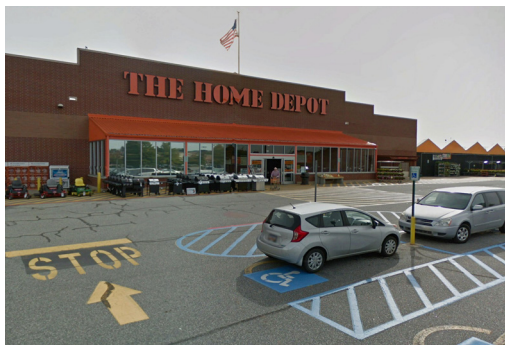


## DORMAN CENTRE

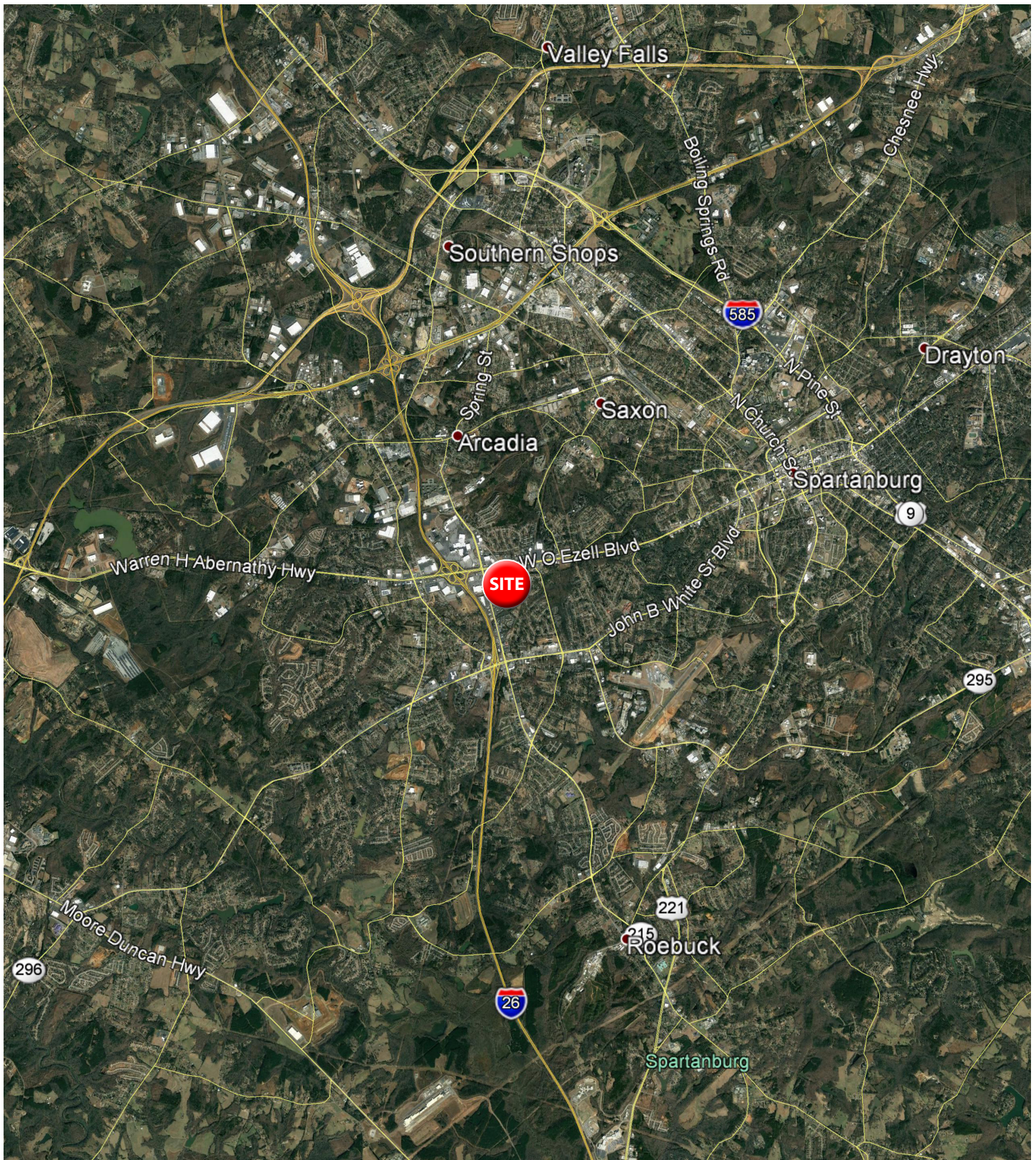
141 DORMAN CENTRE DRIVE  
SPARTANBURG, SC 29301



