



WestGate Mall



±34,000 VPD via W.O. Ezell Blvd



Available

33 Townhomes in Active Development



GROUND LEASE OR BUILD-TO-SUIT

1.26-Acre Retail Development Site with High Visibility along US Hwy 29

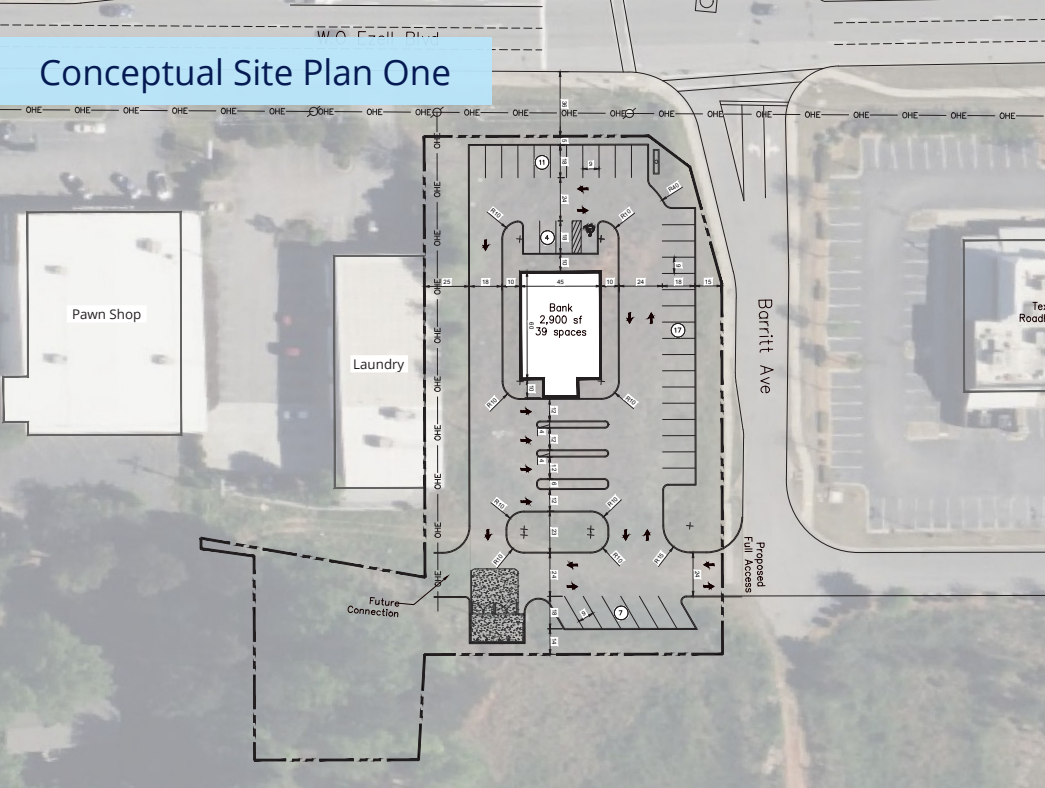
1391 W.O. Ezell Blvd, Spartanburg, SC

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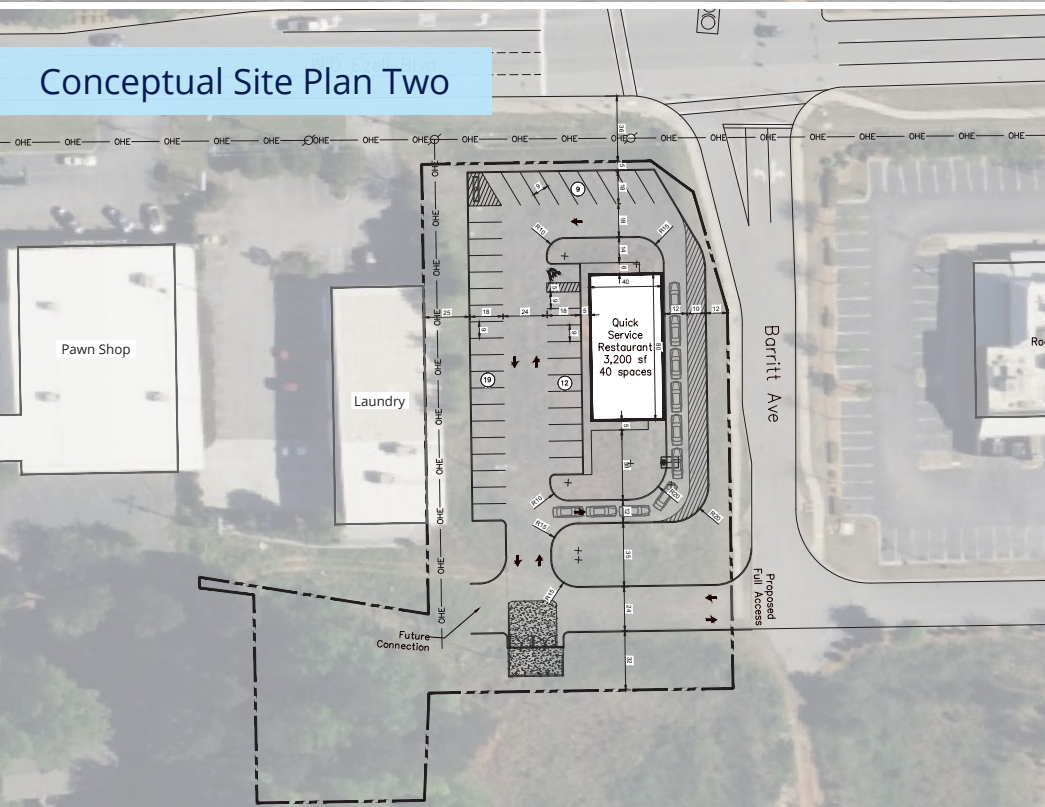
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Conceptual Site Plan One



Conceptual Site Plan Two



Property Overview

1391 W.O. Ezell Boulevard in Spartanburg, South Carolina, is a 1.26-acre pad site located at a fully signalized intersection along W.O. Ezell's retail corridor, providing easy access for customers and employees. The property is available for ground lease or build-to-suite. The site sits next to Texas Roadhouse, along with 33 townhomes at the back of the site currently being delivered.

Location Details

The site is surrounded by national retailers including Walmart, The Home Depot, Lidl, Starbucks, Ulta, Kohls, T.J. Maxx, Costco and Sam's Club among others. This high-traffic corridor sees about 34,000 vehicles per day offering strong exposure and convenient access to I-26 just a short drive away. Its location in a busy retail area provides the ideal space to grow among many well-known national brands and in front of a steady stream of customers.

Key Demographics (5 Mile Radius)



±135,406
Total daytime
population (2025)



±40,340
Households
(2025)

