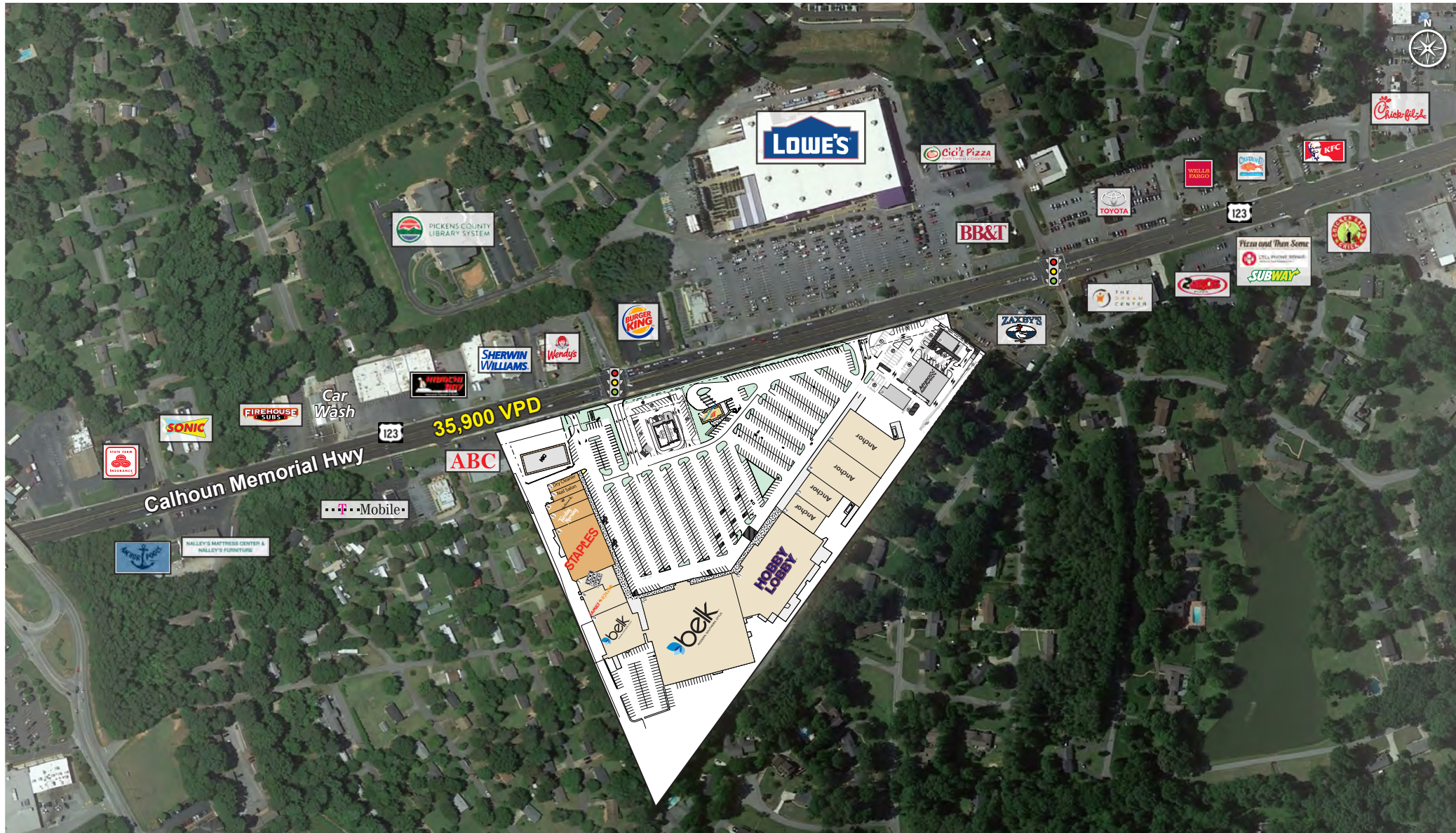


TOWN AND COUNTRY SHOPPING CENTER REDEVELOPMENT

6101 CALHOUN MEMORIAL HWY | EASLEY, SC 29640



PRESENTED BY:

THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

TOWN AND COUNTRY SHOPPING CENTER REDEVELOPMENT

6101 CALHOUN MEMORIAL HWY | EASLEY, SC 29640

FOR LEASE
PRESENTED BY:

WES THURMOND

wthurmond@providencegroup.com

phone: 704.644.4595

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6101 CALHOUN MEMORIAL HWY | EASLEY, SC 29640

