

# ±1.5 ACRE OUTPARCEL AVAILABLE

1617 John B. White Sr Blvd. | Spartanburg, SC 29301



## CONTACT

Wes Thurmond | 704.644.4595  
wthurmond@providencegroup.com

## CONTACT

Spencer Brown | 704.644.4589  
sbrown@providencegroup.com



300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203  
WWW.PROVIDENCEGROUP.COM





# ±1.5 ACRE OUTPARCEL AVAILABLE

1617 John B. White Sr Blvd. | Spartanburg, SC 29301

## PROPERTY / LEASE INFORMATION

- +/- 1.5 acres available for GL or BTS
- +/- 200' frontage on John B White Sr Blvd
- 1/2 mi from I-26
- Monument signage available
- Site has full movement access to John B White Sr Blvd via cross access easement with the adjacent property.
- High traffic area - 31,600 VPD on John B White Sr Blvd
- Site is part of a new development with Big Dan's Car Wash

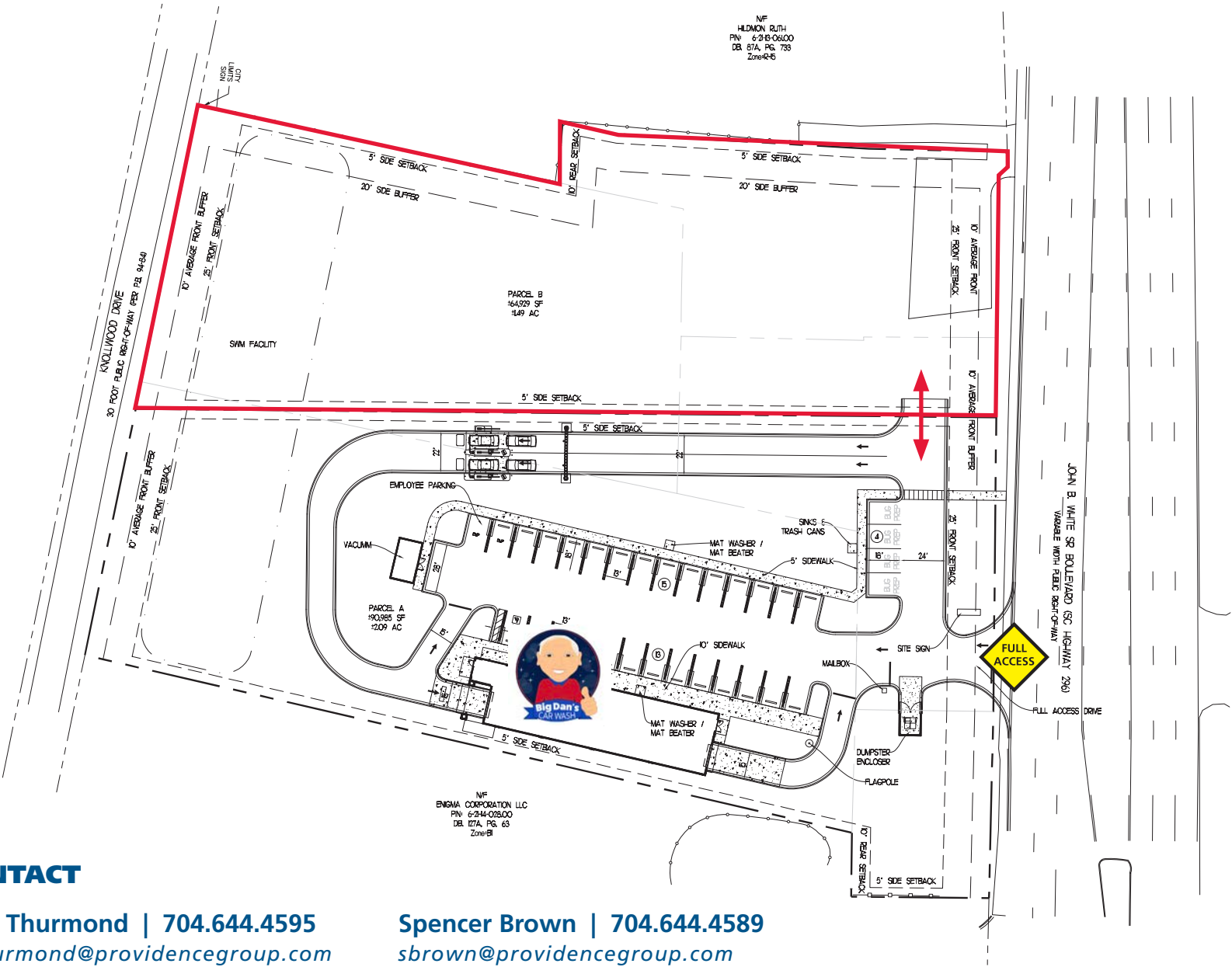
## CONTACT

**Wes Thurmond | 704.644.4595**  
wthurmond@providencegroup.com

**Spencer Brown | 704.644.4582**  
sbrown@providencegroup.com

## DEMOGRAPHICS (2022)

	1 MILE	3 MILE	5 MILE
POPULATION	7,349	49,276	90,403
AVERAGE HH INCOME	\$54,901	\$67,779	\$66,544
MEDIAN HH INCOME	\$48,587	\$55,726	\$54,759
BUSINESS ESTABLISHMENTS	469	1,535	3,661
DAYTIME EMPLOYMENT	3,656	15,703	52,634



## CONTACT

**Wes Thurmond | 704.644.4595**  
wthurmond@providencegroup.com

**Spencer Brown | 704.644.4589**  
sbrown@providencegroup.com

© 2023 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# ±1.5 ACRE OUTPARCEL AVAILABLE

1617 John B. White Sr Blvd. | Spartanburg, SC 29301



## CONTACT

Wes Thurmond | 704.644.4595  
wthurmond@providencegroup.com

Spencer Brown | 704.644.4589  
sbrown@providencegroup.com





## CONTACT

Wes Thurmond | 704.644.4595  
wthurmond@providencegroup.com

Spencer Brown | 704.644.4589  
sbrown@providencegroup.com