

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 (2023)

	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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