

THE DORMAN CENTRE

121 DORMAN CENTRE DRIVE | SPARTANBURG, SC 29301



CONTACT

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THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

PROUD PARTNER
XTEAM
RETAIL ADVISORS

LOCATION OVERVIEW

This 550,500 square foot power center located in the heart of Spartanburg's WO Ezell retail corridor is the largest and most dominant shopping center in the region.

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, Dillard's, 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 VPD; I-26 - 52,600 VPD; Blackstock Rd - 20,600 VPD

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DEMOGRAPHICS (2024)

	1 MILE	3 MILE	5 MILE
POPULATION	6,102	47,288	94,191
AVERAGE HH INCOME	\$83,236	\$83,526	\$82,787
BUSINESS ESTABLISHMENTS	478	1,609	3,763
DAYTIME EMPLOYMENT	4,330	16,500	47,536



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Suite	Tenant	Square Footage
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	Moe's Southwest Grill	3,000 SF
1-16	Dental Works	5,000 SF
1-17	Gamestop	3,500 SF
1-18	Dorman Nails & Spa	2,000 SF
2-1	Available	3,200 SF
2-2	Subway	1,600 SF
2-3	Available	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 Eyeglasses	3,000 SF
2-8	Cricket Wirelss	1,600 SF
2-9-12	BioLife Plasma	10,500 SF

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Chipotle

Guitar Center
BARNES & NOBLE
BOOKSELLERS

THE HOME
DEPOT

Walmart
SUPERCENTER

SHOE
CARNIVAL
SALLY BEAUTY

BUFFALO WILD WINGS
GRILL & BAR

Olive Garden

DQ

DISCOUNT
TIRE

Aaron's

five
BELOW

Michaels

ULTA
LONGHORN
OLD NAVY

TJ-maxx

ROSS
DRESS FOR LESS

McALISTER'S
DELI

Banfield
PET HOSPITAL

ASHLEY
FURNITURE

WHATABURGER

Chick-fil-z

UrgentVet
WING-STOP

Massage Envy

verizon

Papa's & Beer
Mexican Restaurant

GB SHOES

Red Lobster

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Garley's

Panera
BREAD

LOWE'S

PET SMART

ALDI



Spartan16 THEATRE

Crossing
JOANN
KIRKLAND'S
RACK ROOM SHOES
Kumon's

Westgate Mall
belk
Dillard's
BED BATH & BEYOND
JCPenney

Market Square
Burlington
OLYMPIA OUTLET
Planet Fitness

Westgate Village
Office DEPOT
ASHLEY
OLD NAVY
ULTA

Franklin Square
HOBBY LOBBY
KOHL'S

COSTCO WHOLESALE

ingles

BEST BUY

BOOT BARN

TARGET

Academy

SAM'S CLUB

LOWE'S

ALDI **PET SMART**

SITE
Dorman Centre
THE HOME DEPOT
Walmart SUPERCENTER
TJ-maxx **ROSS**
DRESS FOR LESS
Michaels **FIVE BELOW**

NAPA

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29,200 VPD

46,800 VPD

53,900 VPD

68,300 VPD

12,900 VPD

34,300 VPD

22,100 VPD

18,600 VPD

34,700 VPD

31,700 VPD

20,800 VPD

15,500 VPD