

EASTPOINTE SHOPPING CENTER WAL-MART SHADOW CENTER

2127 EAST MAIN STREET | SPARTANBURG, SC 29307

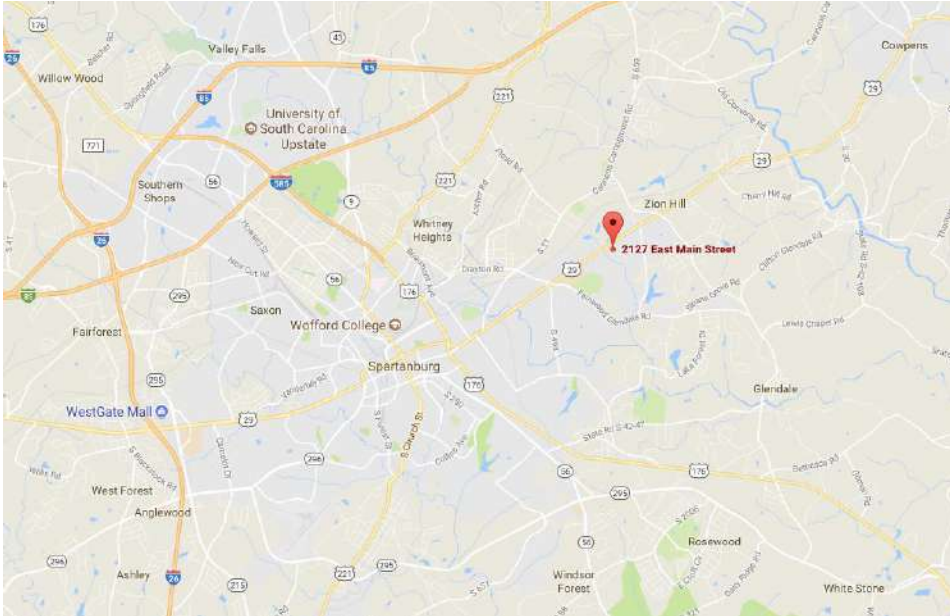


THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™

XTEAM
RETAIL ADVISORS

EASTPOINTE SHOPPING CENTER

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PROPERTY DETAILS

- **1,200 - 9,500sf For Lease and ± 1.38 Acre Outparcel**
- Walmart Shadow Shopping Center
- Retail space available immediately and new space coming soon
- Can Build to Suit up to an additional 30,000 SF of retail space
- Retail Space Available on Outparcel
- Below Market Rental Rates
- Retail/Restaurant corridor
- Excellent visibility and signalized intersection
- Direct access to adjacent Walmart Supercenter
- New construction with ample parking
- Close to the site, Mary Black Memorial Hospital has 1,400 employees, 400 physicians, and 350 patient beds
- Traffic counts of 21,841+ VPD on East Main St as of 2014
- **New High School opening Fall 2019, built for 2,100 students and 200+ staff, shares a traffic signal with subject property**

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	27,854	64,209	174,934
Avg. HH Income	\$70,819	\$58,560	\$60,376
Total Employees	18,418	56,201	100,217