**Mary Dufour**, Outparcels  
803.644.2831  
mdufour@wrsrealty.com



# LOCATION









# 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. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889







# TRADE AREA SNAPSHOT



**Estimated  
Population**

**134,577**



**Estimated  
Households**

**51,604**



**Average HH  
Income**

**\$82,878**



**Median HH  
Income**

**\$64,312**



**Total  
Businesses**

**4,701**



**Total  
Employees**

**60,011**





# TRADE AREA DEMOGRAPHICS

Lat/Lon: 34.8836/-82.0466

Trade Area	Trade Area
<b>Population</b>	
2023 Estimated Population	134,577
2028 Projected Population	144,826
2020 Census Population	128,351
2010 Census Population	112,365
Projected Annual Growth 2023 to 2028	1.5%
Historical Annual Growth 2010 to 2023	1.5%
<b>Households</b>	
2023 Estimated Households	51,604
2028 Projected Households	56,234
2020 Census Households	48,562
2010 Census Households	42,318
Projected Annual Growth 2023 to 2028	1.8%
Historical Annual Growth 2010 to 2023	1.7%
<b>Age</b>	
2023 Est. Population Under 10 Years	12.8%
2023 Est. Population 10 to 19 Years	14.2%
2023 Est. Population 20 to 29 Years	13.6%
2023 Est. Population 30 to 44 Years	19.1%
2023 Est. Population 45 to 59 Years	18.9%
2023 Est. Population 60 to 74 Years	15.5%
2023 Est. Population 75 Years or Over	6.0%
2023 Est. Median Age	36.6
<b>Marital Status &amp; Gender</b>	
2023 Est. Male Population	48.3%
2023 Est. Female Population	51.7%
2023 Est. Never Married	33.3%
2023 Est. Now Married	42.6%
2023 Est. Separated or Divorced	17.6%
2023 Est. Widowed	6.5%
<b>Income</b>	
2023 Est. HH Income \$200,000 or More	6.8%
2023 Est. HH Income \$150,000 to \$199,999	5.9%
2023 Est. HH Income \$100,000 to \$149,999	12.7%
2023 Est. HH Income \$75,000 to \$99,999	13.2%
2023 Est. HH Income \$50,000 to \$74,999	18.6%
2023 Est. HH Income \$35,000 to \$49,999	13.5%
2023 Est. HH Income \$25,000 to \$34,999	8.6%
2023 Est. HH Income \$15,000 to \$24,999	8.3%
2023 Est. HH Income Under \$15,000	12.3%
2023 Est. Average Household Income	\$82,878
2023 Est. Median Household Income	\$64,312
2023 Est. Per Capita Income	\$32,188
2023 Est. Total Businesses	4,701
2023 Est. Total Employees	60,011