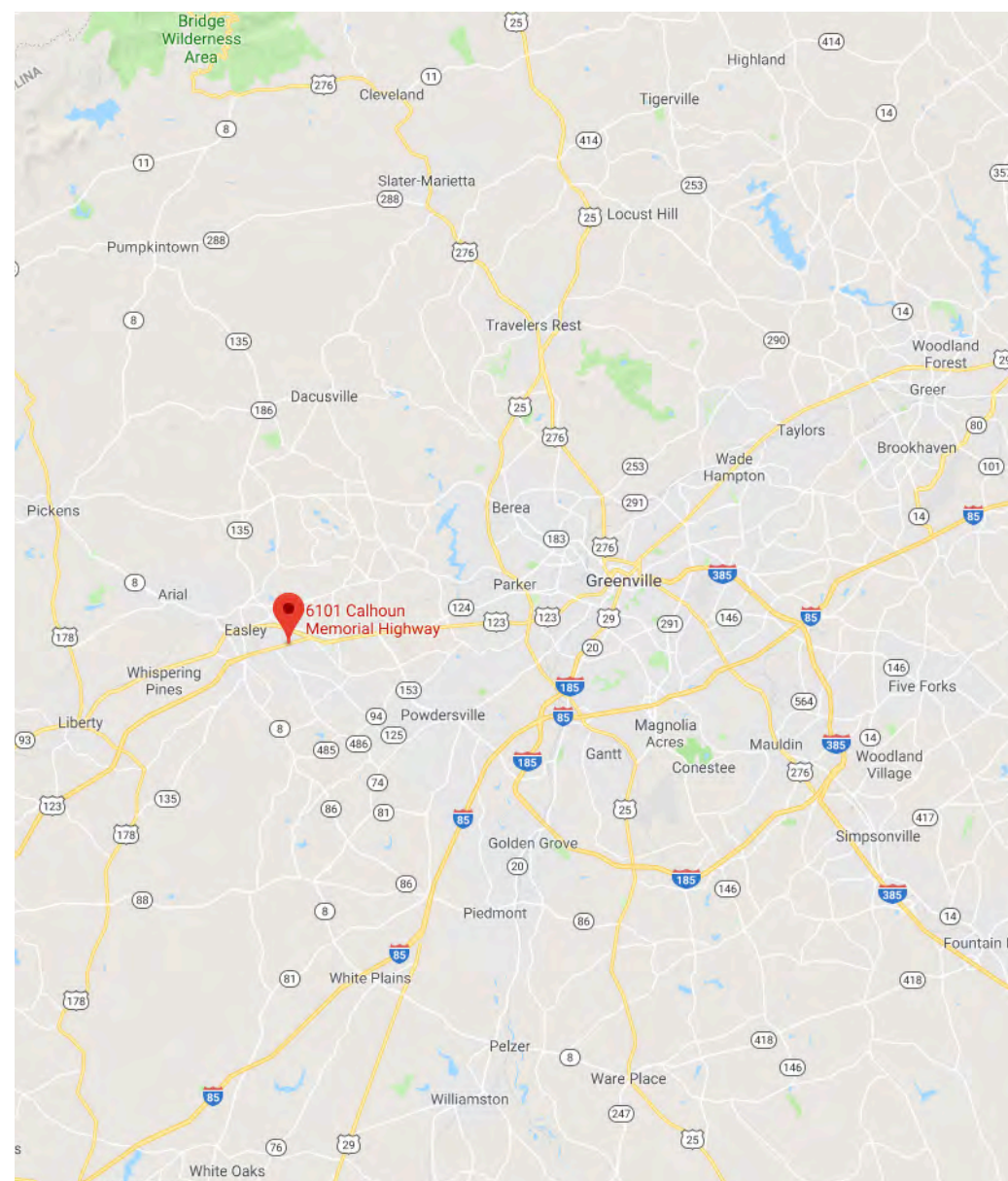


TABLE OF CONTENTS

PROPERTY INFORMATION & DEMOGRAPHIC OVERVIEW

MARKET AERIAL

CLOSE AERIAL

OVERALL SITE PLAN REDEVELOPMENT

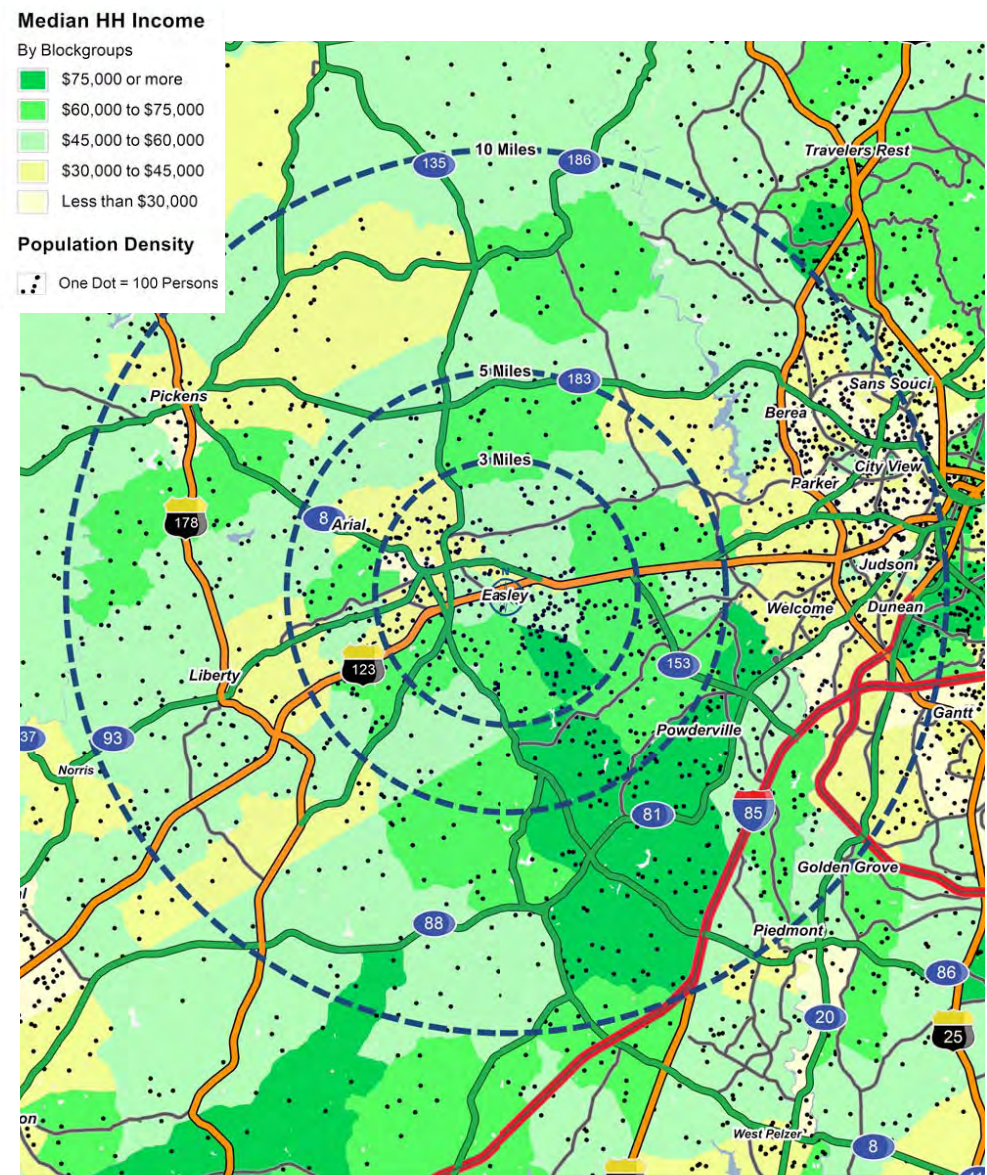
SITE PLAN WITH VENDORS

ZOOMED IN PAD SITE PLAN

FULL DEMOGRAPHIC REPORT

TOWN AND COUNTRY SHOPPING CENTER REDEVELOPMENT

6101 CALHOUN MEMORIAL HWY | EASLEY, SC 29640



PROPERTY INFORMATION

- Shopping center about to be newly renovated
- Signalized access points
- Excellent parking and visibility
- Outparcel, shop space and anchor space available
- Established shopping center in the trade area
- Very well positioned in the market

