

# 1392 WO EZELL BLVD.

1392 WO EZELL BLVD., SPARTANBURG, SC 29301

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 1392 WO EZELL BLVD in Spartanburg, SC. This well-managed retail or office space has strong visibility on the NW corner of Powell Mill Rd & WO Ezell Boulevard with up to 4593 SF available for lease. The building is in a well-established area with great on-site parking, over 40 spaces. The 7,230 SF building sits near the heart of the Spartanburg business district and is ready for its next generation of retail. This property is a well-known retail staple of the Spartanburg community for years and offers landmark recognition & captivating signage. Give our Spartanburg County commercial leasing agents a call at (847) 904-9200 to learn more about this prime leasing opportunity. This is the perfect opportunity to grow your business' footprint on the NW corner of Powell Mill Rd & WO Ezell Boulevard.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

|                |            |
|----------------|------------|
| Lease Rate:    | Negotiable |
| Available SF:  | 2,600 SF   |
| Building Size: | 7,237 SF   |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 2,664    | 20,065   | 39,733   |
| Total Population  | 6,329    | 45,718   | 92,452   |
| Average HH Income | \$51,185 | \$47,987 | \$54,943 |

Presented By:

**Legacy Commercial Property**

847.904.9200

info@legacypro.com

# 1392 WO EZELL BLVD.

1392 WO EZELL BLVD., SPARTANBURG, SC 29301

ADDITIONAL PHOTOS



Presented By:

**Legacy Commercial Property**

847.904.9200

info@legacypro.com



**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>



# 1392 WO EZELL BLVD.

1392 WO EZELL BLVD., SPARTANBURG, SC 29301

PLANS



## LEASE INFORMATION

|              |          |             |            |
|--------------|----------|-------------|------------|
| Lease Type:  | NNN      | Lease Term: | Negotiable |
| Total Space: | 2,600 SF | Lease Rate: | Negotiable |

## AVAILABLE SPACES

| SUITE               | TENANT                           | SIZE     | TYPE | RATE       | DESCRIPTION |
|---------------------|----------------------------------|----------|------|------------|-------------|
| 1392 Wo Ezell Blvd. | Mae Mae's Massage dba Relaxation | 1,200 SF | NNN  | -          | -           |
| 1392 Wo Ezell Blvd. | Available                        | 2,600 SF | NNN  | Negotiable | -           |
| 1392 Wo Ezell Blvd. | Marco's Pizza                    | 1,437 SF | NNN  | Negotiable | -           |

