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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.





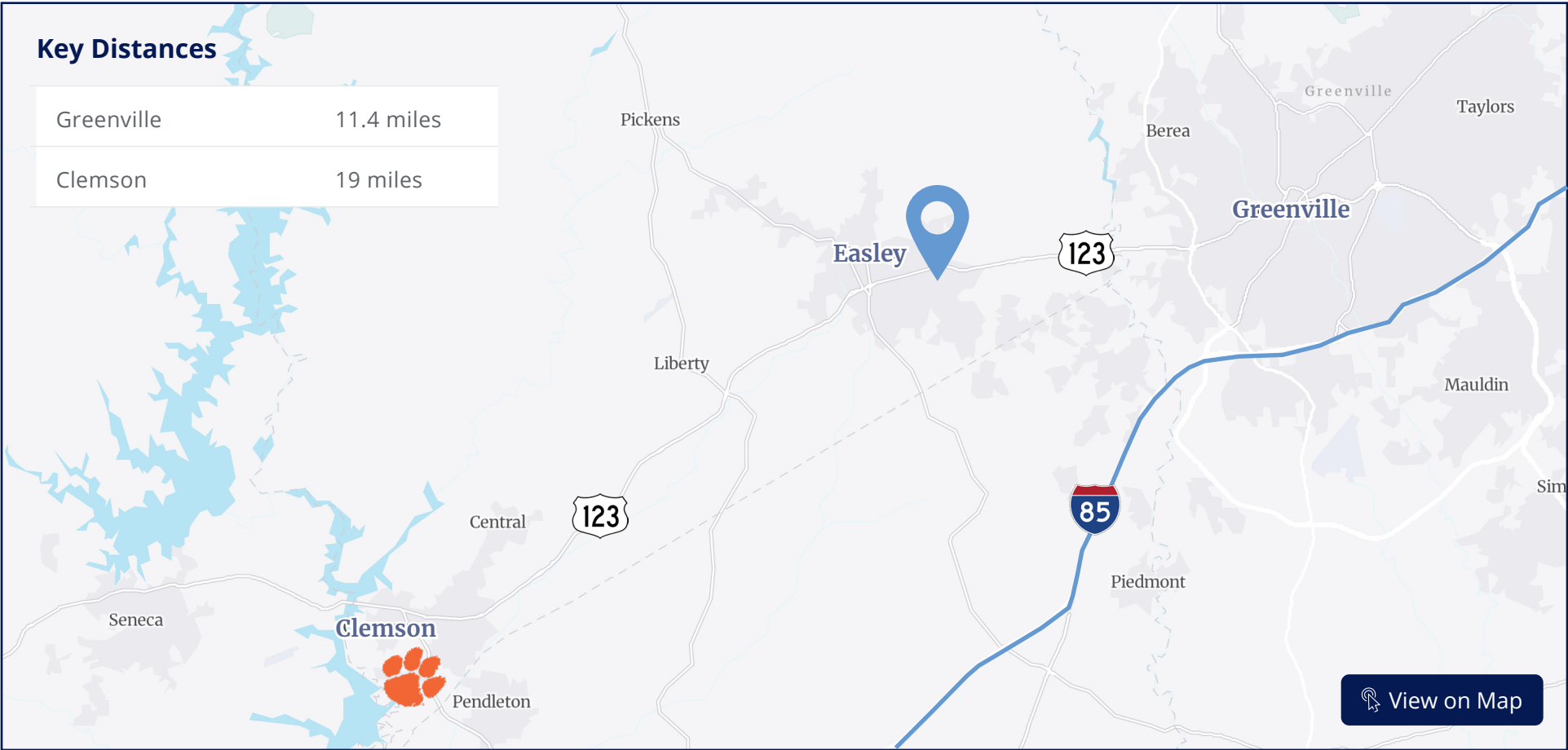
## EXTERIOR DRONE PHOTOS



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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