

GAFFNEY OUTLET MARKETPLACE

1 Factory Shops Boulevard | Gaffney, SC 29341

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



SEMI-IMPROVED PADS AVAILABLE FOR SALE OR LEASE

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SIMON™
PREMIUM OUTLETS

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PROPERTY OVERVIEW

HIGHLIGHTS:

- 360,000 SF Premium Outlet Center with 75 Stores
- Highly Visible and Easily Accessible from Interstate 85
- Conveniently Situated Between Charlotte, North Carolina and Greenville, South Carolina
- Additional Area Attractions Include Carowinds Theme Park, Bank of America Stadium (Home of the Carolina Panthers), Biltmore Estate, and the Blue Ridge Mountain Parkway
- Located Just North of BMW's U.S. Headquarters and Close to Charlotte's Banking Industry

OPPORTUNITY IDENTIFICATION:

- 3 Semi-Improved Pads:
 - ±2.34 Acres Fronting Interstate 85
 - ±0.81 Acres on State Road S-11-440, Next to The Big E
 - ±0.75 Acres Adjacent to Outback Steakhouse
- Ideal for a Hotel, Full Service Restaurant, Retail or Entertainment User

TRAFFIC COUNTS:

- Interstate 85: 60,100 vpd
- State Road S-11-81: 6,000 vpd



