

THE DORMAN CENTRE

121 Dorman Centre Drive, Spartanburg, SC 29301

EXECUTIVE SUMMARY



LOCATION OVERVIEW

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



PROPERTY HIGHLIGHTS

- Anchored by Walmart Supercenter, Home Depot, Michaels, Ross Dress for Less, and TJ Maxx.
- Excellent visibility and signaled access points from both WO Ezell and Blackstock Road.
- Major area retailers include: Target, Walmart Supercenter, Sam's Club, Costco, Kohl's, Belk, JCPenney, Sears, Dillard's, Regal Cinemas, Dick's Sporting Goods, Academy Sports, The Home Depot, Lowes 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 AADT; E Blackstock Rd – 20,600 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2018 Population Density	5,437	44,363	88,728
2018 Daytime Population	7,093	17,698	65,765
2018 Median HH Income	\$50,099	\$42,038	\$40,692

EXCLUSIVE AGENT(S)

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1-1	Walmart	219,622 SF	1-17	GameStop	3,500 SF
1-2	TJ Maxx	25,205 SF	1-18	Dorman Nails & Spa	2,000 SF
1-3	Pier 1 Imports	10,845 SF	2-1	La Taverna	3,200 SF
1-4	Ross Dress for Less	30,146 SF	2-2	Subway	1,600 SF
1-5/6	Five Below	8,500 SF	2-3	Supercuts	1,400 SF
1-8	Rainbow	5,000 SF	2-4	Sally Beauty Supply	1,400 SF
1-10	Michaels	23,758 SF	2-5	Shoe Carnival	12,000 SF
1-11A	Remedy Intelligent Staffing	1,000 SF	2-6	The Teacher's Lounge	2,500 SF
1-11B	Dorman Discount Tobacco	1,000 SF	2-7	America's Best Contacts & Eyeglasses	3,000 SF
1-12	McAlister's Deli	4,000 SF	2-8	Cricket Wireless	1,600 SF
1-13	Juicy Crab Restaurant	6,000 SF	2-9	Landmark Financial Services	1,600 SF
1-14	Available	2,500 SF	2-10	Available	1,400 SF
1-15	Moe's Southwest Grill	3,000 SF	2-11	Available	4,000 SF
1-16	Dental Works	5,000 SF	2-12	Available	3,500 SF

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