# TRADE AREA DEMOGRAPHICS

Lat/Lon: 34.8836/-82.0466

Trade Area	Trade Area
<b>Race</b>	
2023 Est. White	58.9%
2023 Est. Black	27.3%
2023 Est. Asian or Pacific Islander	4.8%
2023 Est. American Indian or Alaska Native	0.3%
2023 Est. Other Races	8.6%
<b>Hispanic</b>	
2023 Est. Hispanic Population	12,055
2023 Est. Hispanic Population	9.0%
2028 Proj. Hispanic Population	8.9%
2020 Hispanic Population	11.5%
<b>Education (Adults 25 &amp; Older)</b>	
2023 Est. Adult Population (25 Years or Over)	89,270
2023 Est. Elementary (Grade Level 0 to 8)	4.5%
2023 Est. Some High School (Grade Level 9 to 11)	8.0%
2023 Est. High School Graduate	29.8%
2023 Est. Some College	20.8%
2023 Est. Associate Degree Only	10.7%
2023 Est. Bachelor Degree Only	16.3%
2023 Est. Graduate Degree	10.0%
<b>Housing</b>	
2023 Est. Total Housing Units	57,358
2023 Est. Owner-Occupied	62.4%
2023 Est. Renter-Occupied	27.5%
2023 Est. Vacant Housing	10.0%
<b>Homes Built by Year</b>	
2023 Homes Built 2010 or later	15.7%
2023 Homes Built 2000 to 2009	16.1%
2023 Homes Built 1990 to 1999	10.8%
2023 Homes Built 1980 to 1989	11.6%
2023 Homes Built 1970 to 1979	13.0%
2023 Homes Built 1960 to 1969	8.8%
2023 Homes Built 1950 to 1959	5.6%
2023 Homes Built Before 1949	8.4%
<b>Home Values</b>	
2023 Home Value \$1,000,000 or More	0.9%
2023 Home Value \$500,000 to \$999,999	4.2%
2023 Home Value \$400,000 to \$499,999	5.3%
2023 Home Value \$300,000 to \$399,999	14.2%
2023 Home Value \$200,000 to \$299,999	24.4%
2023 Home Value \$150,000 to \$199,999	21.0%
2023 Home Value \$100,000 to \$149,999	13.1%
2023 Home Value \$50,000 to \$99,999	10.2%
2023 Home Value \$25,000 to \$49,999	3.2%
2023 Home Value Under \$25,000	3.4%
2023 Median Home Value	\$206,161
2023 Median Rent	\$742



