



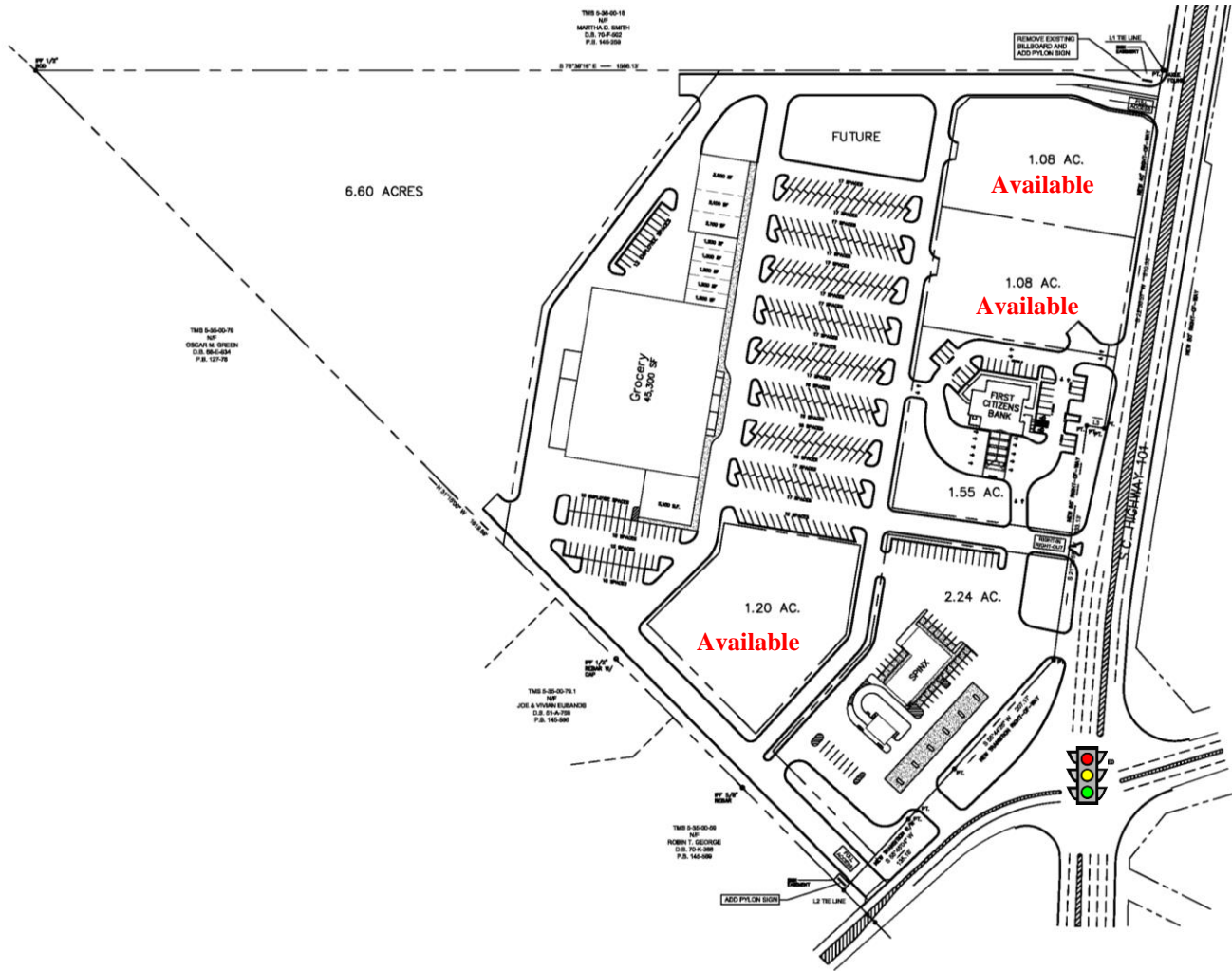
THE PLAN AND THE COMMUNITY:

- Located at the northwest corner of the signalized intersection of SC Hwy 101 (5 lanes, ADT 20,500) and SC Hwy 296 (ADT 8,700).
- Crossroads Plaza is a planned 75,000 SF grocery-anchored development with all utilities to the site and zoned C-3.
- There are four outparcels: Spinx, First Citizens Bank, and two available at 1.08 acres each.
- Proximity to GSP International Airport, BMW (11,000 employees) and associated suppliers at I-85 and the nearby SC Inland Port, which is undergoing expansion due to record cargo.
- **Greer's 2017 retail sales total topped \$1.3 billion**, increasing 12% compared to fiscal year 2016 and a 47% growth in sales over the last 5 years.

NEIGHBORHOOD:

- The site is one of 18 designated commercial nodes in Spartanburg County and is the southernmost portion of the City of Greer.
- A captive trade area with the closest grocery stores being Publix and Ingles (5.5 miles to the east) and BI-LO, Lowes Foods, and Publix at Five Forks (6.1 miles to the west).
- **7 new subdivisions underway in the immediate area for a total of 862 new lots.**
- This area is exploding with new job creation, as well, provided by **Michelin's 3.3 million SF distribution center** and **Valeant Pharmaceuticals 432,000 SF distribution center** south of the site and Smith Farms, a 475-acre warehousing, distribution, and industrial park.

SITE PLAN:



DEMOGRAPHICS:

2019 Estimates	5 Mile
Population	36,440
Median Age	38
Avg. Household Income	\$104,921

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