

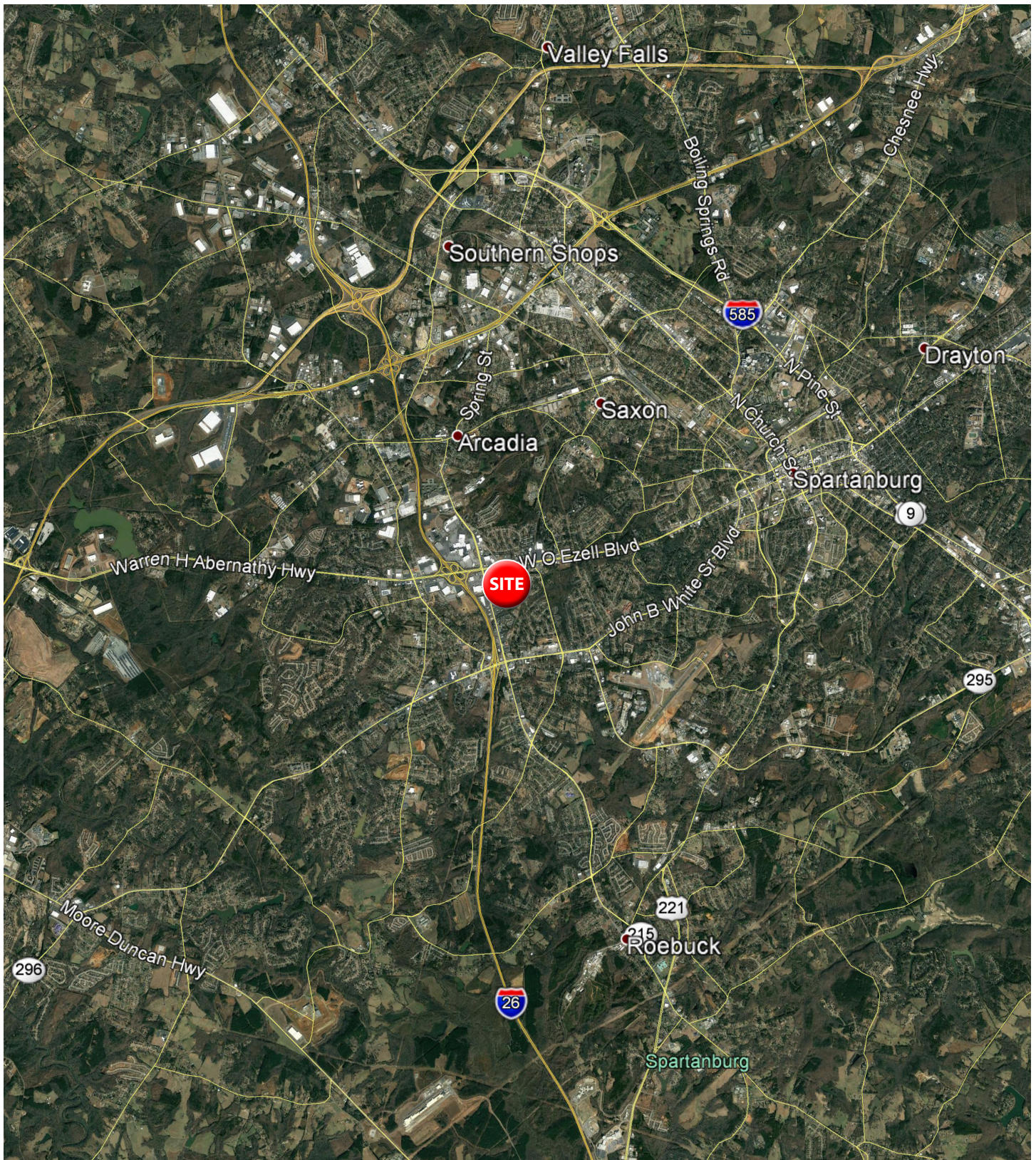
DORMAN CENTRE

141 DORMAN CENTRE DRIVE
SPARTANBURG, SC 29301



Mary Dufour, Outparcels
803.644.2831
mdufour@wrsrealty.com

LOCATION



AERIAL



OUTPARCELS AVAILABLE

Outparcels

Tenant

- | | |
|---|---------------------|
| 1 | Ruby Tuesday |
| 2 | Fire Mountain Grill |
| 3 | Discount Tire |
| 4 | AVAILABLE 0.9 Ac |



The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.

