

INVESTMENT PROPERTY FOR SALE | EASLEY, SC

5208 Calhoun Memorial Highway, Easley, SC 29640



OFFERING DETAILS

TENANTS	SF	LEASE EXP.
AFC URGENT CARE BON SECOURS	3,302	12/31/26
CORA HEALTH	2,207	8/7/27
M&M TAX	1,213	11/19/24
MIRACLE EAR	1,250	10/31/24

PURCHASE PRICE \$2,860,310.80
PURCHASE CAP RATE 7.5%
CURRENT NOI \$214,523.41
TOTAL LAND SIZE 1.51 ac
TAX MAP #S 5039-17-12-9210 (0.65 ac)
5039-17-12-9325 (0.86 ac)

BUILDING SIZE 7,972
BUILDING AGE 1993
PARKING 30
ZONING GC
TRAFFIC COUNTS 41,400 VPD (HWY 123)

CONTACT US

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 **Anchor**
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DEMOGRAPHICS

	2 MILES	3 MILES	5 MILES
2023 Population	14,566	28,154	56,535
Avg. Household Income	\$83,084	\$80,522	\$78,039
2023 Households	6,041	11,536	22,051



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