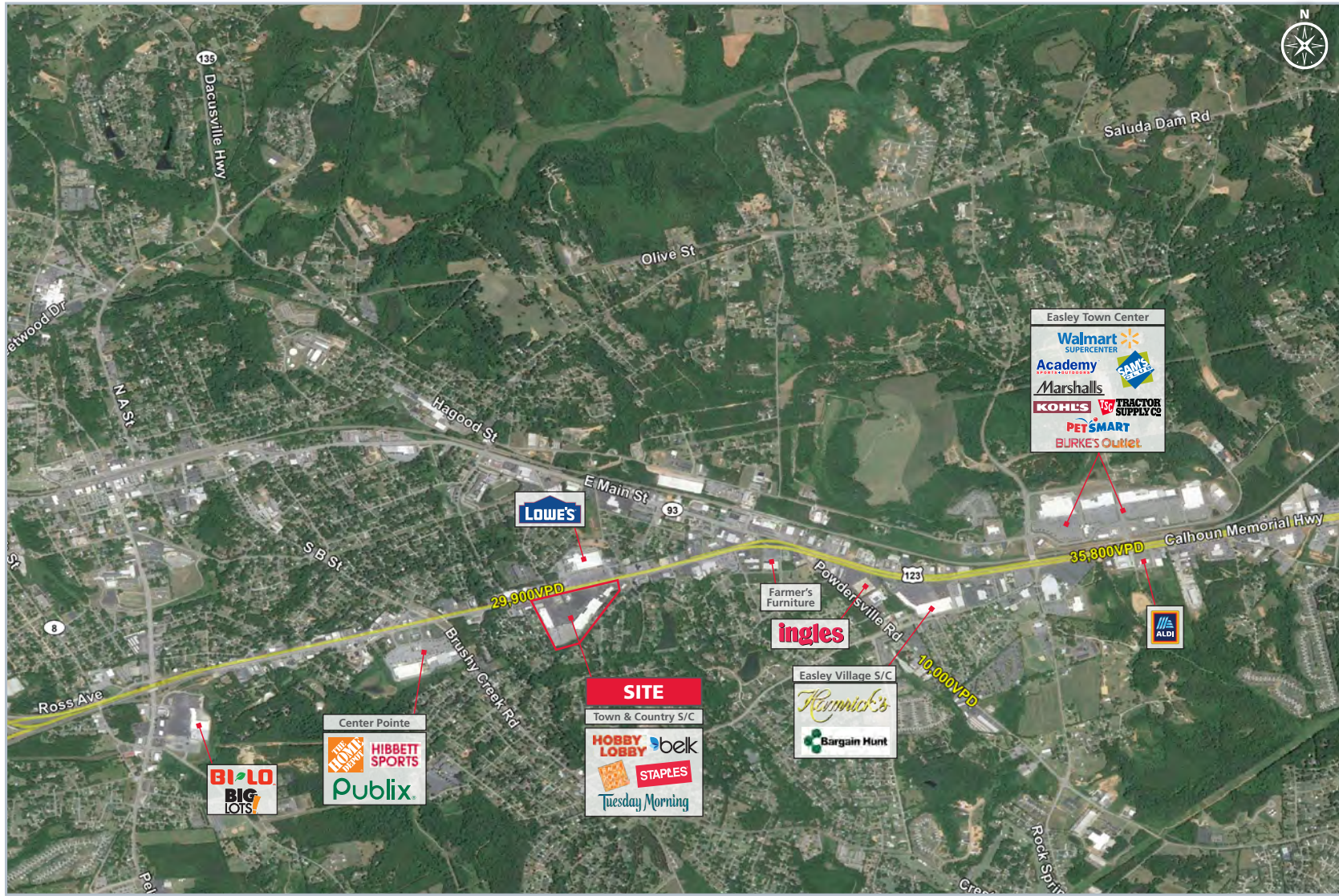
DEMOGRAPHICS 2018

	3 MILE	5 MILE	10 MILE
POPULATION	29,364	49,110	171,915
AVERAGE HH INCOME	\$68,102	\$70,356	\$61,422
MEDIAN HH INCOME	\$52,453	\$55,764	\$48,935
BUSINESS ESTABLISHMENTS	1,223	1,595	6,048
DAYTIME EMPLOYMENT	11,550	14,727	62,616

