



Reidville Circle

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



217-A E. Washington Street
Greenville, SC 29607
864 752 0300

Cortney Carter
1 864 752 0302
ccarter@collettre.com

Brayden Wynn, CCIM
1 864 752 0304
bwynn@collettre.com

Kelli Anne Carter
1 864 977 0663
kacarter@collettre.com

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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	7,243	47,041	87,860
Projected Pop.	8,080	51,039	93,409
Employees	3,448	15,264	52,761
Avg HH Income	\$54,383	\$69,576	\$66,459

TRAFFIC COUNTS

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



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Aerial



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Site Plan

