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Easley Town Center | Easley, SC

Description	Radius 3 Miles		Radius 5 Miles		Radius 7 Miles	
		%		%		%
Population						
2025 Estimate	27,011		63,225		118,997	
Growth 2020 - 2025		8.36%		7.75%		6.94%
2025 Est. Population by Single-Classification Race	27,011		63,225		118,997	
White Alone	21,173	78.39%	47,434	75.02%	77,817	65.39%
Black or African American Alone	2,409	8.92%	6,350	10.04%	17,044	14.32%
Asian Alone	376	1.39%	861	1.36%	1,537	1.29%
Hispanic or Latino	2,157	7.99%	6,585	10.41%	19,886	16.71%
2025 Est. Population by Age	27,011		63,225		118,997	
Age 25 - 34	3,494	12.94%	7,854	12.42%	15,311	12.87%
Age 35 - 44	3,453	12.78%	8,207	12.98%	15,852	13.32%
2025 Est. Median Age	42.5		41.3		39.8	
2025 Est. Median Age, Male	40.6		39.8		38.4	
2025 Est. Median Age, Female	44.3		42.9		41.2	
Households						
2025 Estimate	11,201		25,192		46,347	
Growth 2020 - 2025		8.93%		8.31%		7.32%
2025 Est. Average Household Income	\$87,486		\$86,194		\$81,293	
2025 Est. Average Household Size	2.40		2.49		2.55	
2025 Est. Pop 16+ by Occupation Classification	13,342		31,051		56,003	
White Collar	8,287	62.12%	18,359	59.13%	30,712	54.84%
Blue Collar	2,999	22.48%	7,638	24.60%	15,556	27.78%
Service and Farm	2,056	15.41%	5,054	16.28%	9,735	17.38%
2025 Est. Avg Travel Time to Work in Minutes	30.00		30.00		29.00	
2025 Est. Median All Owner-Occupied Housing Value	\$294,974		\$288,775		\$266,748	
2025 Est. Average Number of Vehicles	2.0		2.0		1.9	

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	Shots ABC
	3,400 SF	Available
	4,500 SF	Hallmark
	3,500 SF	Spectrum
J.	20,163 SF	Bealls
K.	10,000 SF	Proposed (to be built)
L.	6,400 SF	Proposed (to be built)
M.	18,001 SF	Planet Fitness
N.	2,400 SF	Moe's Southwest Grill
	3,000 SF	Honey Baked Ham
	2,000 SF	Available
	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	Upstate Gold Exchange
	1,320 SF	Jersey Mike's Subs
	1,680 SF	Armed Forces Career Center
	900 SF	Poke Bros.
	1,200 SF	CocoBowlz
	1,200 SF	GNC
R.	3,300 SF	Aspen Dental
	2,400 SF	GameStop
	900 SF	Supercuts
	1,500 SF	Crumbi Cookies
	2,700 SF	Five Guys Burgers & Fries

Outparcels

	6,066 SF	Goodyear
	2,155 SF	Available
	6,242 SF	Longhorn
	4,300 SF	Panera Bread
	635,233 SF	Total GLA



Over \$30 million in major infrastructure improvements were made to this site. This project contains more than 600,000 square feet of retail including local, regional and national tenants.



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Location:

- West of Greenville, SC on the northeast quadrant of Calhoun Memorial Highway and Prince Perry Rd.
- Approximately 8 miles east of downtown.
- Pickens County - One of the fastest growing counties in South Carolina.
- The principal city of the Greenville -Mauldin-Easley Metropolitan area.

Nearby Traffic Generators:

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

2025 Demographics:

3-mile: 27,011 Population \$87,486 Average HH Income
 5-mile: 63,225 Population \$86,194 Average HH Income
 7-mile: 118,694 Population \$81,293 Average HH Income

Anchor Tenants:

Walmart Supercenter, Kohl's, Academy Sports and Sam's Club

Traffic Counts:

37,202 VPD (2020) on Calhoun Memorial Highway (SC-123)