TOWN AND COUNTRY SHOPPING CENTER REDEVELOPMENT

6101 CALHOUN MEMORIAL HWY | EASLEY, SC 29640

MARKET AERIAL



TOWN AND COUNTRY SHOPPING CENTER REDEVELOPMENT

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CLOSE AERIAL



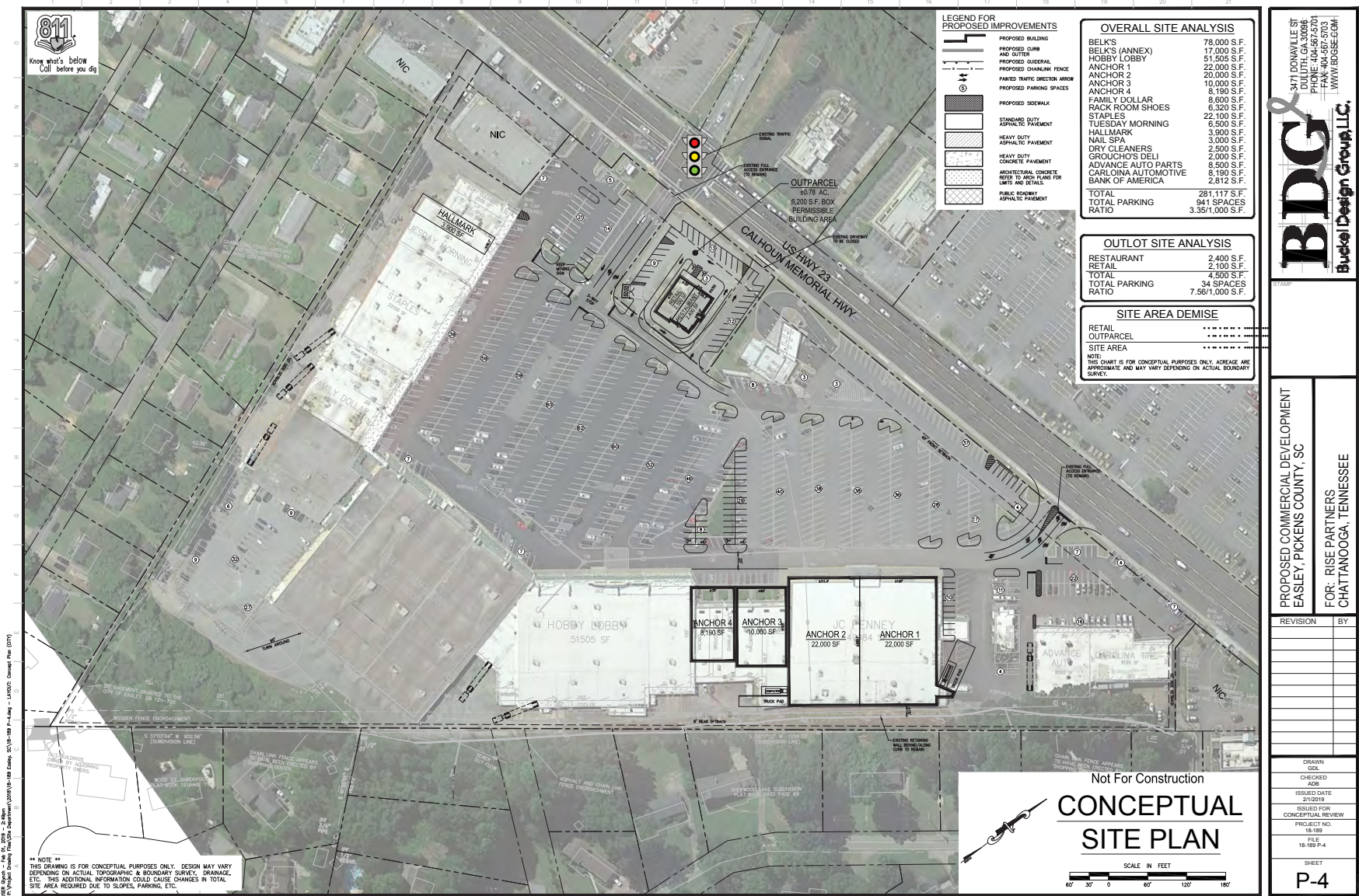
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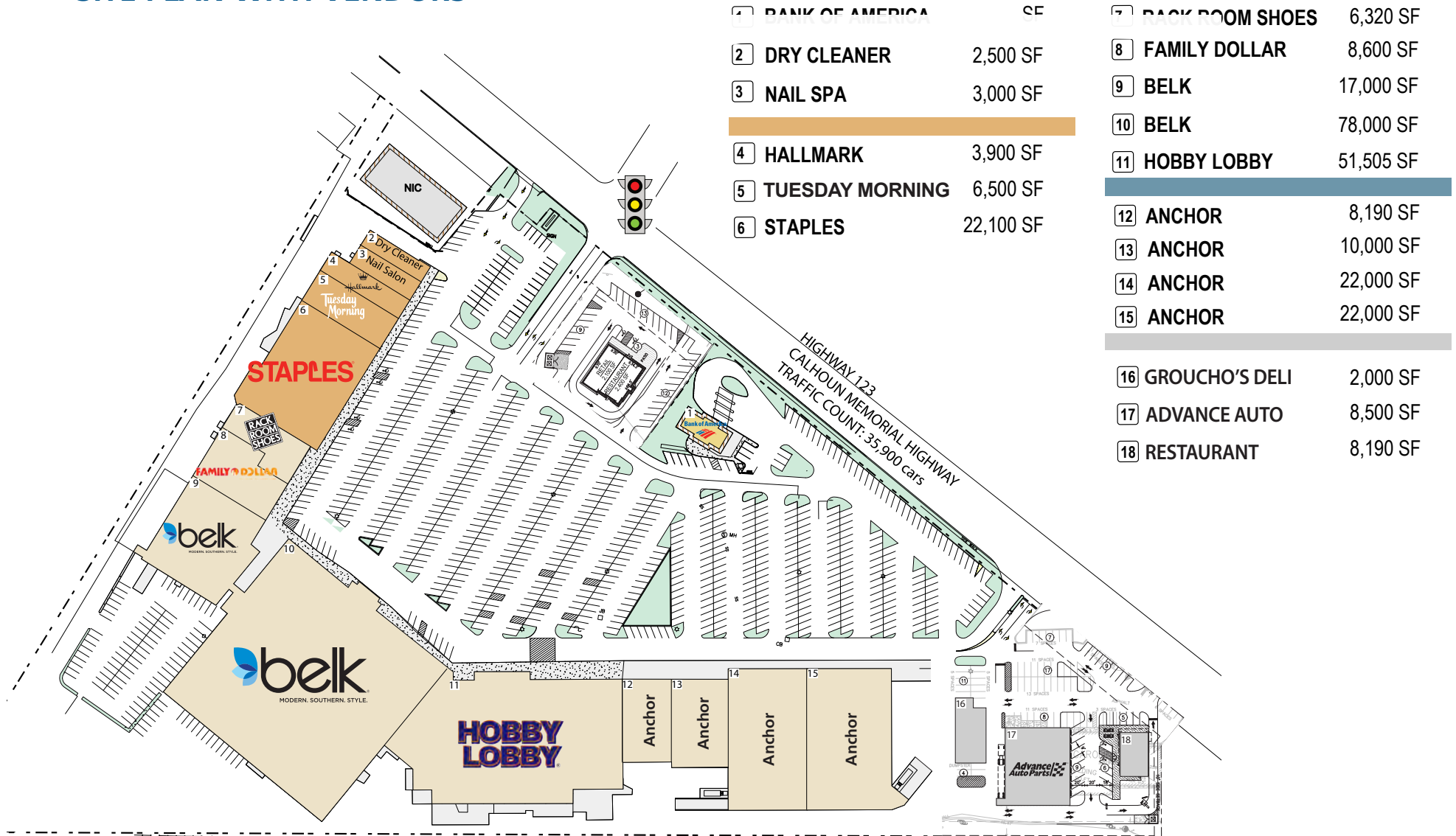
OVERALL SITE PLAN REDEVELOPMENT