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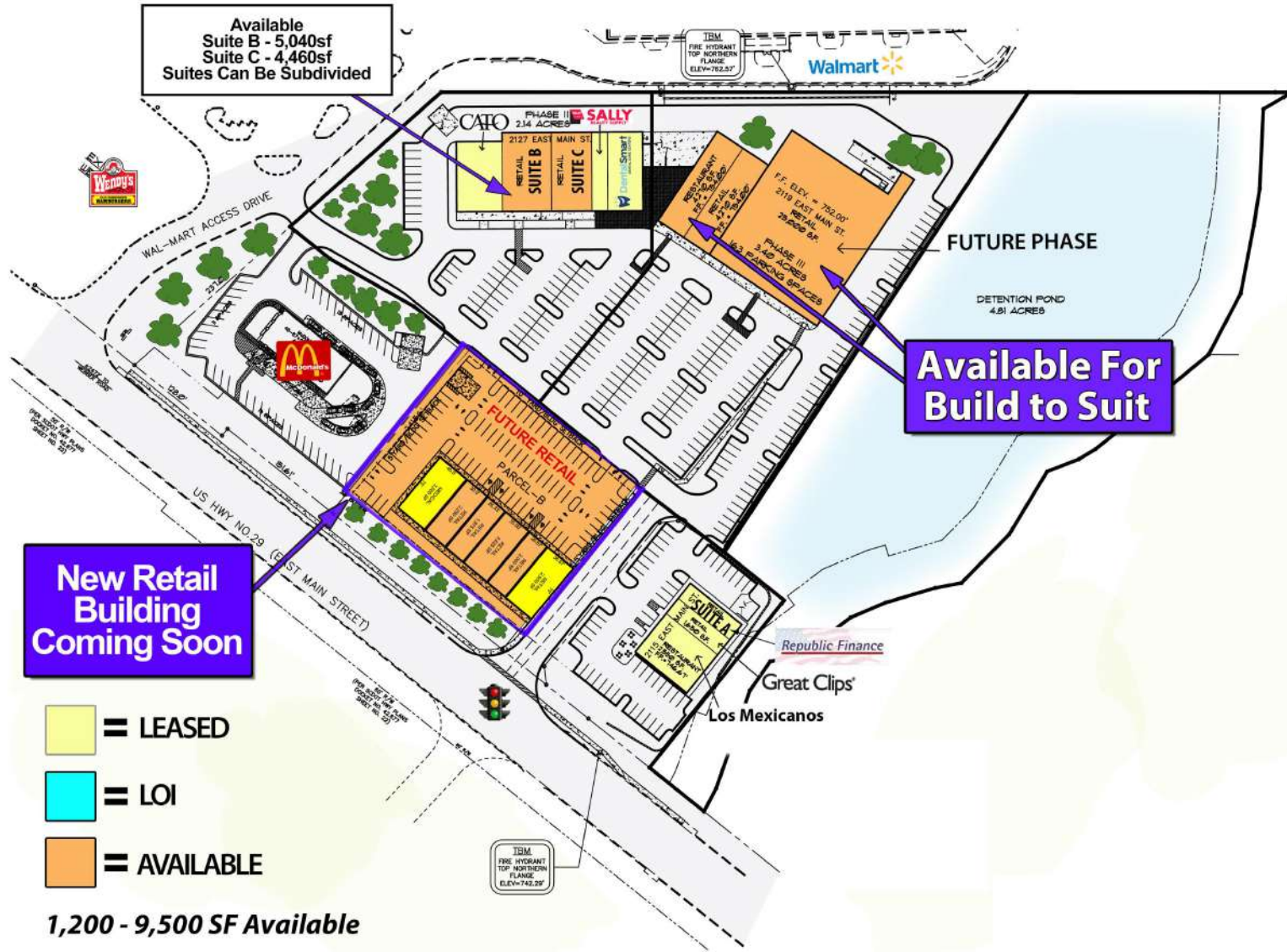
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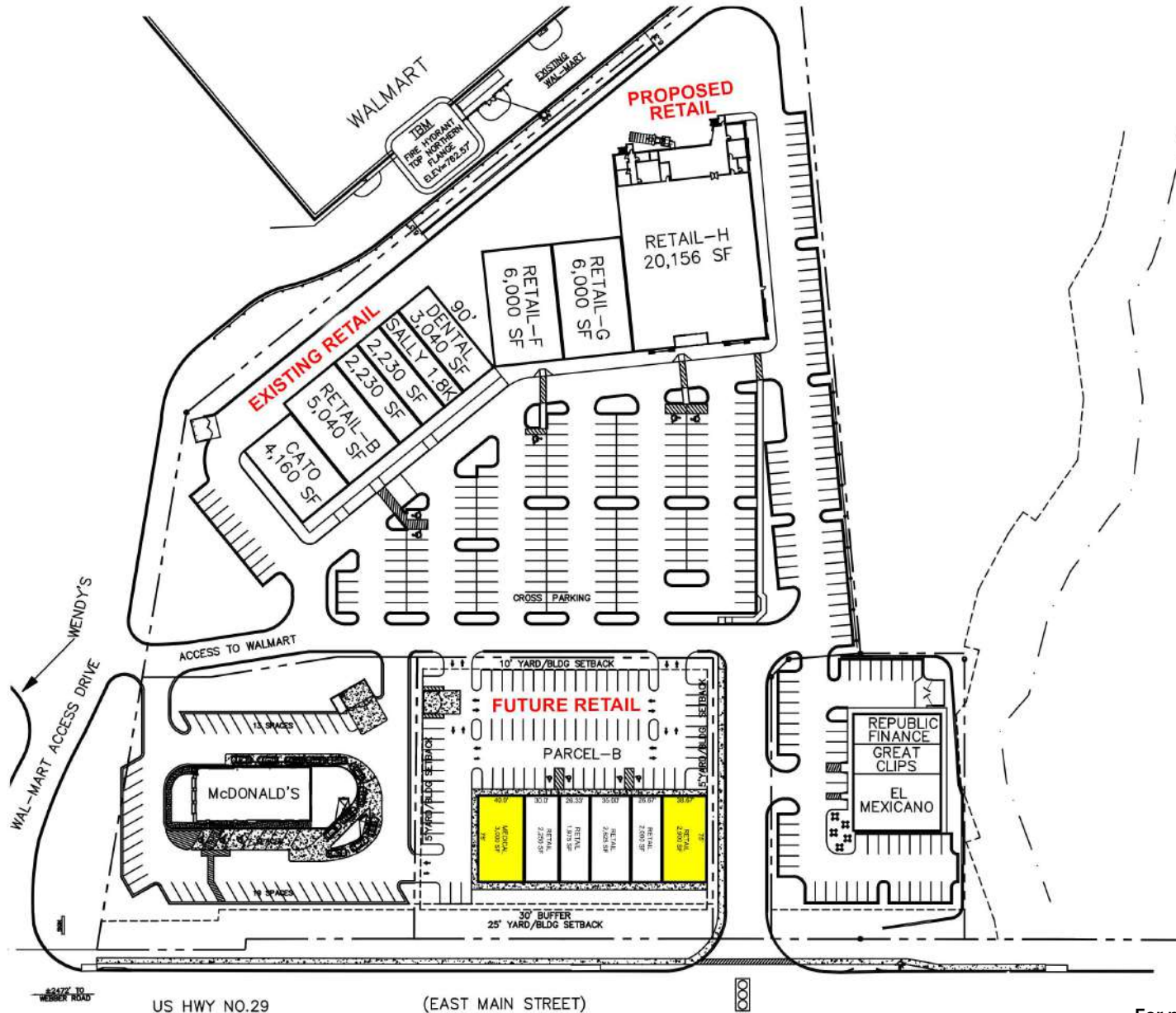
