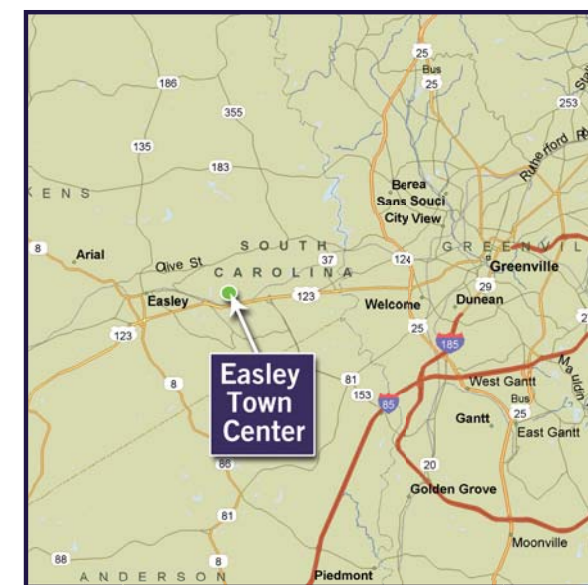




Description	Radius 3 Miles		Radius 5 Miles		Radius 7 Miles	
		%		%		%
<b>Population</b>						
2019 Estimate	22,363		57,196		113,012	
Growth 2000 - 2010		14.91%		14.14%		8.16%
<b>2019 Est. Population by Single-Classification Race</b>	<b>22,363</b>		<b>57,196</b>		<b>113,012</b>	
White Alone	19,481	87.11%	46,730	81.70%	80,651	71.36%
Black or African American Alone	1,655	7.40%	6,204	10.85%	19,403	17.17%
Asian Alone	214	0.96%	564	0.99%	1,018	0.90%
Hispanic or Latino	1,094	4.89%	4,250	7.43%	13,913	12.31%
<b>2019 Est. Population by Age</b>	<b>22,363</b>		<b>57,196</b>		<b>113,012</b>	
Age 25 - 34	2,803	12.53%	7,332	12.82%	15,083	13.35%
Age 35 - 44	2,597	11.61%	6,721	11.75%	14,011	12.40%
<b>2019 Est. Median Age</b>	<b>41.9</b>		<b>40.7</b>		<b>39.1</b>	
<b>2019 Est. Median Age, Male</b>	<b>40.1</b>		<b>39.0</b>		<b>37.6</b>	
<b>2019 Est. Median Age, Female</b>	<b>43.4</b>		<b>42.3</b>		<b>40.6</b>	
<b>Households</b>						
2019 Estimate	8,879		22,287		43,684	
Growth 2000 - 2010		16.63%		13.87%		6.81%
<b>2019 Est. Average Household Income</b>	<b>\$79,052</b>		<b>\$72,686</b>		<b>\$63,768</b>	
<b>2019 Est. Average Household Size</b>	<b>2.51</b>		<b>2.56</b>		<b>2.57</b>	
<b>2019 Est. Pop 16+ by Occupation Classification</b>	<b>10,862</b>		<b>26,746</b>		<b>49,842</b>	
White Collar	6,306	58.06%	15,230	56.94%	26,079	52.36%
Blue Collar	2,697	24.83%	6,984	26.11%	14,623	29.36%
Service and Farm	1,859	17.11%	4,532	16.95%	9,140	18.28%
<b>2019 Est. Avg Travel Time to Work in Minutes</b>	<b>28.24</b>		<b>27.99</b>		<b>26.88</b>	
<b>2019 Est. Median All Owner-Occupied Housing Value</b>	<b>\$167,969</b>		<b>\$160,998</b>		<b>\$141,268</b>	
<b>2019 Est. Average Number of Vehicles</b>	<b>2.1</b>		<b>2.0</b>		<b>1.9</b>	



**Location:**  
Easley Town Center is located west of Greenville, SC on the northeast quadrant of Calhoun Memorial Highway and Prince Perry Rd. approximately 8 miles east of downtown.

Easley, South Carolina is located in Pickens County, one of the fastest growing counties in South Carolina. It is the principal city of the Greenville-Mauldin-Easley Metropolitan area - a small city with big city amenities.

**Nearby Traffic Generators:**  
**Retail:** Lowe's, Belk, JC Penney, Home Depot, Iggles, Publix  
**Non-Retail:** Clemson University, Rocksprings Baptist Church

**2019 Demographics:**  
3-mile: 22,363 Population \$79,052 Average HH Income  
5-mile: 57,196 Population \$72,686 Average HH Income  
7-mile: 113,012 Population \$63,768 Average HH Income

**Anchor Tenants:**  
Walmart Supercenter, Kohl's, Academy Sports and Sam's Club

**Traffic Counts:**  
36,800 VPD on Calhoun Memorial Highway (SC-123)

**Leasing Information**



**Jodi L. Cross**  
Director of Retail Leasing  
P: 330-664-9406  
jcross@cedarwoodd.com



Over \$30 million in major infrastructure improvements have already been made to this site, including: the rehabilitation of the 66-acre brownfield site (once a textile mill); improved access to the site over existing and still-active railroad tracks; and, a five-lane bridge. Once completed, this project will contain more than 500,000 square feet of retail including local, regional and national tenants.

### Retail Gross Leasable Area

A.	184,070 SF	Walmart
B.	25,000 SF	Marshalls
C.	14,033 SF	PetSmart
D.	4,500 SF	VIP Nails
	1,500 SF	Sally's Beauty
F.	64,250 SF	Kohl's
G.	60,670 SF	Academy Sports
H.	10,000 SF	Boot Barn
I.	2,500 SF	Kay Jewelers
	3,400 SF	Massage Envy
	4,500 SF	Rue 21
	3,500 SF	Available
J.	20,163 SF	Burke's Outlet
K.	17,000 SF	Available
L.	6,041 SF	Available
M.	18,001 SF	Planet Fitness
N.	2,400 SF	Moe's Southwest Grill
	3,000 SF	Miyabi Express
	2,000 SF	Tropical Grill
	4,000 SF	Mattress Firm
O.	136,086 SF	Sam's Club
P.	19,097 SF	Tractor Supply
Q.	3,300 SF	AT&T
	900 SF	Ultimate Gold Exchange
	1,320 SF	Jersey Mike's Subs
	1,680 SF	Available
	900 SF	Poke Bros.
	1,200 SF	Blueberry Frog
	1,200 SF	GNC
R.	3,300 SF	Aspen Dental
	2,400 SF	GameStop
	900 SF	Supercuts
	1,500 SF	Sprint
	2,700 SF	Five Guys Burgers & Fries

### Outparcels

6,066 SF	Goodyear
2,155 SF	Golden Chick
6,242 SF	Longhorn
4,300 SF	Panera Bread

645,774 SF Total GLA