TOWN AND COUNTRY SHOPPING CENTER REDEVELOPMENT

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SITE PLAN WITH VENDORS



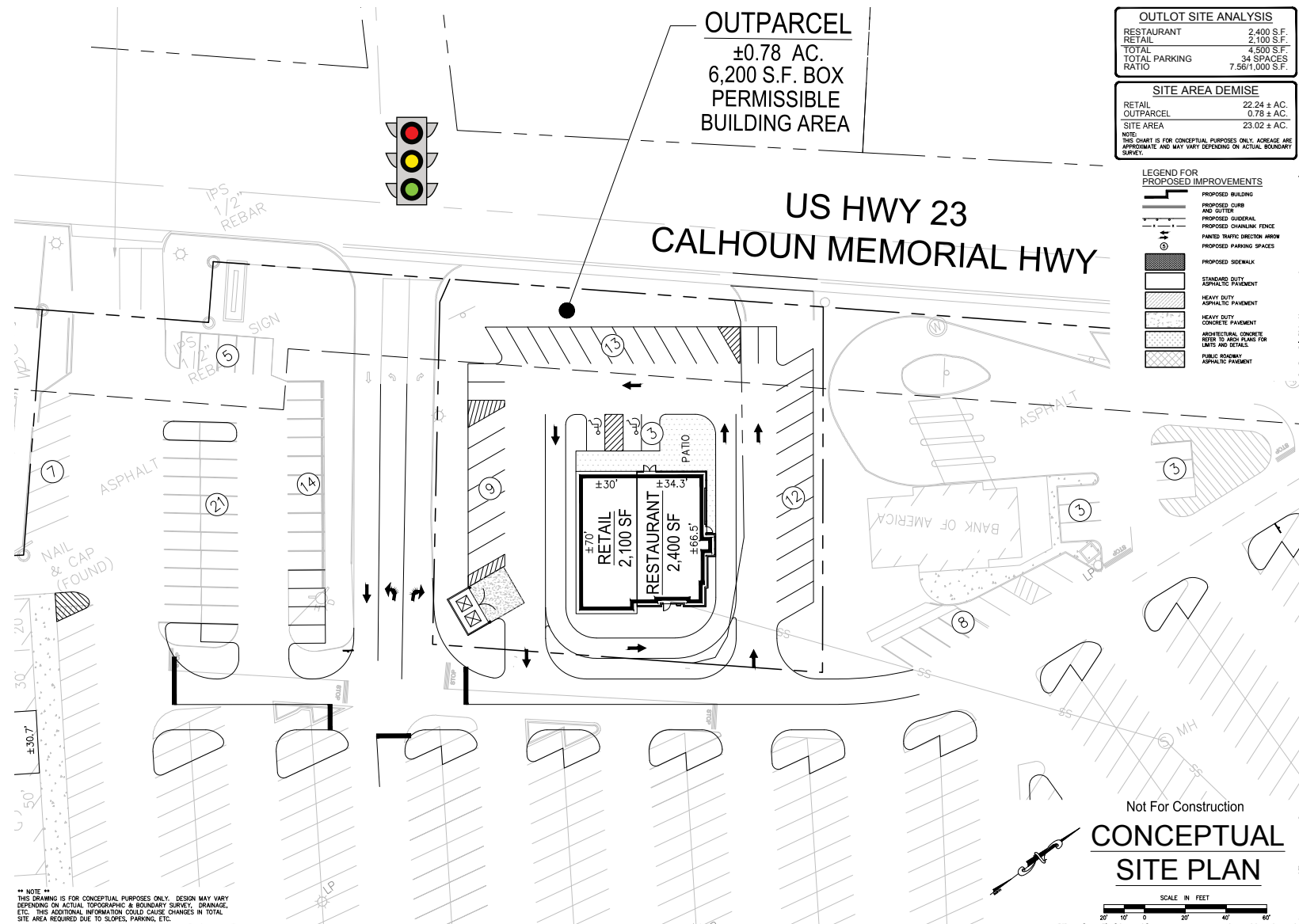
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TOWN AND COUNTRY SHOPPING CENTER REDEVELOPMENT

6101 CALHOUN MEMORIAL HWY | EASLEY, SC 29640

DEMOGRAPHIC REPORT (PAGE 1 OF 5)

Lat/Lon: 34.8222/-82.5789

RF5

34.822225 -82.578869	3 Miles	5 Miles	10 Miles
Population			
Estimated Population (2018)	29,364	49,110	171,915
Projected Population (2023)	30,922	51,592	183,885
Census Population (2010)	28,227	47,393	160,121
Census Population (2000)	25,876	42,419	148,796
Projected Annual Growth (2018 to 2023)	1,558 1.1%	2,482 1.0%	11,970 1.4%
Historical Annual Growth (2010 to 2018)	1,137 0.5%	1,717 0.5%	11,794 0.9%
Historical Annual Growth (2000 to 2010)	2,351 0.9%	4,973 1.2%	11,325 0.8%
Estimated Population Density (2018)	1,039 <i>psm</i>	626 <i>psm</i>	547 <i>psm</i>
Trade Area Size	28.26 <i>sq mi</i>	78.49 <i>sq mi</i>	314.02 <i>sq mi</i>
Households			
Estimated Households (2018)	12,434	20,116	68,297
Projected Households (2023)	12,976	20,952	72,615
Census Households (2010)	11,419	18,584	62,013
Census Households (2000)	10,303	16,453	58,185
Estimated Households with Children (2018)	3,731 30.0%	6,472 32.2%	22,127 32.4%
Estimated Average Household Size (2018)	2.35	2.43	2.50
Average Household Income			
Estimated Average Household Income (2018)	\$68,102	\$70,356	\$61,422
Projected Average Household Income (2023)	\$78,895	\$81,096	\$69,492
Estimated Average Family Income (2018)	\$83,054	\$84,221	\$72,974
Median Household Income			
Estimated Median Household Income (2018)	\$52,453	\$55,764	\$48,935
Projected Median Household Income (2023)	\$59,290	\$62,963	\$55,117
Estimated Median Family Income (2018)	\$67,250	\$68,847	\$60,230
Per Capita Income			
Estimated Per Capita Income (2018)	\$28,867	\$28,839	\$24,479
Projected Per Capita Income (2023)	\$33,136	\$32,954	\$27,514
Estimated Per Capita Income 5 Year Growth	\$4,269 14.8%	\$4,115 14.3%	\$3,036 12.4%
Estimated Average Household Net Worth (2018)	\$399,110	\$413,441	\$353,223
Daytime Demos (2018)			
Total Businesses	1,223	1,595	6,048
Total Employees	11,550	14,727	62,616
Company Headquarter Businesses	3 0.2%	3 0.2%	23 0.4%
Company Headquarter Employees	751 6.5%	764 5.2%	8,954 14.3%
Employee Population per Business	9.4	9.2	10.4
Residential Population per Business	24.0	30.8	28.4