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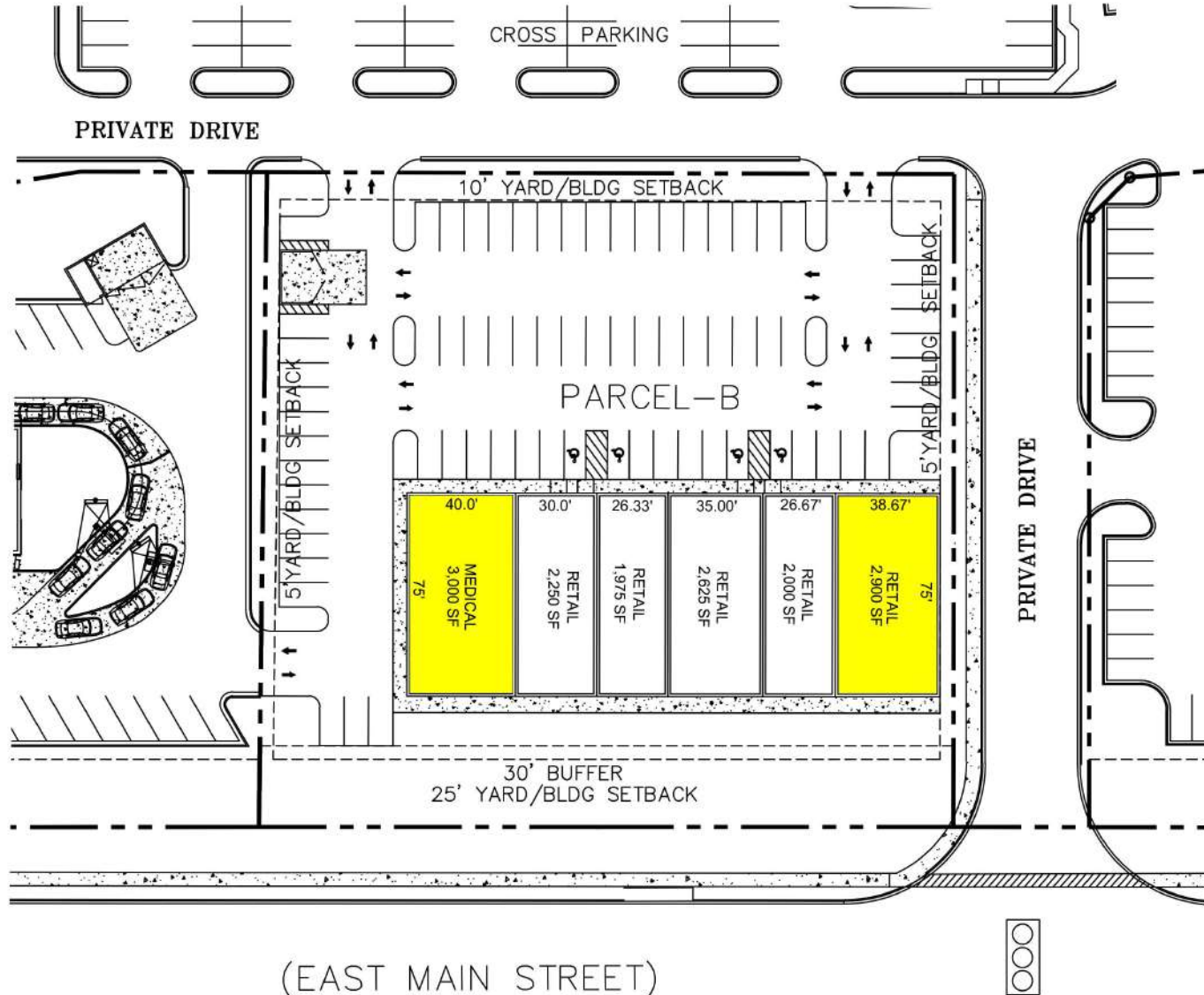
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New Outparcel Retail Space Coming Soon



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