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## **Property Overview**

### **PROPERTY FEATURES**

- Proposed up to ±18,000 SF retail spaces available for lease
- · 1 acre outparcel opportunity
- · 2,608 SF outparcel opportunity
- · Ideally situated at Exit 22 off I-26
- $\cdot\,$  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 Walgreens, Papa Johns, Dollar Tree, Dunkin', Hardee's, Tropical Grille, Domino's, CVS, Food Lion, QT, Denny's

### **DEMOGRAPHICS**

	1 mile	3 miles	5 miles
Population	6,090	41,644	87,363
Projected Pop.	7,711	47,191	99,036
Employees	1,842	12,377	41,491
Avg HH Income	\$96,184	\$93,260	\$82,841

### **TRAFFIC COUNTS**

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



## Demographics

#### **KEY FACTS**

6,090

Population



Average Household Size



Median Age

\$60,476

Median Household Income

# Population Trends and Key Indicators

2660 Reidville Rd, Spartanburg, South Carolina, 29301 Ring: 1 mile radius

90

6,090 Population

2,570 Households

2.36 Avg Size

Household

38.3 Median

Age

Household Income

\$60,476

Home Value

\$276,225 Median

Wealth Index

Housing Affordability

89

Diversity Index

INCOME

69





Median Household

Income



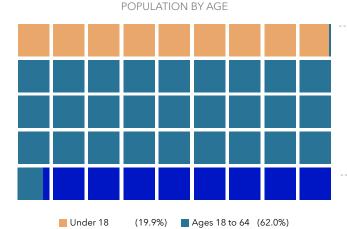
\$146,907

Per Capita Income

Median Net Worth

#### ANNUAL HOUSEHOLD SPENDING

AVERAGE AMOUNT SPENT ON RETAIL GOODS



Aged 65+

(2024, 2029), Esri-U.S. BLS (2024), Esri-MRI-Simmons

(0.0%)



















2024 Retail Goods

#### **EMPLOYMENT**

57%

33%

10%



Unemployment







ANNUAL LIFESTYLE SPENDING

Theatre/Operas/ Concerts



\$51 Movies/Museums/ Parks

\$8

Online Games

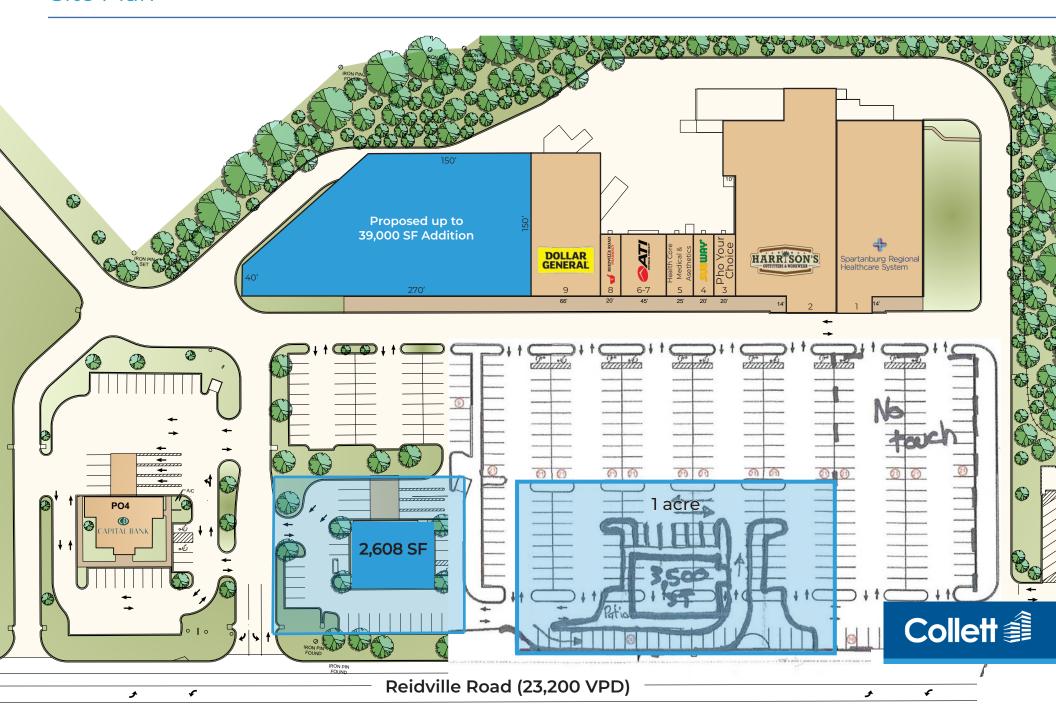




Others

(18.2%)

Site Plan



Aerial