WRS Inc. | 550 Long Point Road | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889

PROPERTY PHOTOS



5 MILE DEMOGRAPHIC SNAPSHOT



**Estimated
Population**

85,336



**Estimated
Households**

33,317



**Average HH
Income**

\$66,740



**Median HH
Income**

\$51,630



**Total
Businesses**

3,816



**Total
Employees**

52,915



DEMOGRAPHIC REPORT

Lat/Lon: 34.9334/-81.9847

RF1

141 Dorman Centre Dr

Spartanburg, SC 29301

1 mi radius 3 mi radius 5 mi radius

POPULATION	2021 Estimated Population	5,582	47,183	85,336
	2026 Projected Population	5,735	50,073	89,857
	2010 Census Population	5,342	43,279	80,278
	2000 Census Population	5,236	42,014	77,628
	Projected Annual Growth 2021 to 2026	0.5%	1.2%	1.1%
	Historical Annual Growth 2000 to 2021	0.3%	0.6%	0.5%
HOUSEHOLDS	2021 Estimated Households	2,310	18,766	33,317
	2026 Projected Households	2,325	19,436	34,303
	2010 Census Households	2,169	16,804	30,564
	2000 Census Households	2,166	16,182	30,022
	Projected Annual Growth 2021 to 2026	0.1%	0.7%	0.6%
	Historical Annual Growth 2000 to 2021	0.3%	0.8%	0.5%
AGE	2021 Est. Population Under 10 Years	11.6%	13.0%	12.5%
	2021 Est. Population 10 to 19 Years	12.9%	14.0%	13.8%
	2021 Est. Population 20 to 29 Years	16.4%	14.6%	15.5%
	2021 Est. Population 30 to 44 Years	19.6%	18.5%	18.5%
	2021 Est. Population 45 to 59 Years	17.5%	18.9%	18.6%
	2021 Est. Population 60 to 74 Years	14.9%	15.0%	14.9%
	2021 Est. Population 75 Years or Over	7.1%	5.9%	6.3%
	2021 Est. Median Age	35.9	35.6	36.0
MARITAL STATUS & GENDER	2021 Est. Male Population	46.3%	47.1%	47.8%
	2021 Est. Female Population	53.7%	52.9%	52.2%
	2021 Est. Never Married	43.9%	39.0%	39.3%
	2021 Est. Now Married	34.7%	37.2%	37.0%
	2021 Est. Separated or Divorced	17.3%	18.2%	17.7%
	2021 Est. Widowed	4.1%	5.6%	6.0%
INCOME	2021 Est. HH Income \$200,000 or More	0.4%	3.2%	3.5%
	2021 Est. HH Income \$150,000 to \$199,999	3.3%	3.8%	3.9%
	2021 Est. HH Income \$100,000 to \$149,999	7.4%	9.3%	10.0%
	2021 Est. HH Income \$75,000 to \$99,999	14.4%	11.2%	11.9%
	2021 Est. HH Income \$50,000 to \$74,999	26.4%	20.0%	18.4%
	2021 Est. HH Income \$35,000 to \$49,999	18.7%	16.7%	15.5%
	2021 Est. HH Income \$25,000 to \$34,999	10.3%	10.8%	10.4%
	2021 Est. HH Income \$15,000 to \$24,999	9.4%	9.0%	10.7%
	2021 Est. HH Income Under \$15,000	9.5%	16.1%	15.8%
	2021 Est. Average Household Income	\$67,374	\$67,312	\$66,740
	2021 Est. Median Household Income	\$51,460	\$50,918	\$51,630
	2021 Est. Per Capita Income	\$27,891	\$26,938	\$26,513
	2021 Est. Total Businesses	488	1,612	3,816
	2021 Est. Total Employees	5,306	19,078	52,915