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



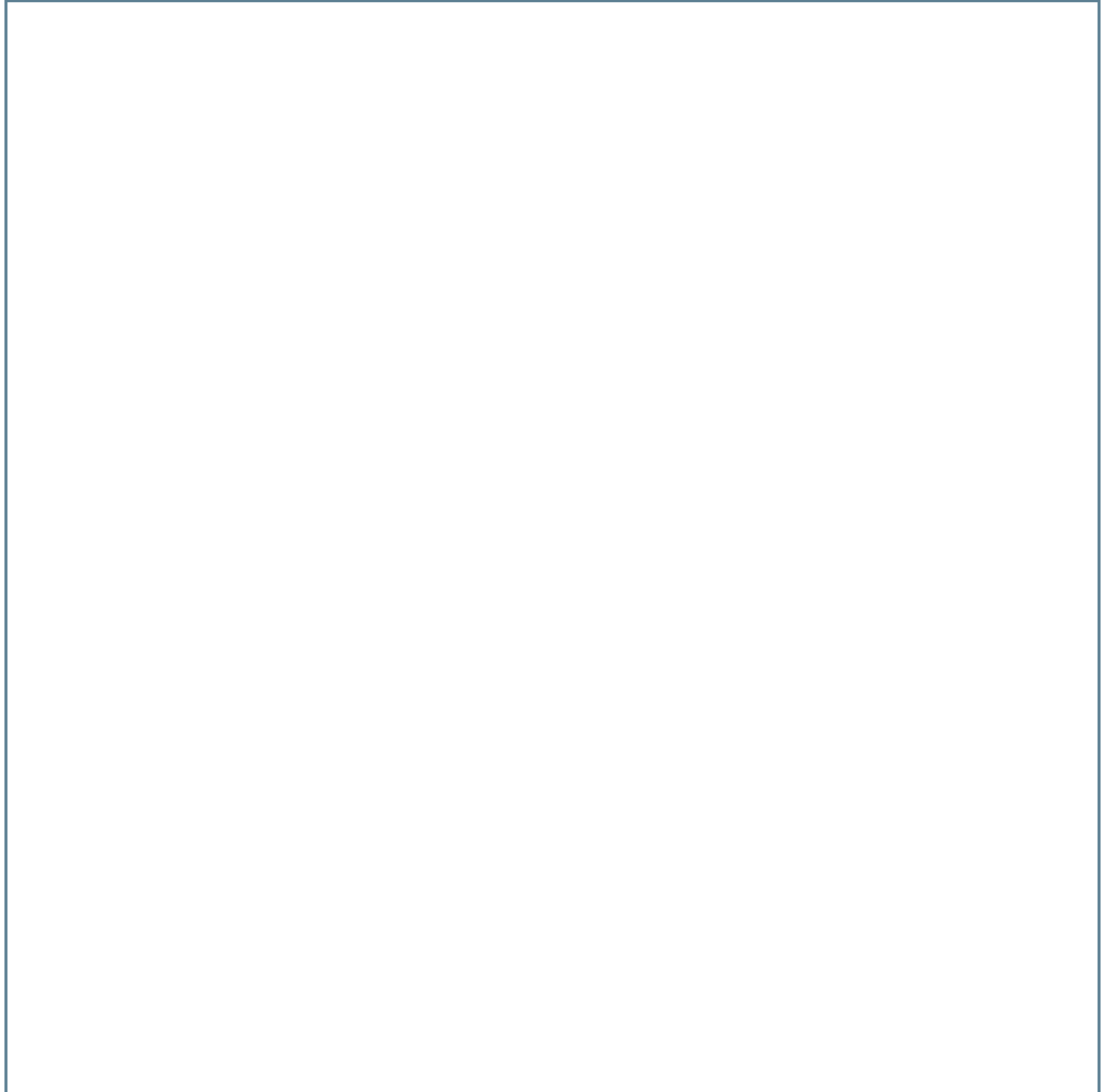
**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

# 1392 WO EZELL BLVD.

1392 WO EZELL BLVD., SPARTANBURG, SC 29301

RETAILER MAP



Presented By:

**Legacy Commercial Property**

847.904.9200

[info@legacypro.com](mailto:info@legacypro.com)



