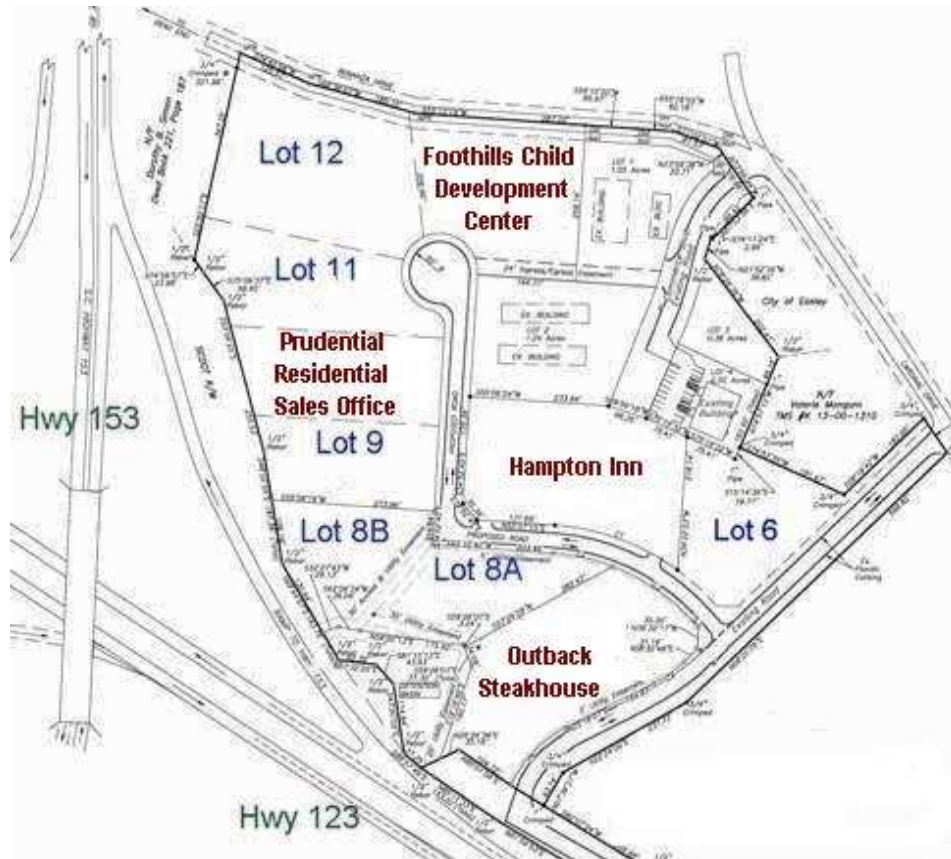


Development Opportunity!

Southern Center Hwy 123/153 • Easley, SC



Commercial Development

- Great site in Easley/Powersville Area for Retail, Office, or Restaurant Users
- Major Commercial Development Area
- Traffic Counts Hwy 123: 36,000
 Hwy 153: 26,600
- Excellent Visibility from Hwy 123/153
- Pads available from .92 to 1.84 Acres
- All utilities on site
- Adjacent New Development includes Copper River Grille and Golden Corral
- 1.2 miles from 130 acre Easley Town Center

Chuck Yeager - Broker in Charge

223B Siloam Road • Easley, SC 29642

Office: (864) 295-1313

Fax: (864) 295-1316

Mobile: (864) 901-4242

chuckyeager@bellsouth.net

**CHUCK YEAGER
REAL ESTATE**

www.cyrealestate.com

Although every effort has been made to ensure accuracy, no liability is assumed for errors or omissions.
Terms, pricing or availability are subject to change without notice.

Southern Center

Hwy 123/153 • Easley, SC

Lot #	Acreage	Price/SF	Price
8A	.92	Build to Suit, Lease, or \$10.50	\$420,800
8B	.92	Build to Suit, Lease, or \$10.50	\$420,800

2007 Demographic Data

	1 mile	5 mile	10 mile
Total Population	1,679	51,499	215,873
Average HH Income	\$72,465	\$57,615	\$52,290

