

# FOR SALE

± 1.05 Acre Commercial Outparcel in Spartanburg



2980 Reidville Road | Spartanburg, SC 29301

## PROPERTY DESCRIPTION

- Spartanburg County Tax Map: 6-24-00-017.01
- ± 1.05 Acre Commercial Outparcel
- Lot has been rough graded with all utilities on-site
- Located at the entrance of Waters Edge Apartments. A 264 unit state of the art apartment complex developed in 2022.
- Over 200 linear feet of road frontage on Reidville Road
- Traffic Count: Approximately ± 30,200 VPD
- Conveniently located within ± 1.1 miles of I-26

## OFFERING SUMMARY

<u>Asking Price:</u>	\$600,000
<u>Lot Size:</u>	± 1.05 Acres



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REEDY PROPERTY GROUP  
301 N. Main Street, Suite 501  
Greenville, SC 29601  
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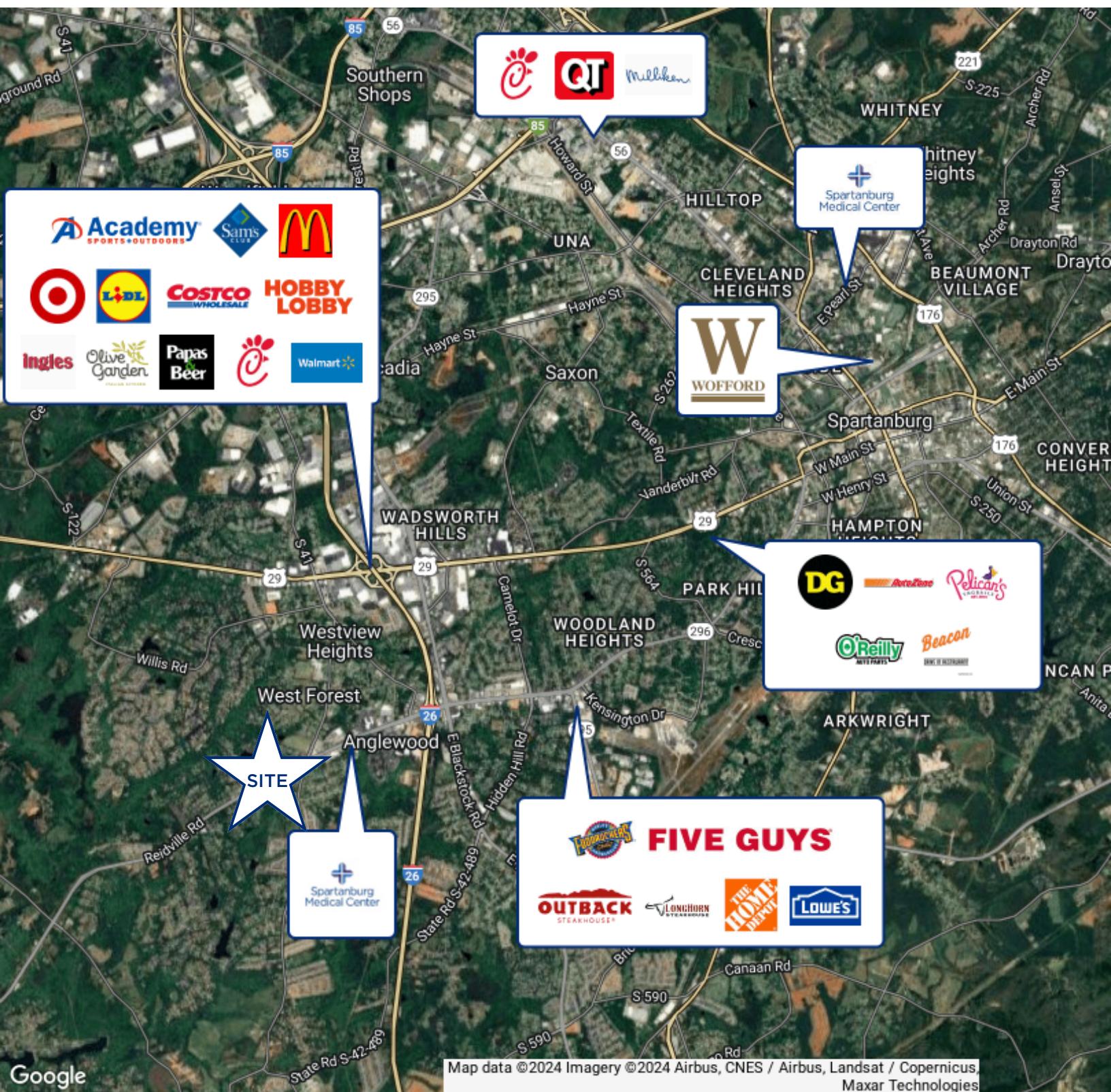
