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Property Overview

PROPERTY FEATURES

- · +/-1,600 SF available 3/2/2026
- Three outparcels available for ground lease or sale
- · Ideally situated at Exit 22 off I-26
- · Great visibility from Reidville Road
- 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 Denny's, Walgreens, Zaxby's, Rapid Fired Pizza, Outback Steakhouse, Five Guys, Cook Out, Fuddruckers, Tropical Grille, QT, Food Lion

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	6,766	44,313	92,014
Projected Pop.	9,135	48,611	101,364
Labor Force	6,525	35,349	73,115
Avg HH Income	\$88,309	\$89,371	\$83,802

TRAFFIC COUNTS

Reidville Road	23,200 VPD
E. Blackstock Rd	19,700 VPD
I-26	47,800 VPD



Demographics

KEY FACTS

6,766

Population



Average Household Size

Aged 65+



Median Age

\$54,747

Median Household Income

Population Trends and Key Indicators

2401 Reidville Rd, Spartanburg, South Carolina, 29301 Ring of 1 mile

6.766 Population

2,904 Households

2.32 Avg Size

Household

36.8 Median Age

\$54,747 Median Household Income \$245,588 Median Home Value

Wealth Index

67

Housing Affordability

91

71 Diversity Index

INCOME





Income

\$64

Sports Events

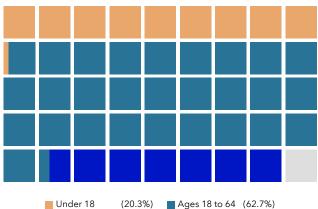




Per Capita Income

Median Net Worth

POPULATION BY AGE



\$1,798











AVERAGE AMOUNT SPENT ON RETAIL GOODS



\$68,027,473

2024 Retail Goods

EMPLOYMENT

White Collar

Blue Collar

53%

36%

Unemployment

\$2,101



ANNUAL LIFESTYLE SPENDING

Theatre/Operas/ Concerts



\$44 Movies/Museums/ Parks



\$7 Online Games

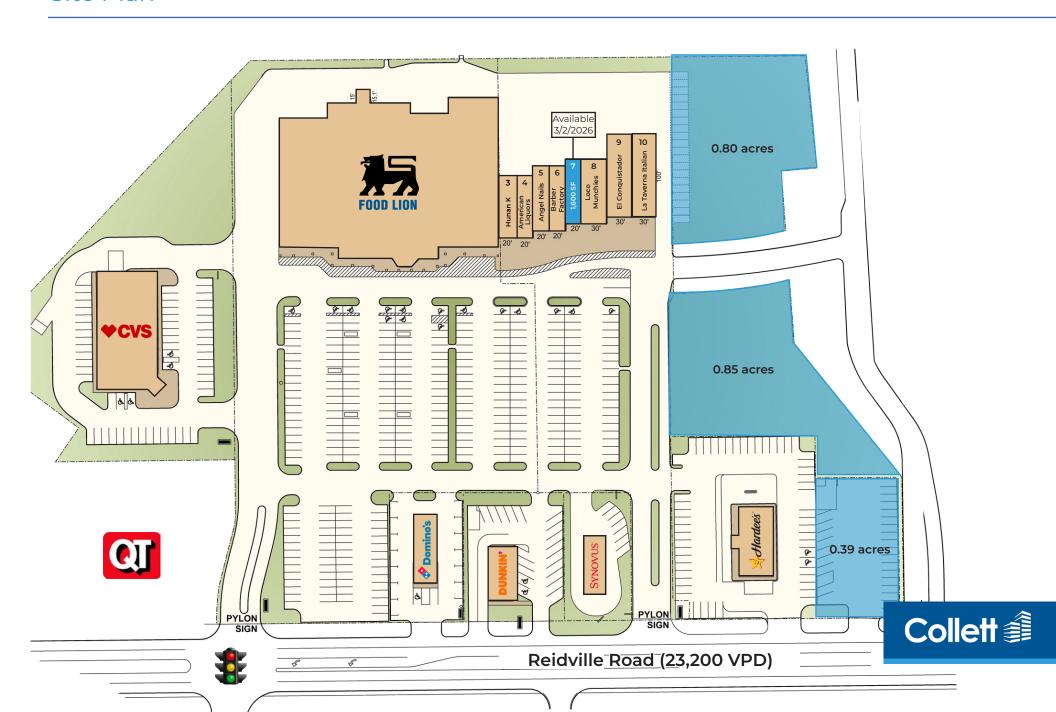


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11%

Site Plan



Aerial

