



THE SHOPS AT SPARTANBURG

WESTGATE MALL

SPARTANBURG, SOUTH CAROLINA

- Up to 170,000 square feet of anchor retail space available
- Up to a 17-acre development available
- Outlots available for sale or lease
- Traffic Counts (2019):
 - US Highway 29: 42,600 VPD
 - Blackstock Rd: 21,300 VPD
 - Interstate 26: 52,100 VPD

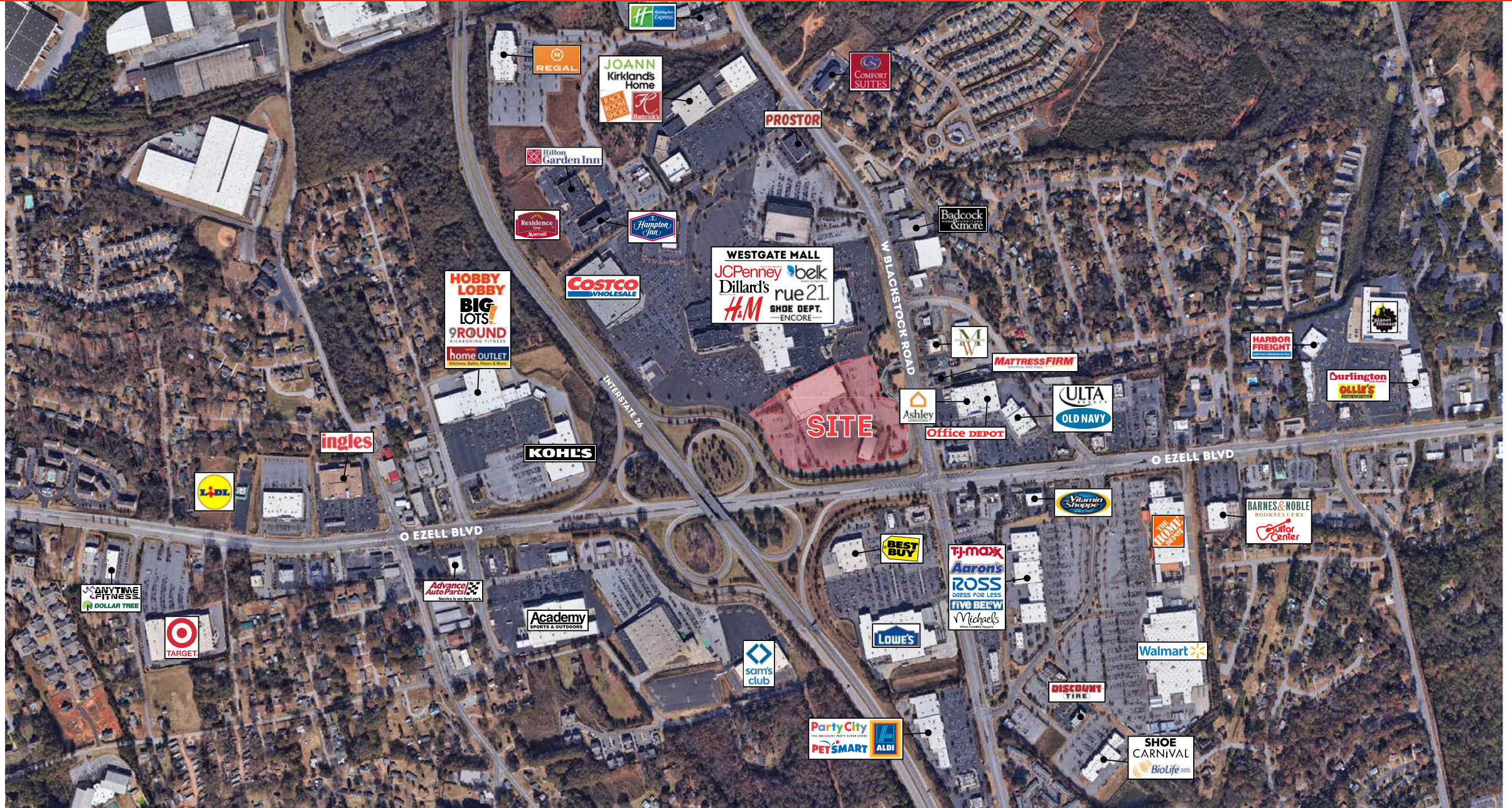
DEMOGRAPHICS

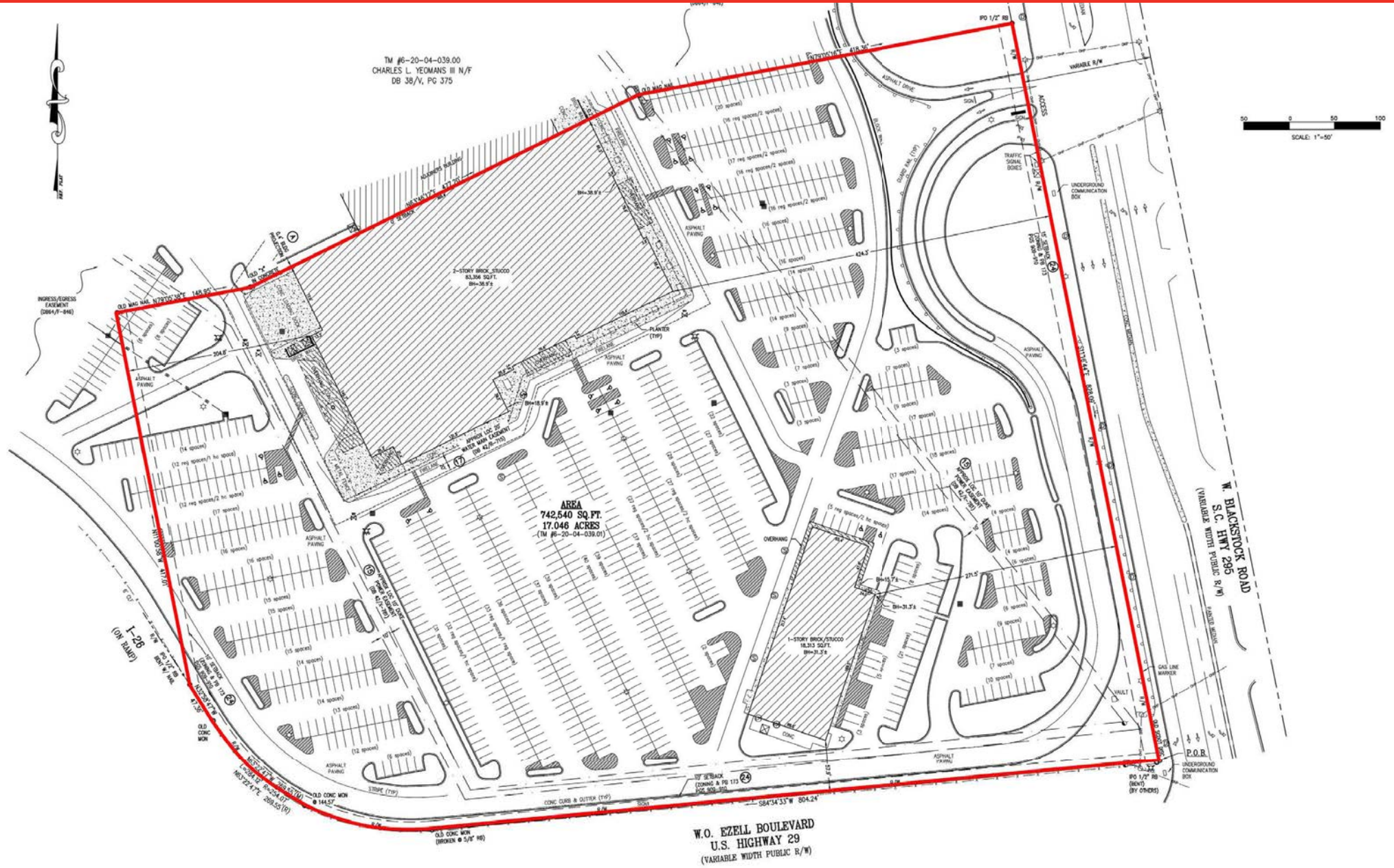
	1 MILE	3 MILE	5 MILE
POPULATION:	5,057	46,300	92,819
5 YR PROJECTED GROWTH:	5.85%	6.35%	5.95%
DAYTIME POPULATION:	8,690	45,279	109,714
HOUSEHOLDS:	2,004	17,601	35,424
AVERAGE HH INCOME:	\$79,845	\$83,723	\$81,853

CONTACT HARDCORNER TEAM:

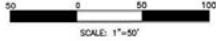
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TM #6-20-04-039.00
 CHARLES L. YEDMANS III N/F
 DB 38/V, PG 375



AREA
 742,540 SQ. FT.
 17.046 ACRES
 (TM #6-20-04-039.01)

W.O. EZELL BOULEVARD
 U.S. HIGHWAY 29
 (VARIABLE WIDTH PUBLIC R/W)

W. BLACKSTOCK ROAD
 S.C. HWY 295
 (VARIABLE WIDTH PUBLIC R/W)