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RF1

141 Dorman Centre Dr

Spartanburg, SC 29301

1 mi radius 3 mi radius 5 mi radius

RACE	2021 Est. White	45.1%	46.2%	50.8%
	2021 Est. Black	41.6%	40.6%	37.2%
	2021 Est. Asian or Pacific Islander	7.1%	4.3%	3.5%
	2021 Est. American Indian or Alaska Native	0.3%	0.4%	0.4%
	2021 Est. Other Races	5.9%	8.5%	8.1%
HISPANIC	2021 Est. Hispanic Population	447	5,453	9,301
	2021 Est. Hispanic Population	8.0%	11.6%	10.9%
	2026 Proj. Hispanic Population	8.4%	12.1%	11.4%
	2010 Hispanic Population	6.8%	9.5%	8.9%
EDUCATION (Adults 25 or Older)	2021 Est. Adult Population (25 Years or Over)	3,820	31,188	56,206
	2021 Est. Elementary (Grade Level 0 to 8)	3.4%	5.2%	5.2%
	2021 Est. Some High School (Grade Level 9 to 11)	7.2%	9.8%	10.6%
	2021 Est. High School Graduate	28.5%	28.5%	28.9%
	2021 Est. Some College	24.2%	20.8%	20.1%
	2021 Est. Associate Degree Only	10.2%	10.2%	10.1%
	2021 Est. Bachelor Degree Only	15.8%	15.6%	15.7%
	2021 Est. Graduate Degree	10.7%	10.0%	9.4%
HOUSING	2021 Est. Total Housing Units	2,503	20,637	36,720
	2021 Est. Owner-Occupied	49.1%	53.7%	54.1%
	2021 Est. Renter-Occupied	43.2%	37.3%	36.6%
	2021 Est. Vacant Housing	7.7%	9.1%	9.3%
HOMES BUILT BY YEAR	2021 Homes Built 2010 or later	4.8%	7.9%	6.9%
	2021 Homes Built 2000 to 2009	8.1%	11.4%	11.1%
	2021 Homes Built 1990 to 1999	8.2%	12.5%	12.3%
	2021 Homes Built 1980 to 1989	14.9%	14.4%	13.6%
	2021 Homes Built 1970 to 1979	23.7%	13.4%	11.7%
	2021 Homes Built 1960 to 1969	18.5%	12.1%	12.1%
	2021 Homes Built 1950 to 1959	7.9%	9.5%	10.7%
	2021 Homes Built Before 1949	6.0%	9.7%	12.5%
HOME VALUES	2021 Home Value \$1,000,000 or More	0.7%	0.7%	0.7%
	2021 Home Value \$500,000 to \$999,999	0.6%	1.5%	2.0%
	2021 Home Value \$400,000 to \$499,999	1.5%	2.9%	2.7%
	2021 Home Value \$300,000 to \$399,999	1.3%	6.3%	6.9%
	2021 Home Value \$200,000 to \$299,999	8.4%	13.2%	14.7%
	2021 Home Value \$150,000 to \$199,999	23.2%	21.9%	21.3%
	2021 Home Value \$100,000 to \$149,999	38.0%	23.4%	22.2%
	2021 Home Value \$50,000 to \$99,999	22.6%	18.8%	19.6%
	2021 Home Value \$25,000 to \$49,999	1.3%	4.9%	4.4%
	2021 Home Value Under \$25,000	2.6%	6.5%	5.4%
	2021 Median Home Value	\$129,372	\$145,658	\$152,405
	2021 Median Rent	\$738	\$684	\$662

