

WESTGATE MALL

187,351 SF GLA | 16.91 AC | 2L
205 W. Blackstock Rd. | Spartanburg, SC



MARKET OVERVIEW

The site is located in Spartanburg, SC which is part of the Greenville, SC MSA and located in the NW corner of the state close to the intersection of I-26 and I-85. The city is the 12th largest in the state and the MSA population including Spartanburg and Union counties have a population of around 320,000 people. It continues to grow with thousands of new residents attracted each year by the market's healthy economy. Spartanburg is the home of Wofford College, the site for the headquarters for Denny's and the massive BMW factory (recently expanded again).

PROPERTY DETAILS

The site is part of the Westgate Mall which sits at W. Blackstock Rd. and WO Ezell Blvd with close proximity to I-26. All major retail is centered around the Westgate Mall with pockets of retail east of the mall on Main St. Solid growth and income make this trade area strong, with new development in the area, majority of which is multifamily. Some big box retailers have considered the trade area, such as Dick's Sporting Goods and Burlington, but lack of available sites has made the challenge more difficult, making this a strong opportunity for retail development.

TRAFFIC COUNTS

- WO Ezell Blvd: 28,600 VPD

