

THE DORMAN CENTRE

121 DORMAN CENTRE DRIVE | SPARTANBURG, SC 29301



CONTACT

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LOCATION OVERVIEW

388,276 SF community center located in the heart of Spartanburg’s WO Ezell retail corridor.

PROPERTY HIGHLIGHTS

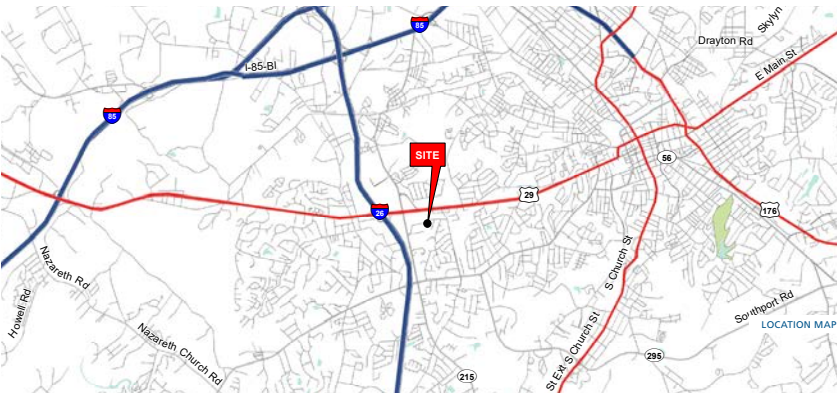
- Anchored by Walmart Supercenter, The Home Depot, Michaels, Ross Dress for Less and TJ Maxx.
- Excellent visibility and signalized access point from both WO Ezell and Blackstock road.
- Major area retailers include: Target, Walmart Supercenter, Sam;s Club, Costco, Kohl’s, Belk, JC Penny, Sears, Dillards, Regal Cinemas, Dick’s Sporting Goods, Academy Sports, Lowe’s Home Improvement, Ashley Furniture, Old Navy, Burlington Coat Factory, Hobby Lobby and JoAnn Fabrics.
- Traffic Counts: WO Ezell Blvd - 29,400 AADT; I-26 - 52,600 VPD; Blackstock Rd - 20,600 VDP

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| DEMOGRAPHICS (2021) | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|----------|----------|----------|
| POPULATION | 5,499 | 45,037 | 85,822 |
| AVERAGE HH INCOME | \$66,478 | \$67,113 | \$66,544 |
| BUSINESS ESTABLISHMENTS | 537 | 1,547 | 3,775 |
| DAYTIME EMPLOYMENT | 5,914 | 18,604 | 52,420 |



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| SUITE | TENANT NAME | SPACE SIZE |
|-------|-------------------------|------------|
| 1-1 | Walmart | 219,622 SF |
| 1-2 | TJ Maxx | 25,205 SF |
| 1-3 | Aarons | 10,845 SF |
| 1-4 | Ross Dress for Less | 30,146 SF |
| 1-5/6 | Five Below | 8,500 SF |
| 1-8 | Rainbow | 5,000 SF |
| 1-10 | Michaels | 23,758 SF |
| 1-11A | Available | 1,000 SF |
| 1-11B | Dorman Discount Tobacco | 1,000 SF |
| 1-12 | McAlister's Deli | 4,000 SF |
| 1-13 | Juicy Crab Restaurant | 6,000 SF |
| 1-14 | Available | 2,500 SF |
| 1-15 | Available | 3,000 SF |
| 1-16 | Dental Works | 5,000 SF |

| SUITE | TENANT NAME | SPACE SIZE |
|-------|--------------------------------------|------------|
| 1-17 | GameStop | 3,500 SF |
| 1-18 | Dorman Nails & Spa | 2,000 SF |
| 2-1 | La Taverna | 3,200 SF |
| 2-2 | Subway | 1,600 SF |
| 2-3 | Supercuts | 1,400 SF |
| 2-4 | Sally Beauty Supply | 1,400 SF |
| 2-5 | Shoe Carnival | 12,000 SF |
| 2-6 | Available | 2,500 SF |
| 2-7 | America's Best Contacts & Eyeglasses | 3,000 SF |
| 2-8 | Cricket Wireless | 1,600 SF |
| 2-9 | Lendmark Financial Services | 1,600 SF |
| 2-10 | Available | 1,400 SF |
| 2-11 | Available | 4,000 SF |
| 2-12 | Available | 3,500 SF |

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