 MILES	5 MILES
POPULATION (2025)	±6,169	±25,504	±53,064
AVERAGE AGE	41	42	42
AVERAGE HOUSE HOLD INCOME	±84,839	±88,178	±92,479
MEDIAN HOME VALUE	±277,991	±334,820	±341,383
DAYTIME POPULATION	±5,004	±24,026	±43,469



STEPHAN THOMAS

Associate Advisor

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SC #137332

PROFESSIONAL BACKGROUND

Stephan Thomas is a commercial real estate advisor with SVN | Palmetto in Greenville, South Carolina, specializing in retail and restaurant site selection, tenant representation, and investment properties across Upstate SC and surrounding growth markets. He brings a rare combination of brokerage expertise and real-world operational experience — giving his clients an advisor who understands not just the deal, but the business behind it.

Before entering commercial real estate, Stephan spent more than 25 years in restaurant leadership, holding senior roles across multiple concepts and markets. He built and managed high-performing teams, evaluated trade areas, navigated complex lease negotiations, and drove profitability at the unit and regional level. That operational background is now his edge in brokerage — when he evaluates a site, he's thinking like an operator, not just an analyst. Franchise groups, QSR brands, and independent restaurant operators trust him to bring both market knowledge and business sense to every location decision.

Stephan's roots are in Indiana, but he has lived and worked across multiple states, gaining the kind of broad business perspective that comes from seeing different markets, management cultures, and communities up close. He planted his family in Fountain Inn, South Carolina, and it's there that his commitment to community runs deepest.

In Fountain Inn, Stephan serves on the Board of Zoning Appeals, giving him direct insight into land use, development decisions, and the regulatory environment that shapes how the city grows. He is an active member of the Fountain Inn Chamber of Commerce and has worked alongside local business leaders to strengthen the commercial fabric of the community. He also serves with the Center for Community Services, where the focus is simpler: meeting real needs for real people. These aren't résumé lines — they reflect how Stephan sees his role in the places he works and lives.

Faith is central to Stephan's life. He is an active member of his local church, and his approach to business — direct, honest, and people-first — reflects those values.

Stephan is married to Rachel Thomas, Director of Operations at Tropical Grille. Life in the Thomas household is full, fast, and grounded in what matters. When he's not working deals or serving the community, Stephan stays active through disc golf and hiking.

Whether you're a growing brand evaluating your first Upstate South Carolina location or an experienced operator looking for your next site, Stephan Thomas brings the market knowledge, operational credibility, and local relationships to help you make the right move.

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BRETT MITCHELL

Advisor

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SC #136379

PROFESSIONAL BACKGROUND

Brett Mitchell joined the Reedy River Retail @ SVN | Palmetto team in 2023 after over 8 years as a Commercial Insurance Advisor, where he worked helping business owners protect their businesses by taking a non-conventional approach to analyzing their risks and exposures in order to ensure profitability. Brett served as secretary on the board of directors for the IIABSC - Greenville chapter. IIABSC is a national trade association that strives to provide independent insurance agents and brokers with a sustainable competitive advantage in the insurance marketplace by equipping members with tools and resources, and advocacy and support, to maintain excellence in business and customer service. Prior to his career in the insurance industry, Brett founded and operated "House of Pizza" in 2011, a restaurant in Clinton, SC. Brett had a major focus on philanthropy and giving back to his community supporting organizations such as Flight of the Dove, a nonprofit organization dedicated to funding Hospice care, The Open Door Christian Center who targets three areas of ministry: 1) Homelessness - Emergency shelter for men and women 2) Addiction - Alcohol & Drug Rehabilitation for men and women; 3) Hunger - Soup kitchen for the hungry, as well as local schools. Brett joins the Reedy River Retail team @ SVN | Blackstream with a focus in Retail Development, Investment Sales and Landlord & Tenant Representation.

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REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A
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Collective Strength, Accelerated Growth

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