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DEMOGRAPHIC REPORT

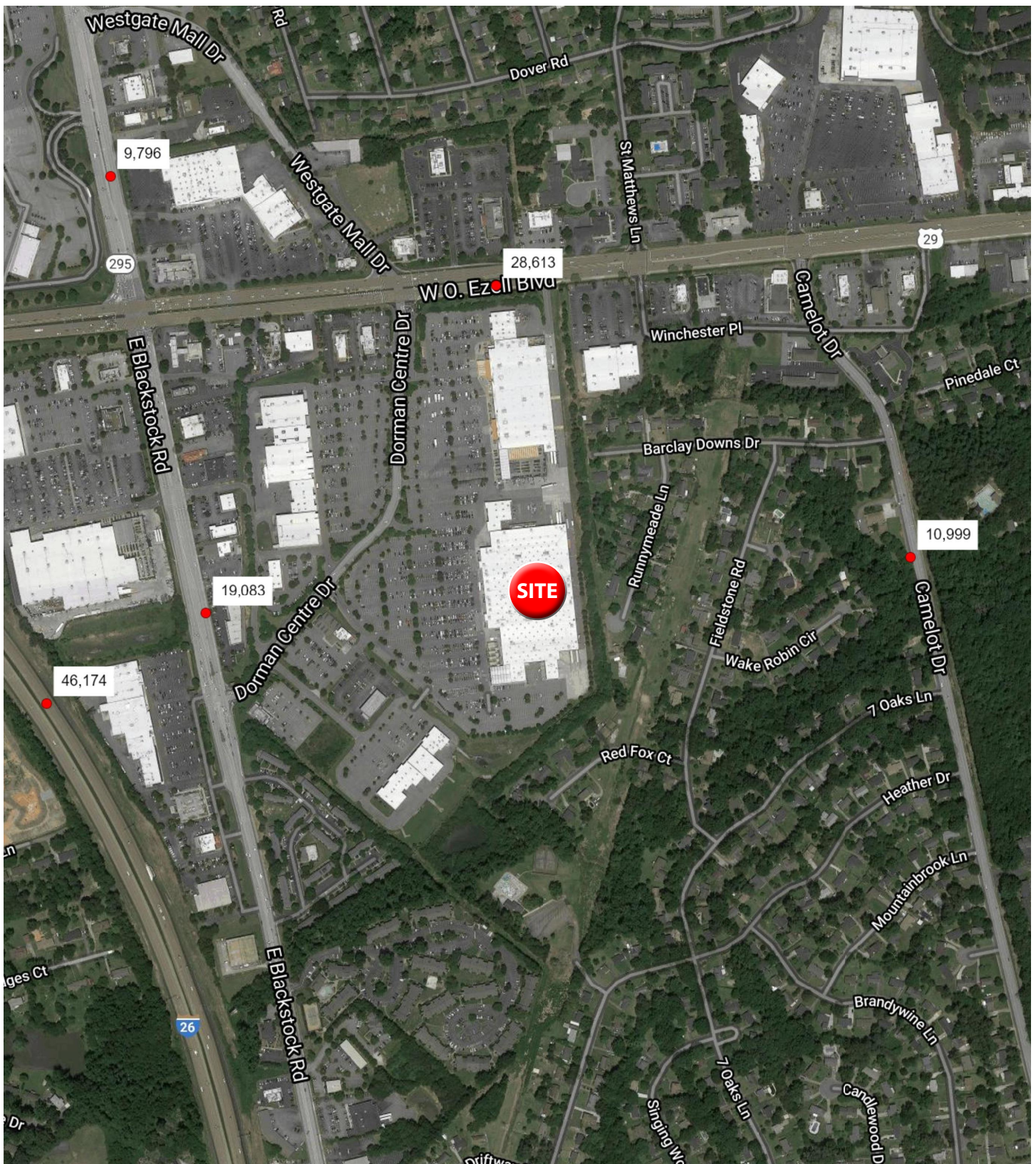
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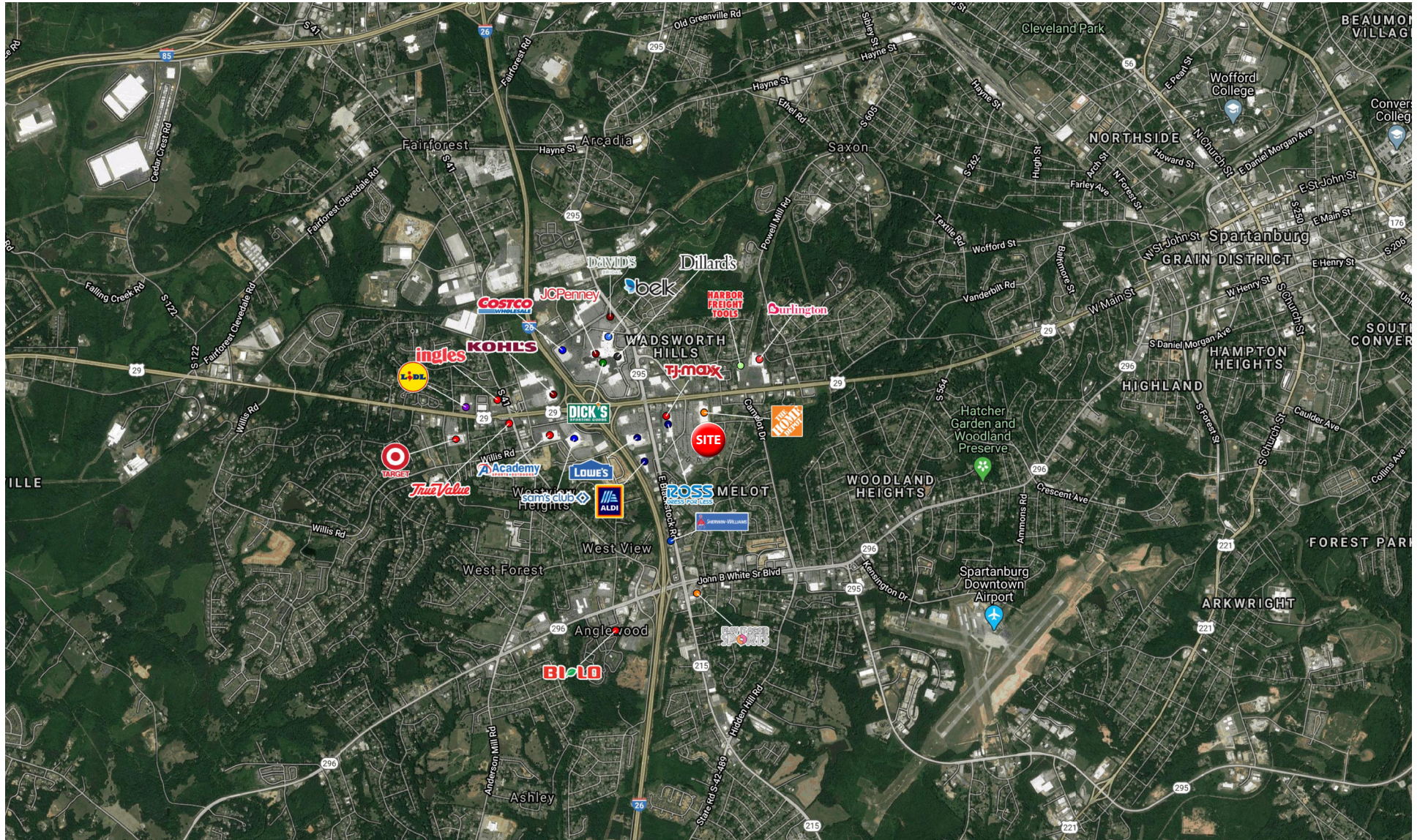
141 Dorman Centre Dr Spartanburg, SC 29301		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	4,515	37,251	68,238
	2021 Est. Civilian Employed	65.8%	61.1%	57.8%
	2021 Est. Civilian Unemployed	3.9%	3.6%	3.3%
	2021 Est. in Armed Forces	0.2%	-	-
	2021 Est. not in Labor Force	30.1%	35.3%	38.9%
	2021 Labor Force Males	45.2%	46.0%	46.9%
	2021 Labor Force Females	54.8%	54.0%	53.1%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	2,972	22,772	39,452
	2021 Mgmt, Business, & Financial Operations	6.7%	11.0%	11.9%
	2021 Professional, Related	19.0%	19.6%	20.0%
	2021 Service	19.2%	18.7%	18.4%
	2021 Sales, Office	18.8%	17.8%	18.0%
	2021 Farming, Fishing, Forestry	0.2%	0.4%	0.3%
