



SIZE

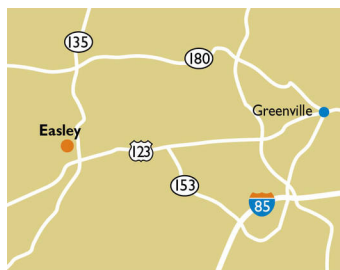
72,287 square feet

DEMOGRAPHICS

| 1 mile                       | 3 mile | 5 mile |
|------------------------------|--------|--------|
| <b>Population</b>            |        |        |
| 5,462                        | 32,638 | 55,276 |
| <b>Households</b>            |        |        |
| 2,426                        | 13,631 | 22,128 |
| <b>Median HH Income (\$)</b> |        |        |
| 59,873                       | 61,010 | 64,791 |

MAJOR TENANT(S)

Publix  
Workout Anytime  
Home Depot



LOCATION

6525-6615 Calhoun Memorial Highway | Easley, SC 29640

PROPERTY HIGHLIGHTS

- Anchored by Publix, with shadow-anchor Home Depot
- Located on Calhoun Memorial Highway, a major retail corridor
- National tenants include IHOP, Hibbett Sports and Batteries Plus
- 32,600 residents in a three-mile radius

LEASING CONTACT

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MORE INFO

www.phillipsedison.com








# CENTERPOINT

6525-6615 Calhoun Memorial Highway | Easley, SC 29640

| SPACE                | TENANT                     | SQ. FT.       |
|----------------------|----------------------------|---------------|
| SHAD                 | Home Depot                 |               |
| 0001                 | IHOP                       | 4,760 SF      |
| 002A                 | Asian Express              | 1,600 SF      |
| 002B                 | Super Nails                | 3,200 SF      |
| 0003                 | Publix                     | 44,271 SF     |
| 0004                 | Workout Anytime            | 7,056 SF      |
| 0005                 | Sport Clips                | 1,400 SF      |
| 0006                 | Fusion Hair Salon          | 1,400 SF      |
| 0007A                | Benchmark Physical Therapy | 2,500 SF      |
| 0007B                | Liquor Xpress              | 2,500 SF      |
| 0008                 | Marco's Pizza              | 1,200 SF      |
| 0009                 | Mad Vapes                  | 1,200 SF      |
| 0010                 | Batteries Plus             | 1,200 SF      |
| <b>TOTAL SQ. FT.</b> |                            | <b>72,287</b> |

| SITE LEGEND   |                       |
|---|-----------------------|
|    | Available             |
|   | Leased (not occupied) |
|  | Site Boundary         |
|    | Occupied              |
|   | Owned by Others       |



# CENTERPOINT

6525-6615 Calhoun Memorial Highway | Easley, SC 29640



# CENTERPOINT

6525-6615 Calhoun Memorial Highway | Easley, SC 29640



# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 34.820239

Longitude: -82.584952

| Centerpoint<br>Easley, SC |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---------------------------|---------------------------------------|------------------|------------------|------------------|
| Population                | Q4 2023 Estimated Population          | 5,462            | 32,638           | 55,276           |
|                           | 2028 Projected Population             | 5,756            | 34,086           | 57,795           |
|                           | 2010 Census Population                | 4,520            | 27,975           | 46,755           |
|                           | 2000 Census Population                | 4,276            | 25,824           | 41,698           |
|                           | 1990 Census Population                | 4,178            | 21,853           | 34,190           |
|                           | Historical Annual Growth 1990 to 2000 | 0.23%            | 1.68%            | 2.01%            |
|                           | Historical Annual Growth 2000 to 2010 | 0.56%            | 0.80%            | 1.15%            |
|                           | Estimated Annual Growth 2010 to 2023  | 1.39%            | 1.13%            | 1.23%            |
|                           | Projected Annual Growth 2023 to 2028  | 1.05%            | 0.87%            | 0.90%            |
|                           | Median Age                            | 41.7             | 41.9             | 41.8             |
| Households                | Q4 2023 Estimated Households          | 2,426            | 13,631           | 22,128           |
|                           | 2028 Projected Households             | 2,560            | 14,243           | 23,136           |
|                           | 2010 Census Households                | 1,944            | 11,323           | 18,361           |
|                           | 2000 Census Households                | 1,856            | 10,282           | 16,184           |
|                           | 1990 Census Households                | 1,765            | 8,353            | 12,770           |
|                           | Historical Annual Growth 1990 to 2000 | 0.50%            | 2.10%            | 2.40%            |
|                           | Historical Annual Growth 2000 to 2010 | 0.46%            | 0.97%            | 1.27%            |
|                           | Estimated Annual Growth 2010 to 2023  | 1.62%            | 1.36%            | 1.37%            |
|                           | Projected Annual Growth 2023 to 2028  | 1.08%            | 0.88%            | 0.89%            |
|                           | Population per Household              | 2.25             | 2.37             | 2.48             |
| Population by Race        | White                                 | 80.7%            | 79.3%            | 80.9%            |
|                           | Black or African American             | 9.8%             | 9.5%             | 8.2%             |
|                           | Asian & Pacific Islander              | 0.5%             | 0.7%             | 0.7%             |
|                           | Other Races                           | 3.6%             | 3.7%             | 3.8%             |
|                           | Hispanic Population                   | 5.5%             | 6.7%             | 6.5%             |
| Income                    | Average Household Income              | \$108,551        | \$82,651         | \$85,435         |
|                           | Median Household Income               | \$59,873         | \$61,010         | \$64,791         |
|                           | Per Capita Income                     | \$48,288         | \$34,821         | \$34,443         |
| Education (Age 25+)       | Elementary                            | 3.0%             | 2.9%             | 2.9%             |
|                           | Some High School                      | 7.7%             | 10.5%            | 9.5%             |
|                           | High School Graduate                  | 25.6%            | 29.2%            | 29.5%            |
|                           | Some College                          | 17.8%            | 19.0%            | 19.2%            |
|                           | Associates Degree Only                | 12.1%            | 11.6%            | 12.2%            |
|                           | Bachelors Degree Only                 | 16.9%            | 15.4%            | 16.5%            |
|                           | Graduate Degree                       | 16.8%            | 11.5%            | 10.0%            |
| Business                  | Number of Businesses                  | 316              | 899              | 1,188            |
|                           | Total Number of Employees             | 3,056            | 8,563            | 11,191           |
|                           | Employees per Business                | 9.66             | 9.52             | 9.42             |
|                           | Residential Population per Business   | 17.27            | 36.30            | 46.52            |

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