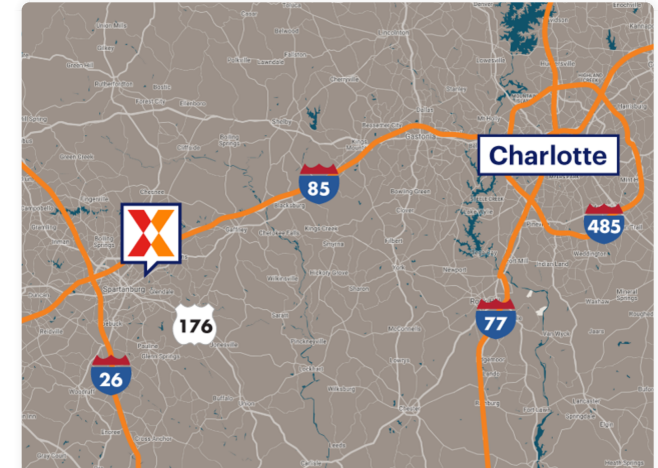


Hillcrest Market Place

1905 East Main Street | Spartanburg, SC 29307

Spartanburg County | Spartanburg, SC | 376,624 Sq Ft

34.9682, -81.8894



Demographics	1 Mile	3 Miles	5 Miles
Population	6,049	37,054	78,114
Daytime Pop.	10,351	63,705	113,199
Households	2,878	15,722	31,624
Income	\$96,328	\$94,537	\$82,799

Source: Synergos Technologies, Inc. 2024

Benefit from traffic draw of a Publix-anchored center with a strong lineup of national retailers including Marshalls, Petco, Ross Dress for Less, Hobby Lobby, Five Below, Chico's, J Crew Factory, Hallmark & NCG Cinema, drawing an estimated 4.8M annual visits (Placer.ai 2025)

High visibility from 26,000 vehicles daily on East Main St and 23,000 vehicles daily on Drayton Road (Kalibrate 2024)

Close proximity to Wofford College and Converse University with a combined enrollment of 3,100+ students (NCES 2023)

Following an \$8M center redevelopment completed in 2023, an additional \$5M redevelopment phase is underway with completion scheduled for 2026



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Available Spaces

O3B	7,070 Sq Ft		PAD A	0 Sq Ft
HC6	2,730 Sq Ft	360°	SL12	3,226 Sq Ft 360°
MP10	0 Sq Ft	360°	SLBAR	7,720 Sq Ft 360°
OPO 1	0 Sq Ft		SLBAR1	5,928 Sq Ft
OPO 2	0 Sq Ft		SR13	1,335 Sq Ft 360°

Current Tenants Space size listed in square feet

O1	Marshalls	30,400	MP19	Miss Nails	1,400
O2	NCG Cinemas	22,500	SL06A	TrashTalkerz	1,303
O3	Hobby Lobby	57,000	SL06B	State Farm	1,303
O3A	Supercuts	1,400	SL07A	A Creative Cloth	2,666
O5	Petco	15,000	SL08A	Salon East	1,333
O6	Five Below	9,972	SL08B	Watchworks	1,333
O6A	Ross Dress for Less	24,834	SL09	Gorgeous Nail	2,157
O7	Publix	44,270	SL11	Thomas Academy of Martial Arts	4,928
FS1	Chick-fil-A	4,300	SR02	AT&T	3,900
FS2	Tropical Smoothie Cafe	2,100	SR03	Salons By JC	6,630
FS3	Whataburger	3,751	SR03B	Sharonview Federal Credit Union	2,818
FS4	Chipotle Mexican Grill	2,300	SR08	Spectrum	4,094
HC1	Talbots	6,377	SR09-10	Garner's Natural Foods	5,602
HC1A	Nothing Bundt Cakes	2,697	SR11	Bath & Body Works	4,323
HC2	Jersey Mike's	1,620	SR14	The UPS Store	2,400
HC3	Orangetheory Fitness	3,840	SR15-16	Hibbett Sports	5,873
HC4	Mattress Firm	5,460	SR17	Brazilian Wax by Andreia	2,972
HC7	Taco Dog	1,986	SR19	Club Pilates	2,392
HP5	Joy Crab	4,692	SR19A	Direct Tools Factory Outlet	4,567
MP01	Rack Room Shoes	6,590	SR19B	The Joint	2,089
MP06	Milan Laser	1,710	SR21A	Partners in Primary Care	7,303
MP08	Hallmark Cards	4,555	SR22	Bliss Nails & Spa	3,800
MP09	Keke's Breakfast Cafe	4,550	SR34	Little Caesars	1,394
MP12	J.Crew Factory	5,923	SR7A	Chico's	3,515
MP18	Japan House	2,100			

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time. 1362