	2021 Construction, Extraction, Maintenance	6.8%	6.3%	6.2%
	2021 Production, Transport, Material Moving	29.3%	26.2%	25.2%
	2021 White Collar Workers	44.5%	48.4%	50.0%
	2021 Blue Collar Workers	55.5%	51.6%	50.0%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	79.3%	82.7%	82.4%
	2021 Drive to Work in Carpool	16.3%	12.2%	10.9%
	2021 Travel to Work by Public Transportation	0.4%	0.8%	0.6%
	2021 Drive to Work on Motorcycle	-	0.2%	0.1%
	2021 Walk or Bicycle to Work	2.5%	1.0%	1.9%
	2021 Other Means	0.1%	0.6%	0.7%
	2021 Work at Home	1.2%	2.5%	3.4%
TRAVEL TIME	2021 Travel to Work in 14 Minutes or Less	35.1%	31.0%	31.3%
	2021 Travel to Work in 15 to 29 Minutes	52.8%	47.4%	44.3%
	2021 Travel to Work in 30 to 59 Minutes	21.9%	20.7%	19.5%
	2021 Travel to Work in 60 Minutes or More	4.1%	4.7%	4.1%
	2021 Average Travel Time to Work	18.5	18.5	18.1
CONSUMER EXPENDITURE	2021 Est. Total Household Expenditure	\$123.7 M	\$995.91 M	\$1.76 B