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TOWN AND COUNTRY SHOPPING CENTER REDEVELOPMENT

6101 CALHOUN MEMORIAL HWY | EASLEY, SC 29640

DEMOGRAPHIC REPORT (PAGE 2 OF 5)

Lat/Lon: 34.8222/-82.5789

34.822225 -82.578869	3 Miles		5 Miles		10 Miles	
Race & Ethnicity						
White (2018)	24,865	84.7%	42,748	87.0%	128,182	74.6%
Black or African American (2018)	2,728	9.3%	3,765	7.7%	27,906	16.2%
American Indian or Alaska Native (2018)	58	0.2%	114	0.2%	591	0.3%
Asian (2018)	234	0.8%	362	0.7%	1,430	0.8%
Hawaiian or Pacific Islander (2018)	4	-	6	-	35	-
Other Race (2018)	867	3.0%	1,151	2.3%	9,988	5.8%
Two or More Races (2018)	607	2.1%	965	2.0%	3,783	2.2%
Not Hispanic or Latino Population (2018)	27,577	93.9%	46,522	94.7%	154,511	89.9%
Hispanic or Latino Population (2018)	1,787	6.1%	2,588	5.3%	17,404	10.1%
Not Hispanic or Latino Population (2023)	28,751	93.0%	48,435	93.9%	163,290	88.8%
Hispanic or Latino Population (2023)	2,171	7.0%	3,157	6.1%	20,595	11.2%
Not Hispanic or Latino Population (2010)	26,767	94.8%	45,289	95.6%	146,272	91.4%
Hispanic or Latino Population (2010)	1,460	5.2%	2,103	4.4%	13,850	8.6%
Not Hispanic or Latino Population (2000)	25,257	97.6%	41,517	97.9%	142,880	96.0%
Hispanic or Latino Population (2000)	619	2.4%	902	2.1%	5,917	4.0%
Projected Hispanic Annual Growth (2018 to 2023)	384	4.3%	569	4.4%	3,191	3.7%
Historic Hispanic Annual Growth (2000 to 2018)	1,168	10.5%	1,685	10.4%	11,487	10.8%
Age Distribution (2018)						
Age Under 5	1,789	6.1%	3,006	6.1%	10,884	6.3%
Age 5 to 9 Years	1,789	6.1%	3,096	6.3%	11,057	6.4%
Age 10 to 14 Years	1,784	6.1%	3,202	6.5%	11,336	6.6%
Age 15 to 19 Years	1,534	5.2%	2,776	5.7%	10,248	6.0%
Age 20 to 24 Years	1,309	4.5%	2,194	4.5%	9,157	5.3%
Age 25 to 29 Years	2,509	8.5%	3,884	7.9%	12,685	7.4%
Age 30 to 34 Years	1,861	6.3%	3,055	6.2%	10,924	6.4%
Age 35 to 39 Years	1,789	6.1%	3,044	6.2%	10,963	6.4%
Age 40 to 44 Years	1,697	5.8%	3,030	6.2%	10,537	6.1%
Age 45 to 49 Years	1,870	6.4%	3,303	6.7%	11,374	6.6%
Age 50 to 54 Years	1,922	6.5%	3,332	6.8%	11,697	6.8%
Age 55 to 59 Years	2,052	7.0%	3,503	7.1%	11,931	6.9%
Age 60 to 64 Years	1,861	6.3%	3,176	6.5%	10,597	6.2%
Age 65 to 74 Years	3,135	10.7%	4,995	10.2%	16,808	9.8%
Age 75 to 84 Years	1,755	6.0%	2,571	5.2%	8,760	5.1%
Age 85 Years or Over	705	2.4%	942	1.9%	2,957	1.7%
Median Age	40.2		39.7		38.6	
Gender Age Distribution (2018)						
Female Population	15,252	51.9%	25,331	51.6%	87,798	51.1%
Age 0 to 19 Years	3,374	22.1%	5,932	23.4%	21,198	24.1%
Age 20 to 64 Years	8,645	56.7%	14,597	57.6%	50,452	57.5%
Age 65 Years or Over	3,232	21.2%	4,802	19.0%	16,149	18.4%
Female Median Age	42.3		41.3		40.1	
Male Population	14,112	48.1%	23,778	48.4%	84,117	48.9%
Age 0 to 19 Years	3,522	25.0%	6,148	25.9%	22,328	26.5%
Age 20 to 64 Years	8,226	58.3%	13,924	58.6%	49,413	58.7%
Age 65 Years or Over	2,364	16.8%	3,706	15.6%	12,375	14.7%
Male Median Age	37.9		38.0		37.1	

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TOWN AND COUNTRY SHOPPING CENTER REDEVELOPMENT

6101 CALHOUN MEMORIAL HWY | EASLEY, SC 29640

DEMOGRAPHIC REPORT (PAGE 3 OF 5)

