



Reidville Circle- Outparcel Ground Lease

1735 John B. White Sr. Blvd | Spartanburg, SC 29301



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Reidville Circle

Property Overview

PROPERTY FEATURES

- Outparcel available for ground lease
- Ideally situated at Exit 22 off I-26
- Great visibility from John B. White Blvd
- Co-tenants include Play it Again Sports, Shane's Rib Shack, Jake's Wayback Burgers, Trek Bicycle Sports and more
- Strong West Side residential demographics
- Close proximity to W.O. Ezell Blvd retail corridor with the Westgate Mall, Target, Academy Sports, Costco, Walmart, and Sam's Club
- Nearby retailers/restaurants include Zaxby's, Rapid Fired Pizza, Outback Steakhouse, Five Guys, Cook Out, Fuddruckers, Tropical Grille, QT, Food Lion

DEMOGRAPHICS (2022)

| | 1 mile | 3 miles | 5 miles |
|----------------|----------|----------|----------|
| Population | 7,282 | 48,467 | 92,232 |
| Projected Pop. | 7,970 | 52,368 | 99,828 |
| Employees | 3,176 | 13,869 | 44,078 |
| Avg HH Income | \$70,722 | \$84,787 | \$85,005 |

TRAFFIC COUNTS

| | |
|------------------------|------------|
| John B. White Sr. Blvd | 26,900 VPD |
| E. Blackstock Rd | 19,700 VPD |
| I-26 | 47,800 VPD |



Reidville Circle

Aerial



Reidville Circle

Site Plan