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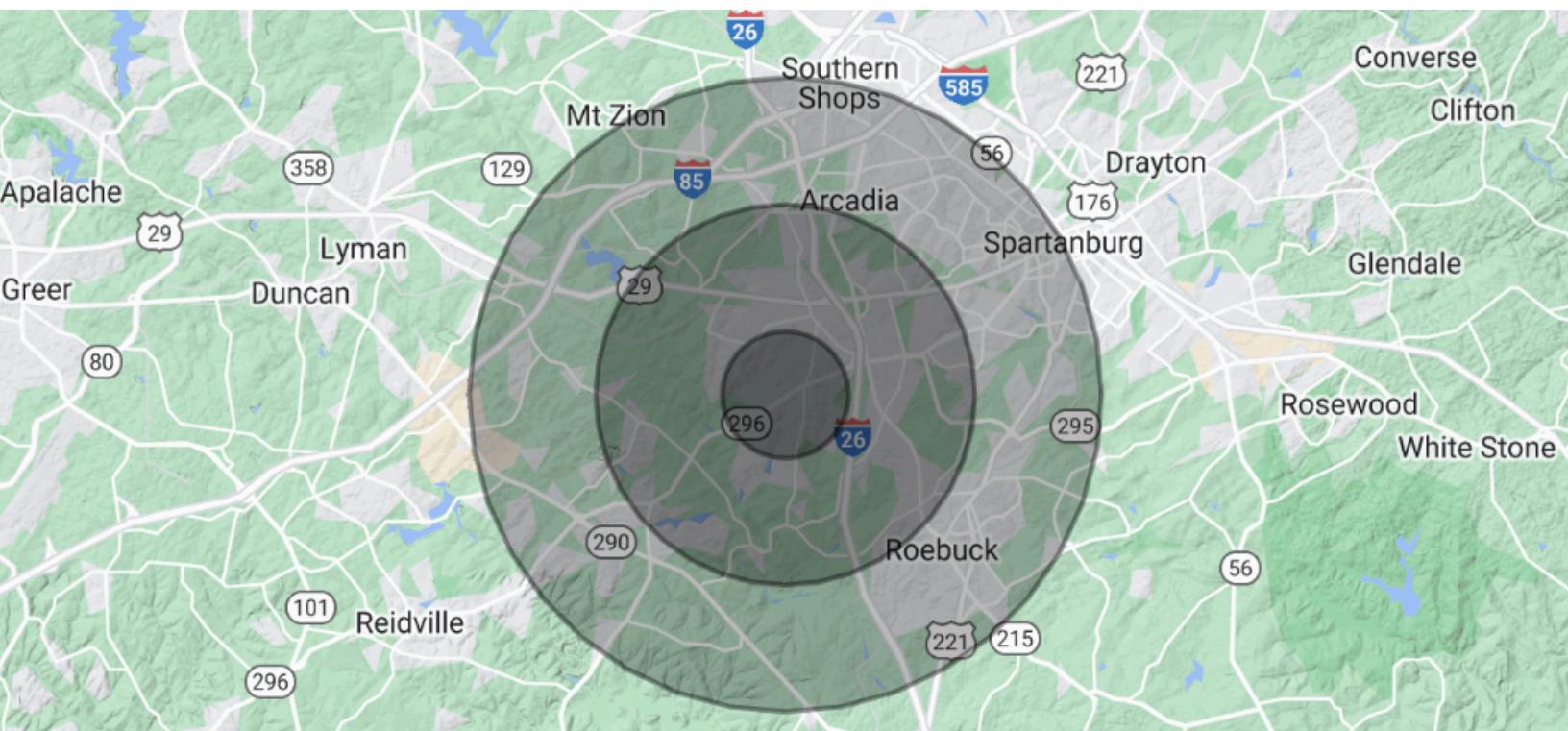


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## LOCAL DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	<b>5,941</b>	<b>33,808</b>	<b>74,085</b>
<b>Average Age</b>	<b>34.5</b>	<b>37.7</b>	<b>36.5</b>
<b>Average Age (Male)</b>	<b>29.6</b>	<b>34.5</b>	<b>34.6</b>
<b>Average Age (Female)</b>	<b>38.9</b>	<b>40.1</b>	<b>38.2</b>
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	<b>2,341</b>	<b>14,699</b>	<b>31,778</b>
<b># of Persons per HH</b>	<b>2.5</b>	<b>2.3</b>	<b>2.3</b>
<b>Average HH Income</b>	<b>\$91,768</b>	<b>\$71,253</b>	<b>\$59,891</b>
<b>Average House Value</b>	<b>\$207,399</b>	<b>\$168,380</b>	<b>\$144,223</b>

\* Demographic data derived from 2020 ACS - US Census