Lat/Lon: 34.8222/-82.5789

34.822225 -82.578869	3 Miles		5 Miles		10 Miles	
Household Income Distribution (2018)						
HH Income \$200,000 or More	308	2.5%	490	2.4%	1,601	2.3%
HH Income \$150,000 to \$199,999	637	5.1%	1,100	5.5%	2,665	3.9%
HH Income \$100,000 to \$149,999	1,412	11.4%	2,429	12.1%	7,200	10.5%
HH Income \$75,000 to \$99,999	1,613	13.0%	2,823	14.0%	8,127	11.9%
HH Income \$50,000 to \$74,999	2,281	18.3%	3,880	19.3%	12,078	17.7%
HH Income \$35,000 to \$49,999	2,042	16.4%	3,189	15.9%	10,371	15.2%
HH Income \$25,000 to \$34,999	1,614	13.0%	2,329	11.6%	8,168	12.0%
HH Income \$15,000 to \$24,999	1,379	11.1%	1,945	9.7%	8,294	12.1%
HH Income Under \$15,000	1,148	9.2%	1,930	9.6%	9,793	14.3%
HH Income \$35,000 or More	8,293	66.7%	13,911	69.2%	42,042	61.6%
HH Income \$75,000 or More	3,970	31.9%	6,842	34.0%	19,592	28.7%
Housing (2018)						
Total Housing Units	13,021		21,039		72,207	
Housing Units Occupied	12,434	95.5%	20,116	95.6%	68,297	94.6%
Housing Units Owner-Occupied	8,499	68.4%	14,810	73.6%	46,310	67.8%
Housing Units, Renter-Occupied	3,935	31.6%	5,305	26.4%	21,986	32.2%
Housing Units, Vacant	588	4.5%	923	4.4%	3,911	5.4%
Marital Status (2018)						
Never Married	6,272	26.1%	9,931	24.9%	40,717	29.4%
Currently Married	12,177	50.7%	21,077	52.9%	62,939	45.4%
Separated	926	3.9%	1,577	4.0%	7,889	5.7%
Widowed	2,152	9.0%	3,140	7.9%	11,007	7.9%
Divorced	2,474	10.3%	4,080	10.3%	16,085	11.6%
Household Type (2018)						
Population Family	24,211	82.5%	41,677	84.9%	144,404	84.0%
Population Non-Family	5,027	17.1%	7,285	14.8%	26,093	15.2%
Population Group Quarters	126	0.4%	147	0.3%	1,419	0.8%
Family Households	8,198	65.9%	13,954	69.4%	46,644	68.3%
Non-Family Households	4,236	34.1%	6,161	30.6%	21,653	31.7%
Married Couple with Children	2,392	19.6%	4,363	20.7%	13,407	21.3%
Average Family Household Size	3.0		3.0		3.1	
Household Size (2018)						
1 Person Households	3,630	29.2%	5,282	26.3%	18,271	26.8%
2 Person Households	4,495	36.2%	7,342	36.5%	23,376	34.2%
3 Person Households	1,872	15.1%	3,178	15.8%	11,266	16.5%
4 Person Households	1,445	11.6%	2,601	12.9%	8,851	13.0%
5 Person Households	670	5.4%	1,137	5.7%	4,026	5.9%
6 or More Person Households	321	2.6%	575	2.9%	2,507	3.7%
Household Vehicles (2018)						
Households with 0 Vehicles Available	905	7.3%	1,168	5.8%	4,957	7.3%
Households with 1 Vehicles Available	3,878	31.2%	5,697	28.3%	21,744	31.8%
Households with 2 or More Vehicles Available	7,651	61.5%	13,251	65.9%	41,595	60.9%
Total Vehicles Available	23,107		39,534		128,073	
Average Vehicles Per Household	1.9		2.0		1.9	

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TOWN AND COUNTRY SHOPPING CENTER REDEVELOPMENT

6101 CALHOUN MEMORIAL HWY | EASLEY, SC 29640

DEMOGRAPHIC REPORT (PAGE 4 OF 5)

Lat/Lon: 34.8222/-82.5789

RF5

34.822225 -82.578869	3 Miles		5 Miles		10 Miles	
Labor Force (2018)						
Estimated Labor Population Age 16 Years or Over	23,797		39,394		136,933	
Estimated Civilian Employed	14,200	59.7%	23,735	60.3%	78,753	57.5%
Estimated Civilian Unemployed	428	1.8%	709	1.8%	3,144	2.3%
Estimated in Armed Forces	-	-	-	-	39	
Estimated Not in Labor Force	9,170	38.5%	14,950	37.9%	54,996	40.2%
Unemployment Rate	1.8%		1.8%		2.3%	
Occupation (2015)						
Occupation: Population Age 16 Years or Over	14,200		23,735		78,753	
Management, Business, Financial Operations	2,007	14.1%	3,493	14.7%	10,213	13.0%
Professional, Related	2,570	18.1%	4,427	18.6%	13,398	17.0%
Service	2,470	17.4%	3,952	16.7%	13,594	17.3%
Sales, Office	3,542	24.9%	5,891	24.8%	18,568	23.6%
Farming, Fishing, Forestry	76	0.5%	114	0.5%	231	0.3%
Construct, Extraction, Maintenance	1,548	10.9%	2,558	10.8%	8,579	10.9%
Production, Transport Material Moving	1,985	14.0%	3,301	13.9%	14,171	18.0%
White Collar Workers	8,120	57.2%	13,810	58.2%	42,179	53.6%
Blue Collar Workers	6,080	42.8%	9,925	41.8%	36,575	46.4%
Consumer Expenditure (2018)						
Total Household Expenditure	\$671 M		\$1.11 B		\$3.42 B	
Total Non-Retail Expenditure	\$347 M	51.7%	\$573 M	51.6%	\$1.76 B	51.6%
Total Retail Expenditure	\$324 M	48.3%	\$537 M	48.4%	\$1.65 B	48.4%
Apparel	\$23.2 M	3.5%	\$38.5 M	3.5%	\$118 M	3.5%
Contributions	\$27.9 M	4.2%	\$46.5 M	4.2%	\$140 M	4.1%
Education	\$23.0 M	3.4%	\$38.4 M	3.5%	\$117 M	3.4%
Entertainment	\$37.4 M	5.6%	\$62.1 M	5.6%	\$190 M	5.6%
Food and Beverages	\$99.4 M	14.8%	\$164 M	14.8%	\$509 M	14.9%
Furnishings and Equipment	\$22.7 M	3.4%	\$37.8 M	3.4%	\$115 M	3.4%
Gifts	\$16.0 M	2.4%	\$26.6 M	2.4%	\$80.6 M	2.4%
Health Care	\$55.2 M	8.2%	\$90.8 M	8.2%	\$282 M	8.3%
Household Operations	\$18.4 M	2.7%	\$30.7 M	2.8%	\$93.2 M	2.7%
Miscellaneous Expenses	\$10.0 M	1.5%	\$16.5 M	1.5%	\$51.0 M	1.5%
Personal Care	\$8.70 M	1.3%	\$14.4 M	1.3%	\$44.4 M	1.3%
Personal Insurance	\$4.79 M	0.7%	\$7.98 M	0.7%	\$24.2 M	0.7%
Reading	\$1.48 M	0.2%	\$2.45 M	0.2%	\$7.53 M	0.2%
Shelter	\$138 M	20.6%	\$229 M	20.6%	\$705 M	20.6%
Tobacco	\$4.35 M	0.6%	\$7.12 M	0.6%	\$22.5 M	0.7%
Transportation	\$128 M	19.1%	\$213 M	19.2%	\$654 M	19.1%
Utilities	\$51.4 M	7.7%	\$84.6 M	7.6%	\$264 M	7.7%
Educational Attainment (2018)						
Adult Population Age 25 Years or Over	21,158		34,835		119,233	
Elementary (Grade Level 0 to 8)	1,002	4.7%	1,572	4.5%	8,290	7.0%
Some High School (Grade Level 9 to 11)	2,171	10.3%	3,587	10.3%	14,790	12.4%
High School Graduate	6,527	30.8%	11,011	31.6%	38,366	32.2%
Some College	4,382	20.7%	7,065	20.3%	23,979	20.1%
Associate Degree Only	2,371	11.2%	3,959	11.4%	10,837	9.1%
Bachelor Degree Only	3,093	14.6%	5,084	14.6%	15,410	12.9%
Graduate Degree	1,612	7.6%	2,557	7.3%	7,559	6.3%