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TENANT ROSTER (PARTIAL)

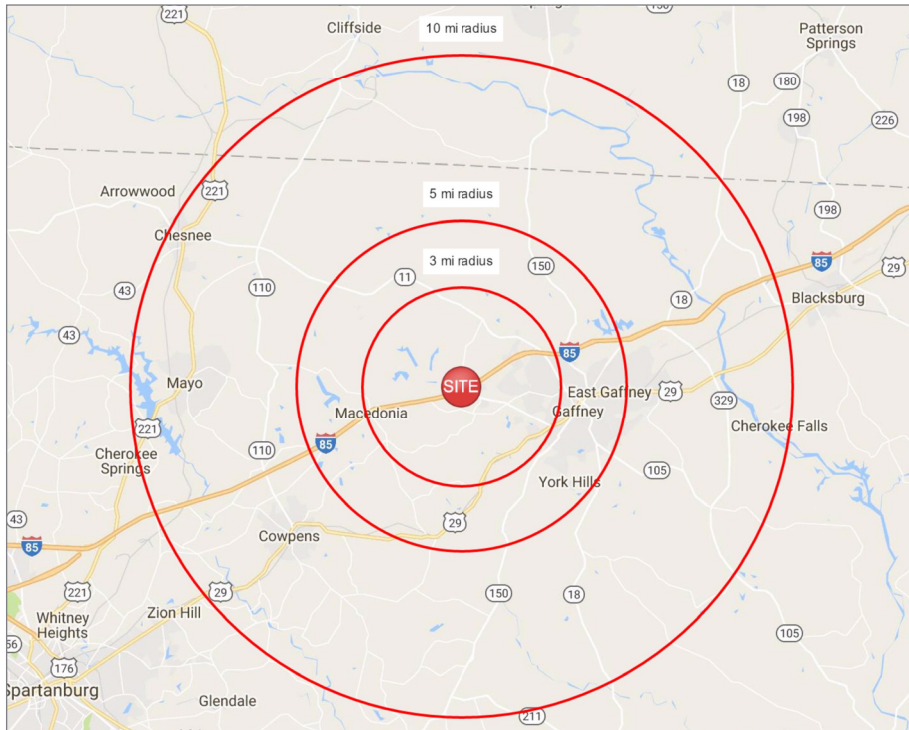
-
- adidas
 - Aeropostale
 - American Eagle Outfitters
 - Ann Taylor Factory Store
 - Banana Republic Factory
 - Bare + Beauty
 - Bath & Body Works
 - Bling-n-Things
 - Bose
 - Brooks Brothers Factory
 - Carter's
 - Chico's
 - Christopher & Banks
 - Clarks
 - Coach Outlet
 - Crabtree & Evelyn
 - Crewcuts
 - dressbarn
 - Eddie Bauer Outlet
 - Finish Line
 - Gap Factory
 - Guess Factory
 - Gymboree Outlet
 - Haggard Clothing Co.
 - Hanes Brands
 - J.Crew Factory
 - Journeys
 - Justice
 - Kate Spade New York
 - Kitchen Collection
 - LOFT Outlet
 - Michael Kors
 - New York & Company Outlet
 - Nike Factory Store
 - NK Fashion
 - OshKosh B'Gosh
 - PacSun
 - Polo Ralph Lauren Factory Store
 - Pottery Barn Outlet
 - Rack Room Shoes
 - rue21
 - Skechers
 - Soma
 - Tackle & Hollar
 - The Children's Place Outlet
 - Tommy Hilfiger
 - Under Armour
 - Vitamin World
 - Wilsons Leather
 - Yankee Candle
 - AND MANY MORE!
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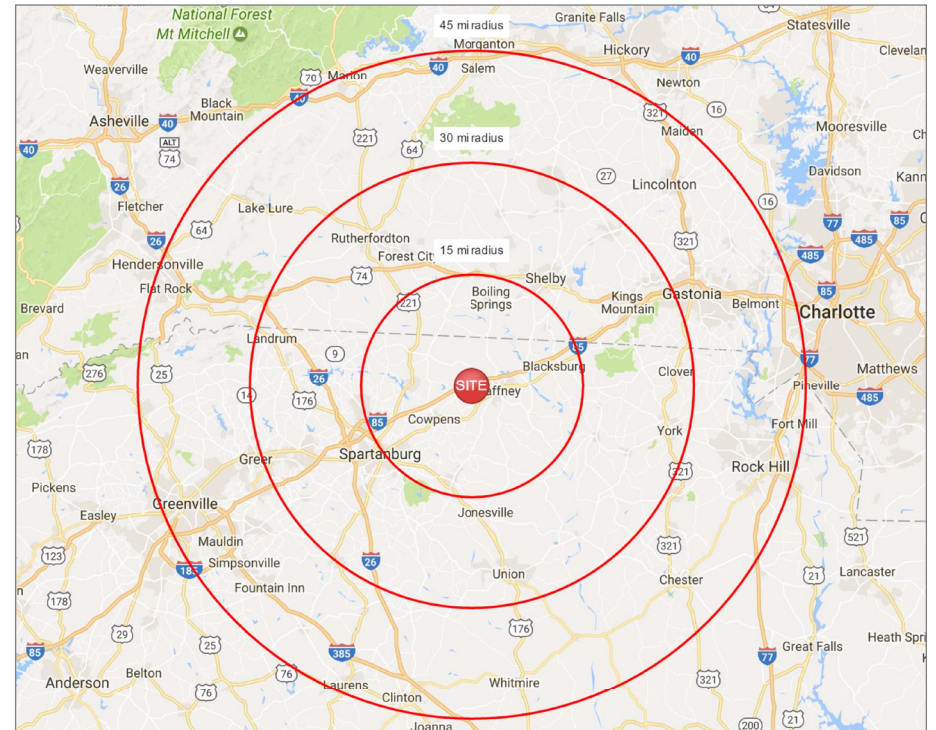
DEMOGRAPHIC SNAPSHOT