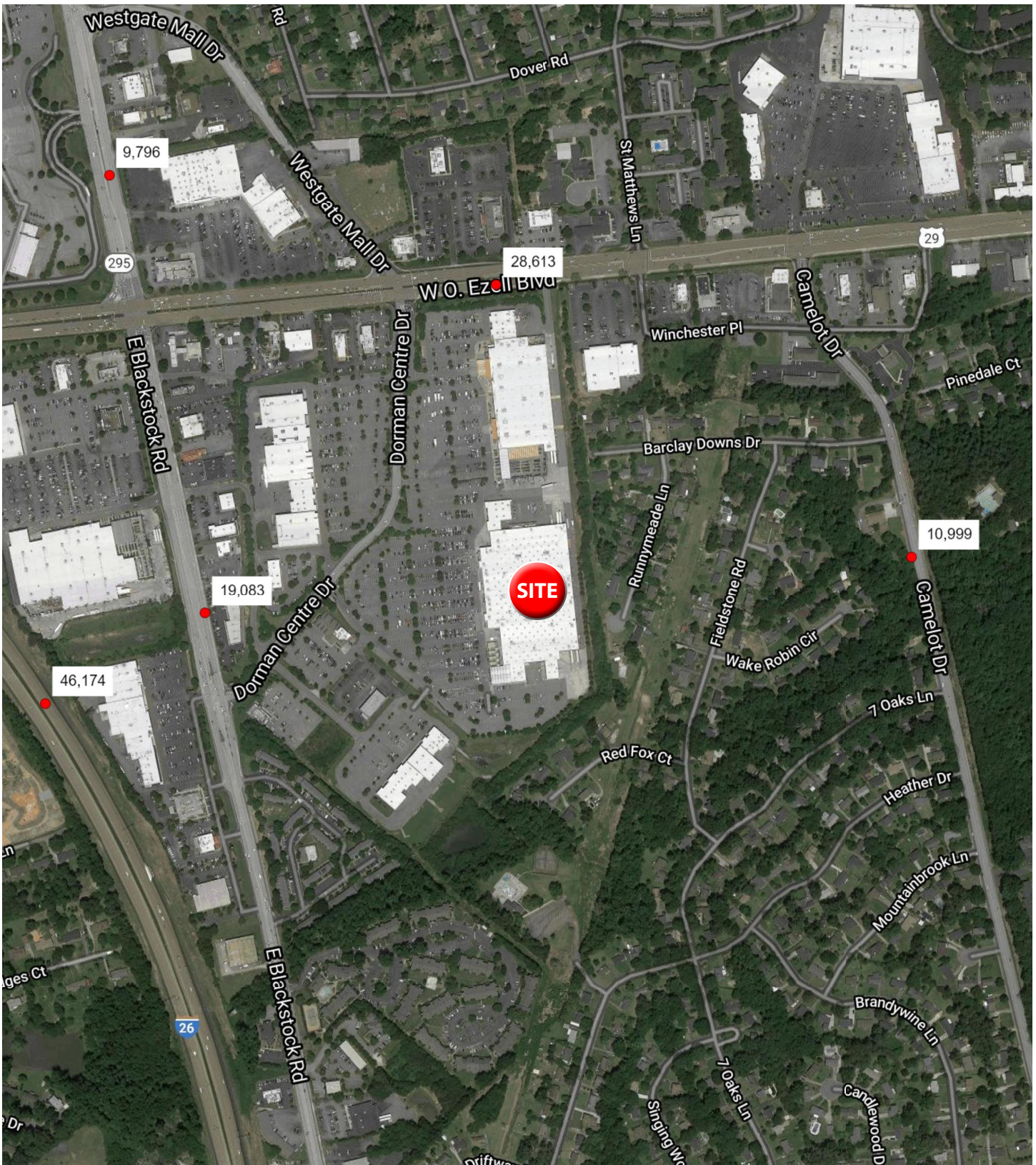
# TRADE AREA DEMOGRAPHICS

Lat/Lon: 34.8836/-82.0466

Trade Area	Trade Area
<b>Labor Force</b>	
2023 Est. Labor Population Age 16 Years or Over	105,844
2023 Est. Civilian Employed	59.0%
2023 Est. Civilian Unemployed	2.6%
2023 Est. in Armed Forces	-
2023 Est. not in Labor Force	38.4%
2023 Labor Force Males	47.7%
2023 Labor Force Females	52.3%
<b>Occupation</b>	
2023 Occupation: Population Age 16 Years or Over	62,441
2023 Mgmt, Business, & Financial Operations	11.8%
2023 Professional, Related	21.9%
2023 Service	15.2%
2023 Sales, Office	19.6%
2023 Farming, Fishing, Forestry	0.7%
2023 Construction, Extraction, Maintenance	9.7%
2023 Production, Transport, Material Moving	21.1%
2023 White Collar Workers	53.3%
2023 Blue Collar Workers	46.7%
<b>Transportation to Work</b>	
2023 Drive to Work Alone	76.7%
2023 Drive to Work in Carpool	10.1%
2023 Travel to Work by Public Transportation	0.2%
2023 Drive to Work on Motorcycle	0.2%
2023 Walk or Bicycle to Work	1.4%
2023 Other Means	1.1%
2023 Work at Home	10.3%
<b>Travel Time</b>	
2023 Travel to Work in 14 Minutes or Less	27.6%
2023 Travel to Work in 15 to 29 Minutes	42.7%
2023 Travel to Work in 30 to 59 Minutes	25.2%
2023 Travel to Work in 60 Minutes or More	4.4%
2023 Average Travel Time to Work	20.5
<b>Consumer Expenditure</b>	
2023 Est. Total Household Expenditure	\$3.14 B
2023 Est. Apparel	\$110.28 M
2023 Est. Contributions, Gifts	\$179.41 M
2023 Est. Education, Reading	\$100.11 M
2023 Est. Entertainment	\$177.29 M
2023 Est. Food, Beverages, Tobacco	\$482.47 M
2023 Est. Furnishings, Equipment	\$110.13 M
2023 Est. Health Care, Insurance	\$289.37 M
2023 Est. Household Operations, Shelter, Utilities	\$1.02 B
2023 Est. Miscellaneous Expenses	\$59.44 M
2023 Est. Personal Care	\$42.08 M
2023 Est. Transportation	\$572.17 M