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TOWN AND COUNTRY SHOPPING CENTER REDEVELOPMENT

6101 CALHOUN MEMORIAL HWY | EASLEY, SC 29640

DEMOGRAPHIC REPORT (PAGE 5 OF 5)

Lat/Lon: 34.8222/-82.5789

34.822225 -82.578869	3 Miles		5 Miles		10 Miles	
Units In Structure (2015)						
1 Detached Unit	8,648	75.7%	14,426	77.6%	47,339	76.3%
1 Attached Unit	124	1.1%	159	0.9%	1,027	1.7%
2 to 4 Units	670	5.9%	749	4.0%	2,838	4.6%
5 to 9 Units	330	2.9%	396	2.1%	1,946	3.1%
10 to 19 Units	691	6.1%	731	3.9%	2,246	3.6%
20 to 49 Units	194	1.7%	229	1.2%	817	1.3%
50 or More Units	162	1.4%	201	1.1%	900	1.5%
Mobile Home or Trailer	1,614	14.1%	3,225	17.4%	11,169	18.0%
Other Structure	-	-	-	-	13	-
Homes Built By Year (2015)						
Homes Built 2010 or later	379	3.3%	497	2.7%	1,441	2.3%
Homes Built 2000 to 2009	2,204	19.3%	3,623	19.5%	10,638	17.2%
Homes Built 1990 to 1999	2,100	18.4%	3,697	19.9%	11,806	19.0%
Homes Built 1980 to 1989	2,240	19.6%	3,808	20.5%	10,910	17.6%
Homes Built 1970 to 1979	2,088	18.3%	3,518	18.9%	11,493	18.5%
Homes Built 1960 to 1969	744	6.5%	1,196	6.4%	7,139	11.5%
Homes Built 1950 to 1959	911	8.0%	1,258	6.8%	5,287	8.5%
Homes Built Before 1949	1,116	9.8%	1,617	8.7%	6,875	11.1%
Home Values (2015)						
Home Values \$1,000,000 or More	-	-	4	-	234	0.6%
Home Values \$500,000 to \$999,999	203	2.6%	294	2.1%	1,349	3.2%
Home Values \$400,000 to \$499,999	108	1.4%	191	1.4%	968	2.3%
Home Values \$300,000 to \$399,999	463	5.9%	861	6.3%	2,788	6.6%
Home Values \$200,000 to \$299,999	1,695	21.6%	2,911	21.2%	7,360	17.4%
Home Values \$150,000 to \$199,999	1,674	21.3%	2,978	21.7%	7,746	18.3%
Home Values \$100,000 to \$149,999	2,143	27.3%	3,537	25.8%	9,709	22.9%
Home Values \$70,000 to \$99,999	1,126	14.4%	2,118	15.4%	7,850	18.5%
Home Values \$50,000 to \$69,999	431	5.5%	731	5.3%	3,209	7.6%
Home Values \$25,000 to \$49,999	318	4.1%	578	4.2%	2,545	6.0%
Home Values Under \$25,000	324	4.1%	587	4.3%	2,408	5.7%
Owner-Occupied Median Home Value	\$151,864		\$151,384		\$141,425	
Renter-Occupied Median Rent	\$568		\$582		\$600	
Transportation To Work (2015)						
Drive to Work Alone	11,714	88.8%	19,499	88.0%	67,545	84.7%
Drive to Work in Carpool	1,003	7.6%	1,671	7.5%	8,293	10.4%
Travel to Work by Public Transportation	5	-	6	-	355	0.4%
Drive to Work on Motorcycle	9	0.1%	23	0.1%	208	0.3%
Walk or Bicycle to Work	138	1.0%	245	1.1%	667	0.8%
Other Means	68	0.5%	103	0.5%	492	0.6%
Work at Home	259	2.0%	602	2.7%	2,142	2.7%
Travel Time (2015)						
Travel to Work in 14 Minutes or Less	2,838	21.9%	4,598	21.3%	16,576	21.4%
Travel to Work in 15 to 29 Minutes	4,744	36.7%	8,487	39.4%	32,756	42.2%
Travel to Work in 30 to 59 Minutes	5,727	44.3%	8,929	41.4%	23,860	30.8%
Travel to Work in 60 Minutes or More	629	4.9%	1,093	5.1%	3,424	4.4%
Average Minutes Travel to Work	26.4		25.4		22.8	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

TOWN AND COUNTRY SHOPPING CENTER REDEVELOPMENT

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