

**Space Available!**

# Western Square Shopping Center

Community Shopping Center | Greenville, South Carolina

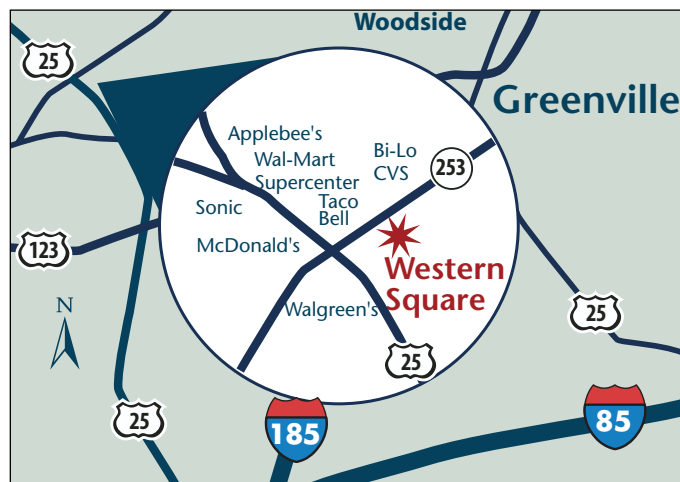


## Location

3203-3229 West Blue Ridge Drive  
(located at the intersection of Whitehorse & W. Blue Ridge Drive.)  
Greenville, SC 29611

## Property Highlights

- Located at the dominant retail intersection in Greenville's emerging West side
- New commercial development: new Super Wal-Mart, restaurants, offices. New Walgreen's across the street
- New schools and residential development
- Kool Smiles - national dental office is open!



## Demographics

	1 mile	3 miles	5 miles
<b>Population:</b>	5,576	50,480	111,733
<b>Daytime Employees:</b>	900	39,226	94,697
<b>Average HH Income:</b>	\$41,488	\$39,736	\$52,913
<b>Retail Sales (in millions)</b>	\$36	\$330	\$858

## Traffic Count

Location	Average Daily Traffic
Hwy 25	27,600
W. Blue Ridge Dr.	26,500

**Blue Ridge  
Capital**

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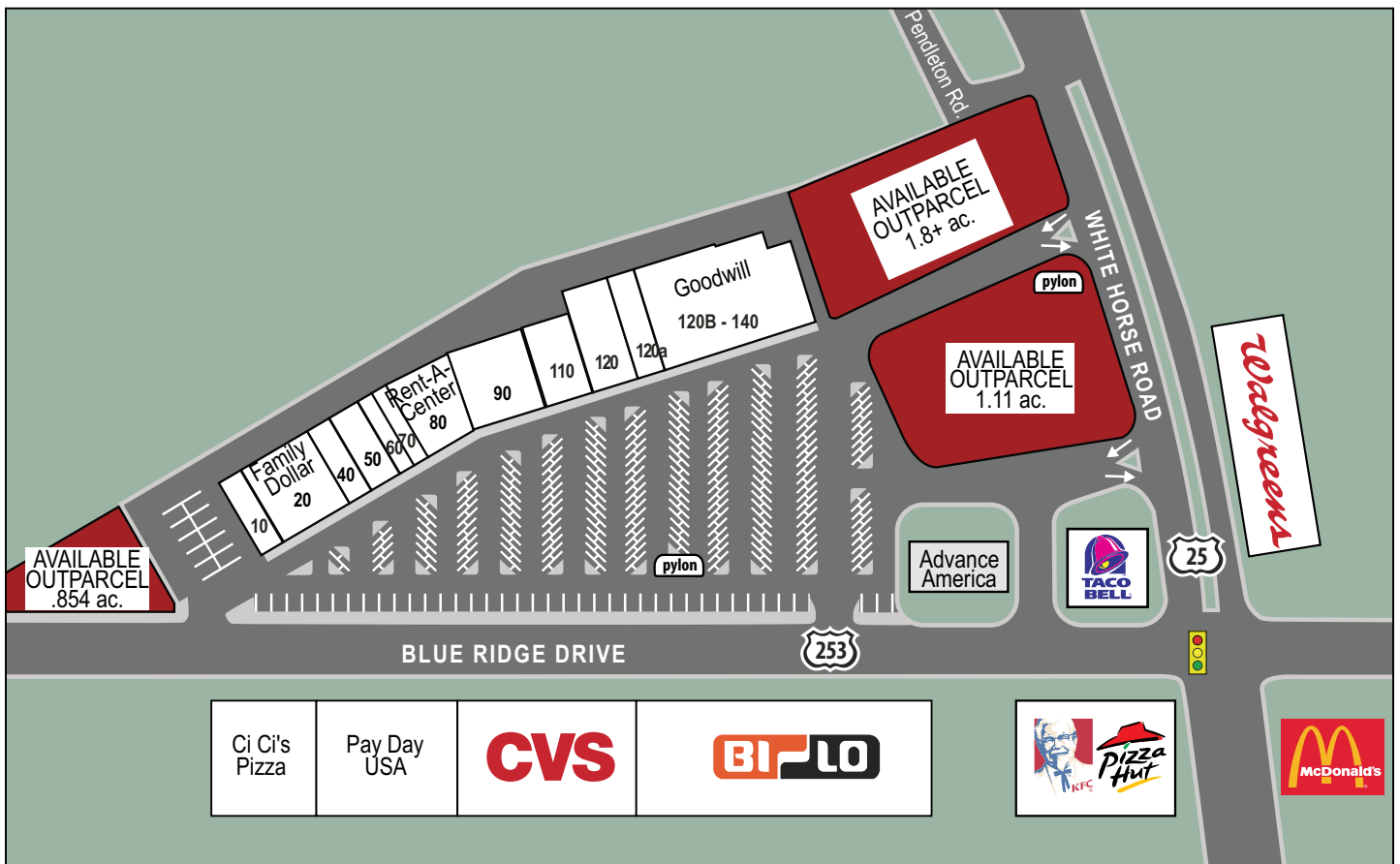
## More Information:

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Space	Tenant	SF
10	Cash N Go Title	3,000
20/30	Family Dollar	9,000
40	Check Into Cash	3,000
50	Bingo	4,000
60	E.Z. Wireless	2,000
70	Coin Laundry	2,000
80	Rent-A-Center	6,900
90	Laredo Western Wear	9,000
110	Boom Boom	6,000
120	Hispanic Grocery	8,625
120A	Kool Smiles	5,625
120B-140	Goodwill	19,008
	GLA:	78,200



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