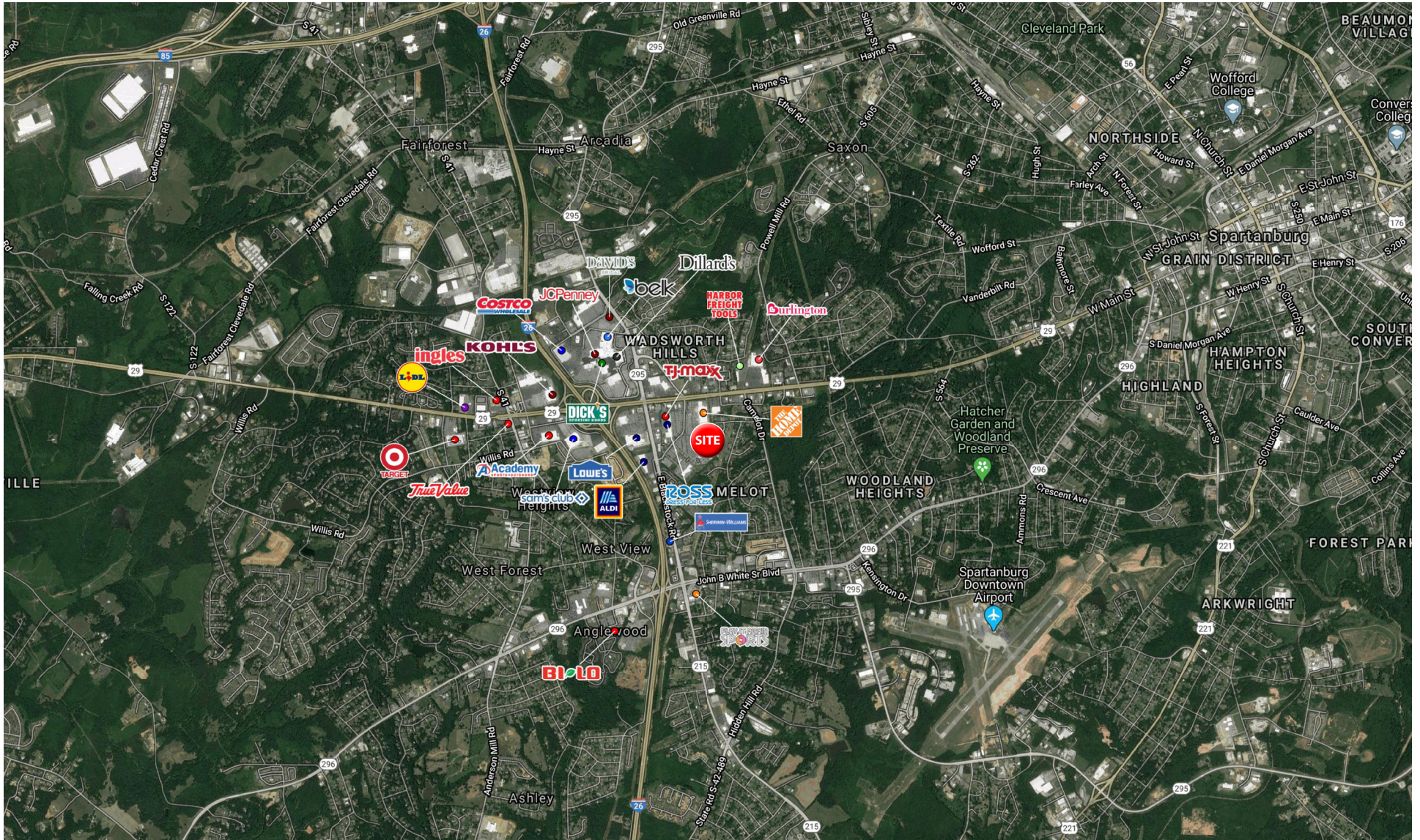


# TRAFFIC COUNTS





# COMMERCIAL AERIAL







**WRS**INC  
REAL ESTATE INVESTMENTS

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