LOCATION DEMOGRAPHICS (3 / 5 / 10 MILES)



	3 MILES	5 MILES	10 MILES
Estimated Population	6,078	25,976	62,428
Number of Households	2,572	10,447	24,978
Average Household Income	\$67,240	\$54,756	\$51,971
Daytime Population	12,605	27,363	49,100

LOCATION DEMOGRAPHICS (15 / 30 / 45 MILES)



	15 MILES	30 MILES	45 MILES
Estimated Population	161,172	607,409	1,791,143
Number of Households	65,613	243,515	714,007
Average Household Income	\$56,906	\$56,299	\$64,234
Daytime Population	123,988	457,721	1,380,797

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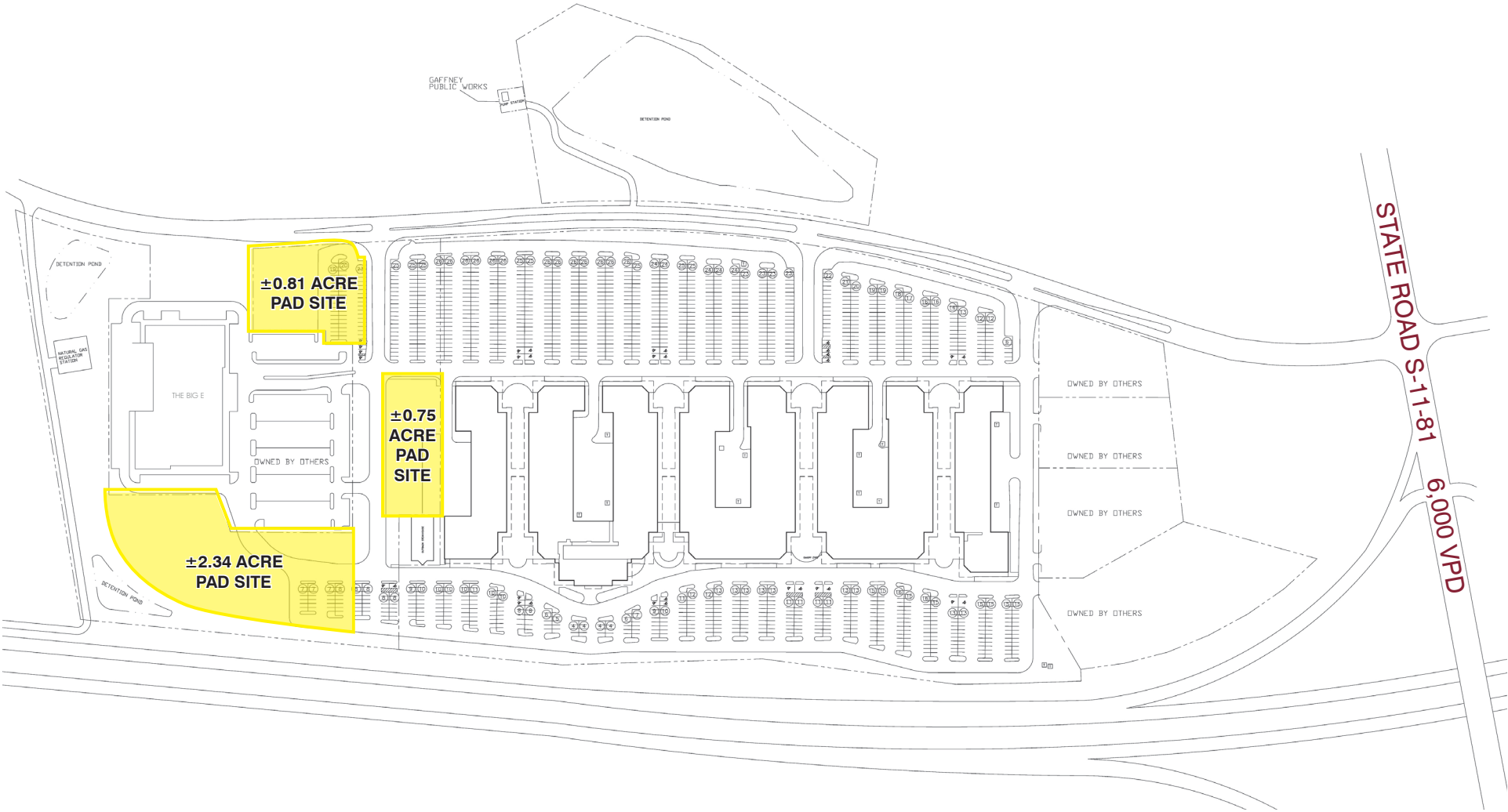
RETAILER AERIAL



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CENTER SITE PLAN



INTERSTATE 85 60,100 VPD

STATE ROAD S-11-81
6,000 VPD



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MARKET OVERVIEW

Gaffney Outlet Marketplace brings outdoor outlet shopping within easy reach of Greenville, SC and Charlotte, NC. Located on Interstate 85, Gaffney Outlet Marketplace has 75 stores and is the area's main shopping destination. The center is just north of BMW's U.S. Headquarters and close to Charlotte's banking industry with all of its employees.

Gaffney offers both small city charm and easy access to big cities. Gaffney is the county seat of Cherokee County in the Upstate region of South Carolina. Known as the "Peach Capital of South Carolina", Gaffney is conveniently located midway between Greenville, SC and Charlotte, NC on Interstate 85.

The Greenville Spartanburg and Charlotte Douglas International airports are each less than an hour's drive. In addition, Gaffney's position near South Carolina Highway 11, the Cherokee Foothills National Scenic Byway, provides easy access to several state parks, gorgeous Blue Ridge Mountains scenery, and numerous points of interest in the region.

The Peachoid, one of Gaffney's highlights, is a one million gallon water tower and an iconic landmark that can be seen from Interstate 85. It is ranked among America's 100 Best Adventures by Readers Digest and was featured in the Netflix series House of Cards, starring Kevin Spacey (shown to the right). The Cherokee Foothills National Scenic Highway, (South Carolina Highway 11) is designated by the U.S. Secretary of Transportation as one of the nation's scenic byways. Covering 118 miles of diverse scenery, the awesome views of the Blue Ridge Mountains makes this one of the best scenic drives in the United States.