	2021 Est. Apparel	\$4.27 M	\$34.7 M	\$61.2 M
	2021 Est. Contributions, Gifts	\$6.55 M	\$54.47 M	\$96.52 M
	2021 Est. Education, Reading	\$3.47 M	\$30.06 M	\$53.3 M
	2021 Est. Entertainment	\$6.77 M	\$55.16 M	\$97.42 M
	2021 Est. Food, Beverages, Tobacco	\$19.39 M	\$154.94 M	\$272.88 M
	2021 Est. Furnishings, Equipment	\$4.23 M	\$34.31 M	\$60.57 M
	2021 Est. Health Care, Insurance	\$11.61 M	\$92.49 M	\$163.05 M
	2021 Est. Household Operations, Shelter, Utilities	\$40.72 M	\$326.39 M	\$575.21 M
	2021 Est. Miscellaneous Expenses	\$2.33 M	\$18.74 M	\$33.06 M
	2021 Est. Personal Care	\$1.65 M	\$13.32 M	\$23.52 M
	2021 Est. Transportation	\$22.71 M	\$181.32 M	\$319.31 M

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TRAFFIC COUNTS



COMMERCIAL AERIAL





WRS INC

REAL ESTATE INVESTMENTS

550 Long Point Road
Mount Pleasant, SC 29464
843.654.7888 Office
843.654.7889 Fax
www.wrsrealstate.com