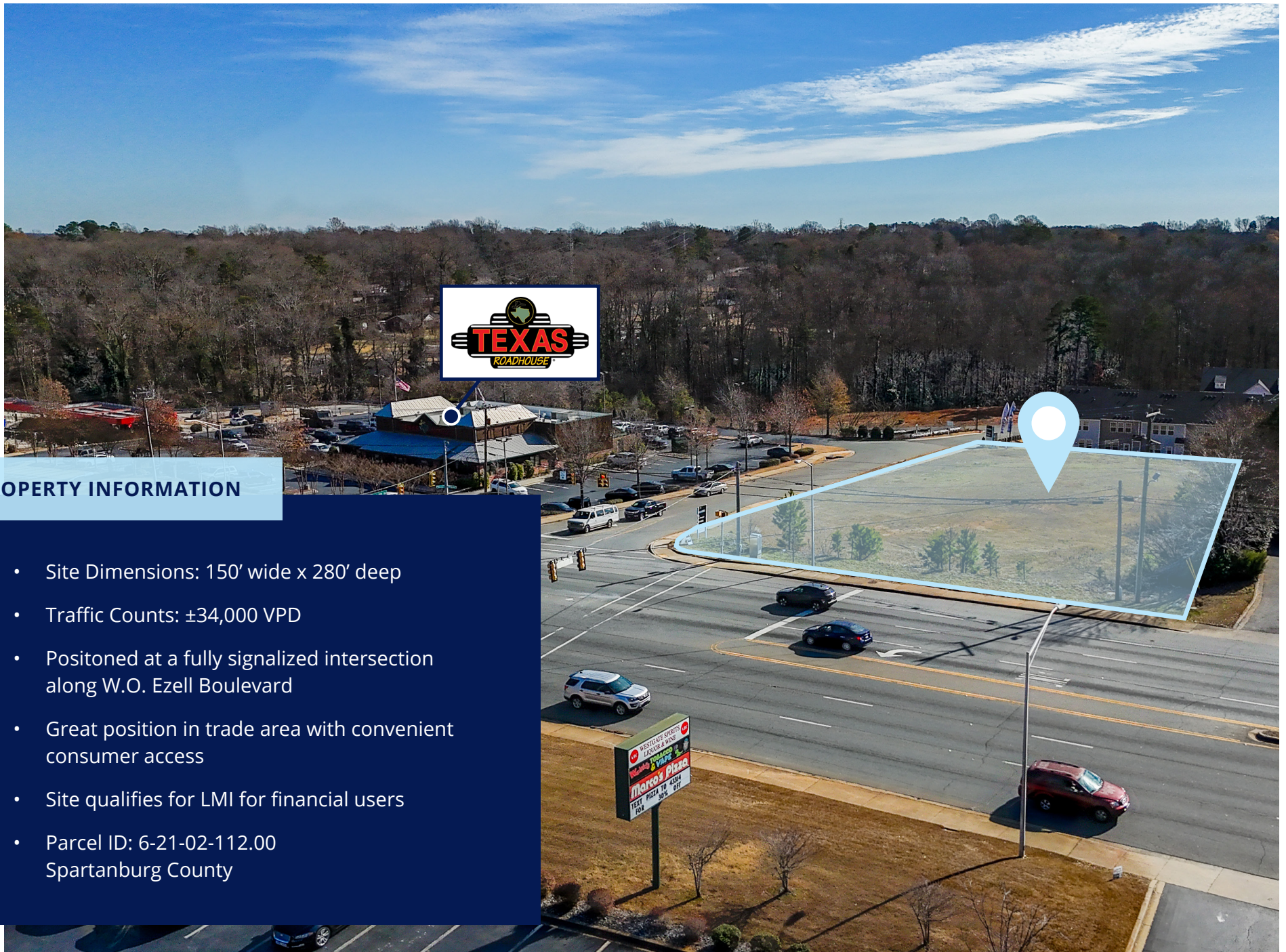


\$78,427
Average household
income (2025)



PROPERTY INFORMATION

- Site Dimensions: 150' wide x 280' deep
- Traffic Counts: ±34,000 VPD
- Positioned at a fully signalized intersection along W.O. Ezell Boulevard
- Great position in trade area with convenient consumer access
- Site qualifies for LMI for financial users
- Parcel ID: 6-21-02-112.00
Spartanburg County



Area Snapshot

RESTAURANTS

- Texas Road House
- Small Sliders
- Jason's Deli
- Smoothie King
- KFC
- Kanpai of Tokyo
- Poke Bros
- Wingstop
- LongHorn Steakhouse
- Buffalo Wild Wings
- Olive Garden
- Chipotle Mexican Grill
- Waffle House
- Subway
- Moes Southwest Grill
- Chick-fil-A

SHOPPING

- Kohls
- Costco
- Ulta Beauty
- Target
- Walmart
- Sam's Club
- Ollie's Bargain Outlet
- Burlington
- Best Buy
- PetSmart
- WestGate Mall
- G.B Shoe Warehouse
- Lowes
- The Home Depot
- Aldi
- Lidl

SERVICES

- Great Clips
- State Credit Union
- LensCrafters
- Truist
- AFC Urgent Care
- Wells Fargo
- Family Dental Health
- Doctors Care



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