



New Store Front Rendering

Market Square

1450 W.O. Ezell Blvd | Spartanburg, SC 29301



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Market Square

Property Overview & Proposed Rendering

PROPERTY FEATURES

- ±33,000 SF sub-dividable
- New prominent store front
- \$8.00 PSF NNN
- Signalized access
- Located on Spartanburg's main retail corridor
- Exciting new tenant- Small Sliders
- Co-tenants include Burlington, Planet Fitness, Ollie's, Harbor Freight, Poke Bros, Once Upon a Child, Jason's Deli, Clothes Mentor
- Nearby retail/restaurants include West Gate Mall, Target, Costco, Sam's Club, Academy Sports and Outdoors, Kohl's, TJ Maxx, Old Navy, Hobby Lobby, Walmart, Ross, PetSmart, Chipotle, Olive Garden, McAlister's, Chick-fil-A

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	7,246	51,360	102,325
Avg. HH Income	\$76,618	\$74,506	\$82,299
Total Employees	3,380	26,873	49,071

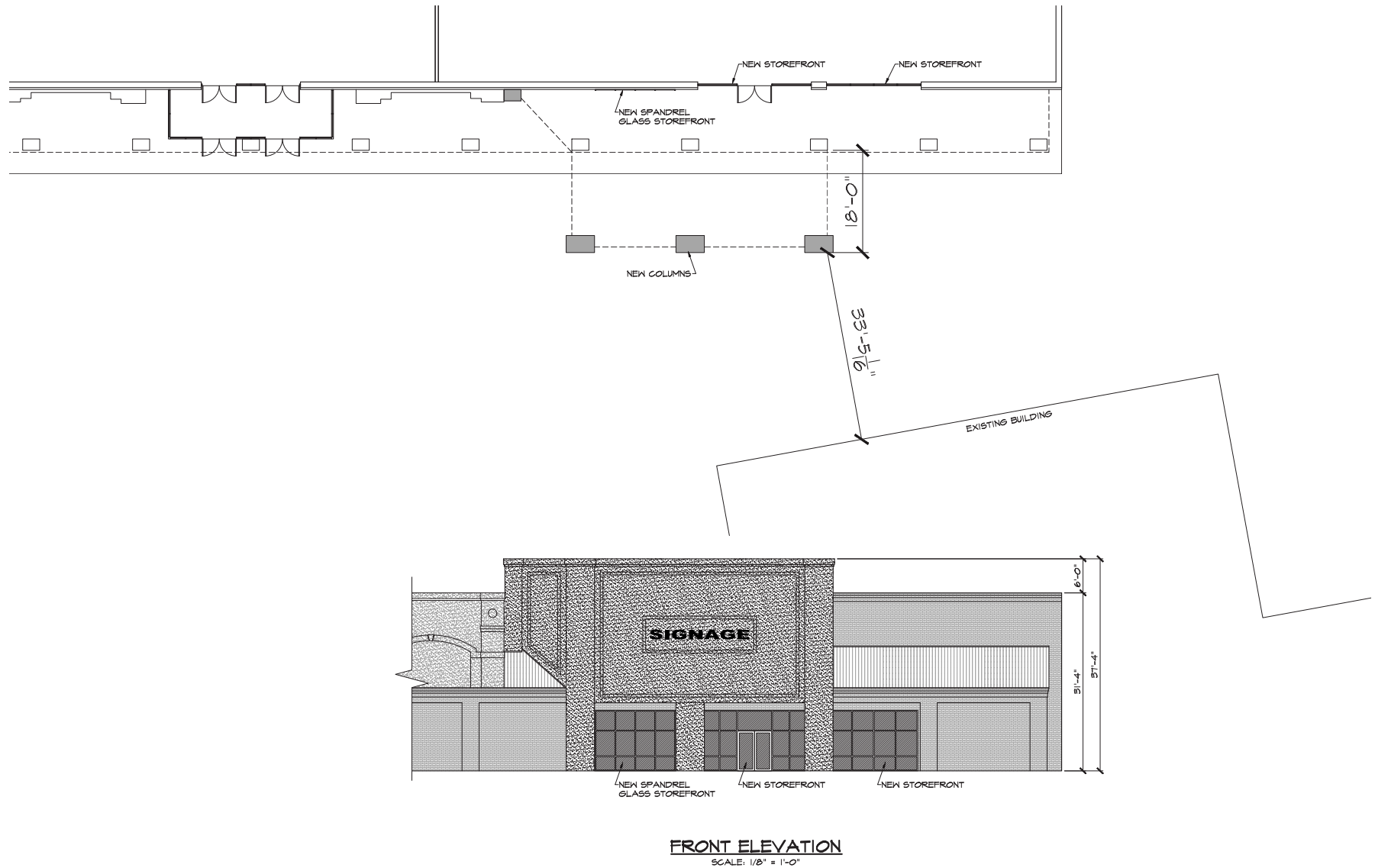
TRAFFIC COUNTS

W.O. Ezell Boulevard	32,631 VPD
Blackstock Road	19,700 VPD
I-26	63,122 VPD



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Space Rendering



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Aerial

AERIAL - WEST



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Site Plan

SUITE	TENANT	SF
100-A	Planet Fitness	23,322
100-B	Burlington	46,873
100-C	Available	33,000
230	Security Finance	1,706
240	OneMain Financial	2,000
300	Top Beauty	14,804
400	Music & Arts	3,600
410	Clothes Mentor	4,461
500	Ollie's Bargain Outlet	28,971
600	Lenscrafters	4,700
640	Your CBD Store	1,000
700	Harbor Freight Tools	18,040
800	Affordable Care	3,914
900	Once Upon a Child	7,500
900-B	Regional Finance	1,667
950	Jason's Deli	5,770
1000	Coming Soon	1,207
1010	Monterrey Mexican	3,000
1040	Nail Tech	1,200
1100	CPR	1,010
1110	Poke Bros.	2,306
Outparcel	Smalls Sliders	5,000

