

**LOCATION:**

1640 John B. White Sr. Blvd.  
Spartanburg, South Carolina 29301

**SPACE AVAILABLE:**

22,734+/- Square Feet

**PROPERTY FEATURES:**

- Located on John B. White Sr. Boulevard a Main Thoroughfare on Spartanburg's Westside
- High Traffic Counts:  
John B. White Sr. Blvd.: 31,849  
Camelot Drive: 13,550  
I-26: 43,378
- 4.64+/- Acre
- Currently AMC Theatre
- 7 Screen Theater with 90+ Seats to 260+Seats
- Large Parking Lot
- Signage on John B. White Sr. Blvd.
- Multiple Ingress / Egress
- Population of 83,446 within 5 Miles
- Neighboring Business Includes: Outback Steakhouse, Founders Federal Credit Union, Bank of America, Spinx, McDonalds, Cook Out, Little Caesars, Dollar General, Edward Jones and Christian Supply
- Main Level Includes Entrance / Ticket Area, Concessions, Office, Break Room, Storage Space and Restrooms
- Mezzanine Level Includes Projection Room and Storage Space
- Spartanburg TMS: 6-21-13-156.00



No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

**CONTACT**

Guy Harris 864-316-1318  
guyharris@spencerhines.com

Guy Harris Jr. 864-415-9995  
harrisguyjr@spencerhines.com

Sale Price:  
\$1,550,000

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

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS  
380 S. Pine Street, Spartanburg, SC 29302 P- 864.583.1001

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

Entertainment / Retail Space Available  
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