

FOR LEASE  
PAD SITE OR RETAIL SPACE  
2300 WINCHESTER PL SPARTANBURG, SC 29301



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**LOCATION:** Surrounded by Many Major Retailers and Restaurants  
Walmart Supercenter, Home Depot, & Barnes Noble within 1 Mile

**STRUCTURES:** 7,761 SF Existing Structure

**LAND:** .75 Acres

**ZONING:** Commerical Zoning- Spartanburg County

**FRONTAGE:** High Visibility Exposure on W O Ezell Blvd  
Two Signalized Intersections

**AVAILABILITY:** Call for Details

**LEASE RATE:** Call for Pricing

**TRAFFIC:** 30,633 VPD (2020) = WO Ezell Blvd/Normandy Ter E

**DEMOGRAPHICS (2021):**

	2 MILE	5 MILE	10 MILE
Population	25,016	92,664	218,425
Average HH Income	\$56,117	\$62,887	\$72,636

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