



**+/- 1.6 Acres**

**\$1,945,600**

## **Excellent Location Just Off Interstate 26!**

- Strategically Located On Reidville Road in Strong Retail Corridor
- Nearby Retailers Include Walgreens, QuikTrip, Denny's, Dunkin Donuts, Dominos, Food Lion
- Close to Schools, Churches, Hotels, Shopping, and Restaurants

**CONTACT**

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**[WWW.SPENCERHINES.COM](http://WWW.SPENCERHINES.COM)**

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

380 S. Pine Street, Spartanburg, SC 29302 - 864.583.1001

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### **Key Facts**

- Traffic Counts (2022 MPSI Est.)
  - Reidville Road: +/- 24,549 ADT
- +/- 0.2 Miles to I-26
- +/- 2 Miles from WestGate Mall
- +/- 5 Miles to Downtown Spartanburg
- +/- 5 Miles to I-26/I-85 Interchange
- 5-Mile Demographics (2022)
  - Pop. 85,708
  - Total Consumer Spending: \$261,845,668
  - HouseHolds - 32,546
  - Ave. HH Income - \$64,816
  - Med. HH Income - \$47,484





**SPENCER/HINES**  
P R O P E R T I E S

**GREAT DEVELOPMENT SITE!**

2314 Reidville Road, Spartanburg, SC 29301

**Location Map**



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