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FOR LEASE OR GROUND LEASE

**±3,576-SF Freestanding
Former Restaurant with
Drive-Thru in Place**

6205 Calhoun Memorial Hwy | Easley, SC

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 [View on Map](#)



EASLEY, SC RETAIL

Opportunity

This ±3,576-square-foot freestanding building, formerly a restaurant, is available for lease or ground lease in Easley's primary retail corridor. Built in 2003 and renovated in 2009, the property sits on ±0.74 acres and offers excellent visibility and accessibility in a high-traffic location.

Features

- Drive-thru in place
- 50 parking spaces
- Surrounded by a strong, national tenant mix
- High-traffic corridor
- Easily accessible
- Located between Greenville and Clemson University

Location

Located off Calhoun Memorial Highway in Easley, SC, connecting Greenville and Clemson University. The former restaurant is surrounded by numerous national brands including Pet Smart, Sam's Club, Kohl's, Planet Fitness, Marshalls, Walmart, Ollie's Bargain Outlet, Hamricks, Publix, The Home Depot and more.



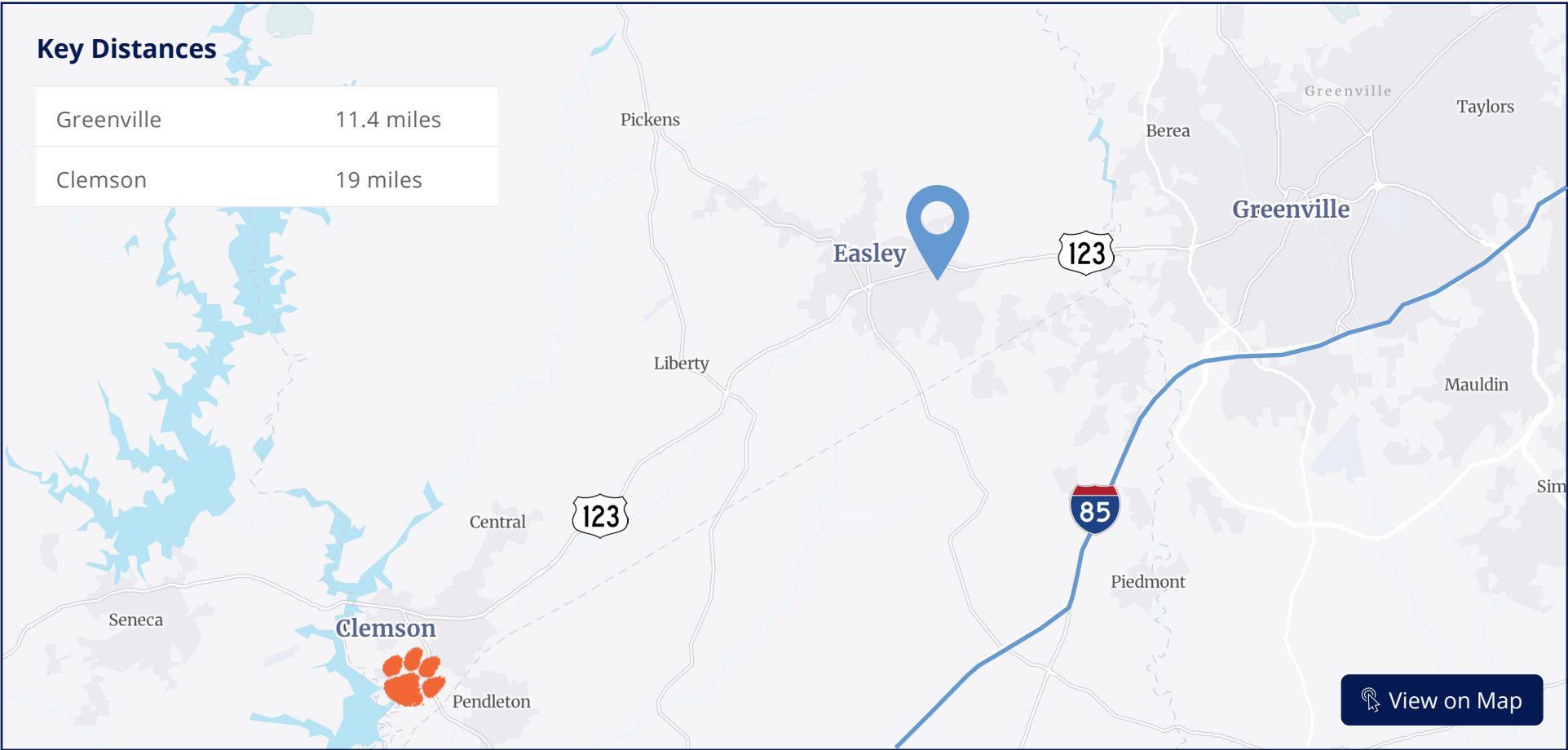
EXTERIOR DRONE PHOTOS



ADDITIONAL PHOTOS



Surrounding Area



Demographics (2025)



Population

1 mile: 5,461
3 miles: 33,558
5 miles: 56,824



Daytime Population

1 mile: 7,832
3 miles: 35,019
5 miles: 52,274



Households

1 mile: 2,526
3 miles: 14,486
5 miles: 23,356



Avg. HH Income

1 mile: \$93,566
3 miles: \$86,538
5 miles: \$88,536



Projected 2030 Population

1 mile: 5,723
3 miles: 34,102
5 miles: 58,447

Retail Team



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Lead Brokers for Property

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