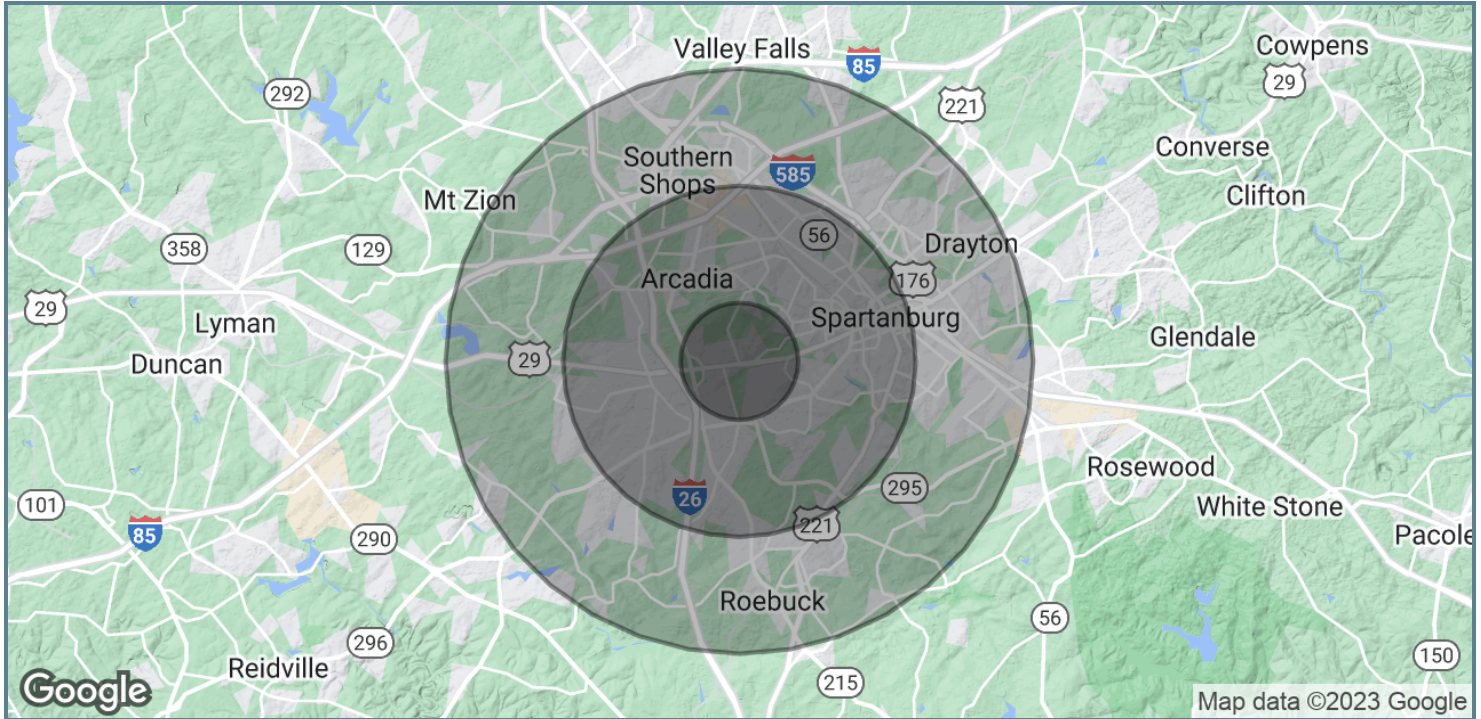
**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

# 1392 WO EZELL BLVD.

1392 WO EZELL BLVD., SPARTANBURG, SC 29301

## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 6,329     | 45,718    | 92,452    |
| Average Age          | 33.5      | 34.8      | 35.9      |
| Average Age (Male)   | 31.0      | 33.0      | 34.1      |
| Average Age (Female) | 38.0      | 36.9      | 37.9      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 2,664     | 20,065    | 39,733    |
| # of Persons per HH  | 2.4       | 2.3       | 2.3       |
| Average HH Income    | \$51,185  | \$47,987  | \$54,943  |
| Average House Value  | \$115,825 | \$115,146 | \$130,793 |

\* Demographic data derived from 2020 ACS - US Census

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



**LEGACY**

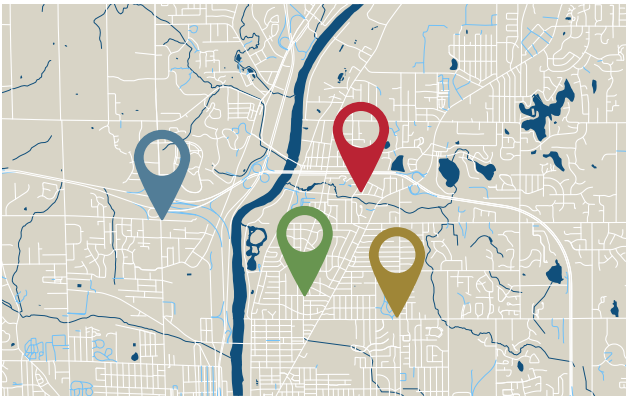
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>



# ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



## RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

## CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



**LEGACY**  
COMMERCIAL PROPERTY

**Chat With a Leasing Agent Today**

847-904-9200

2500 Lehigh Avenue, Glenview, IL 60026

[info@legacypro.com](mailto:info@legacypro.com)