2007 Daily Traffic Count

Hwy 123	36,000 VPD
Hwy 153	26,600 VPD

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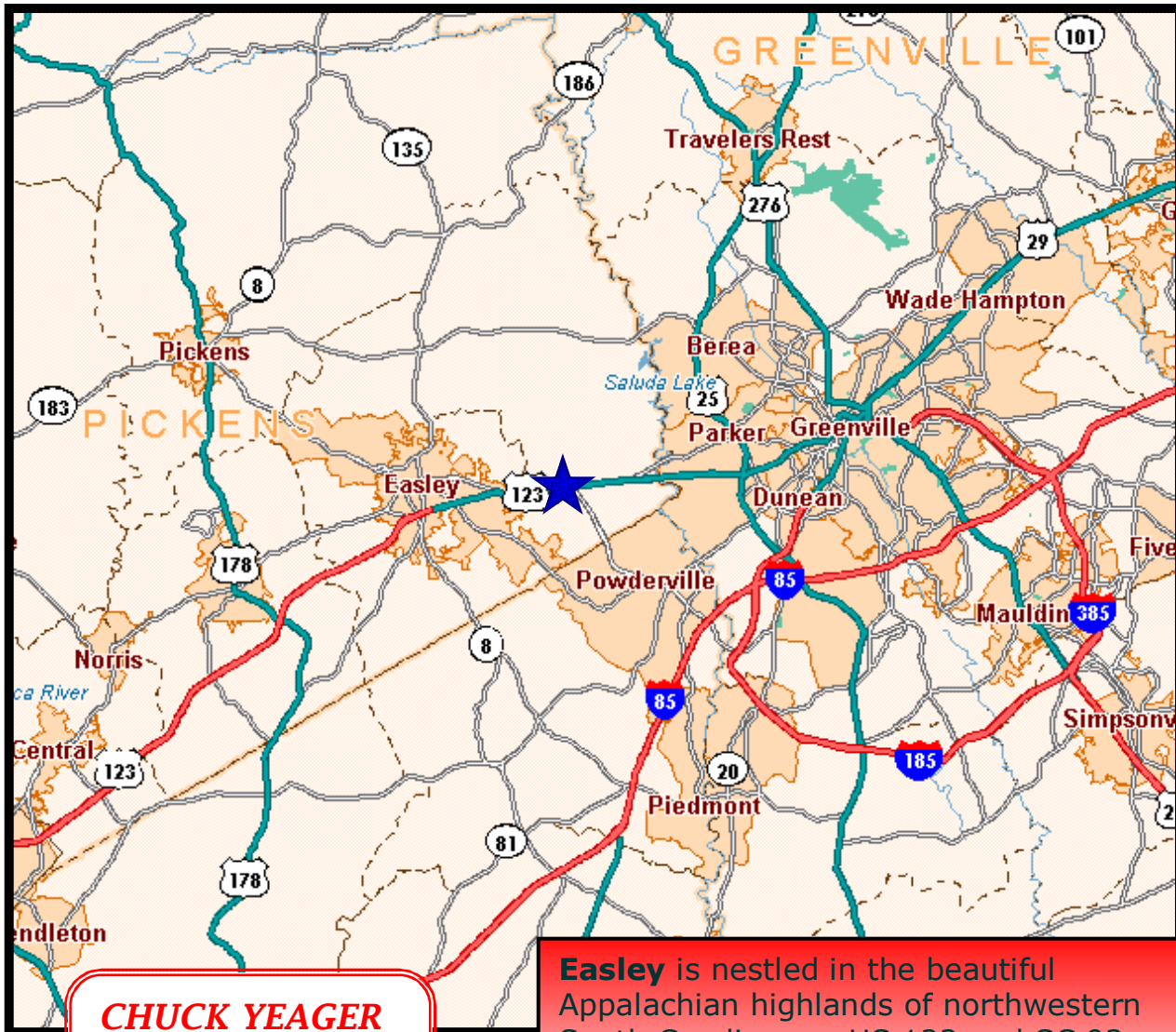
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Easley is nestled in the beautiful Appalachian highlands of northwestern South Carolina, on US 123 and SC 93 ... five miles off Interstate 85. Less than 15 minutes from the Blue Ridge Mountains and only four hours away from the Carolina's beaches, Easley's location is perfect for residents to enjoy a variety of recreational activities.

Easley residents enjoy year-round wonderful weather and the benefits of proximity to Greenville, SC (only eight miles) but none of the congestion and other bigger city problems.

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