



# Oak Forest Plaza

2401 Reidville Road | Spartanburg, SC 29301



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# Oak Forest Plaza

## Property Overview

### PROPERTY FEATURES

- +/-1,600 SF available 3/2/2026
- Three outparcels available for ground lease or sale
- Ideally situated at Exit 22 off I-26
- 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 Denny's, Walgreens, Zaxby's, Rapid Fired Pizza, Outback Steakhouse, Five Guys, Cook Out, Fuddruckers, Tropical Grille, QT, Food Lion

### DEMOGRAPHICS

|                | 1 mile   | 3 miles  | 5 miles  |
|----------------|----------|----------|----------|
| Population     | 6,766    | 44,313   | 92,014   |
| Projected Pop. | 9,135    | 48,611   | 101,364  |
| Labor Force    | 6,525    | 35,349   | 73,115   |
| Avg HH Income  | \$88,309 | \$89,371 | \$83,802 |

### TRAFFIC COUNTS

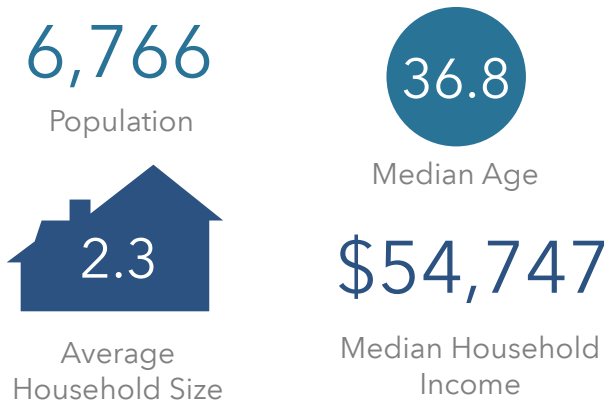
|                  |            |
|------------------|------------|
| Reidville Road   | 23,200 VPD |
| E. Blackstock Rd | 19,700 VPD |
| I-26             | 47,800 VPD |



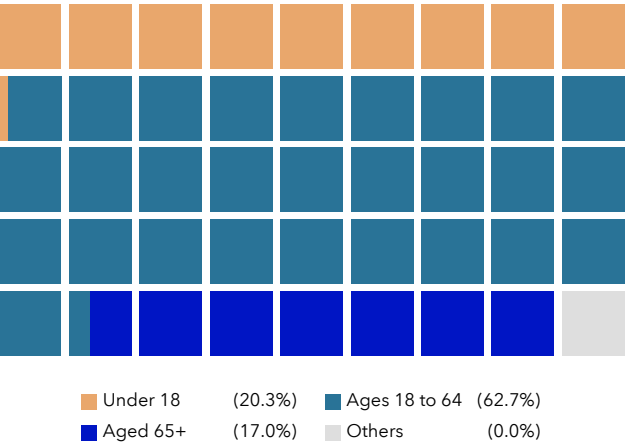
# Oak Forest Plaza

## Demographics

### KEY FACTS

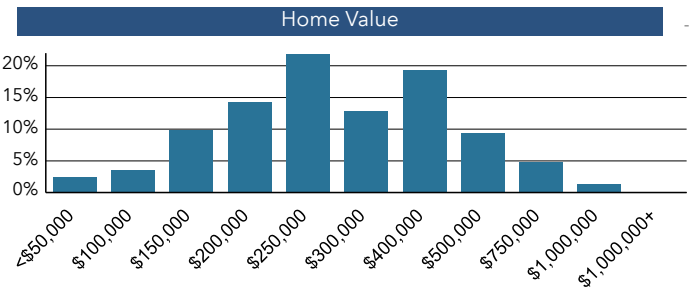


### POPULATION BY AGE



## Population Trends and Key Indicators

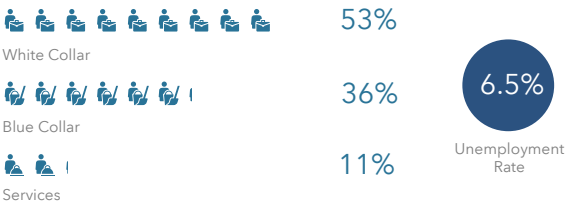
2401 Reidville Rd, Spartanburg, South Carolina, 29301  
Ring of 1 mile



### ANNUAL HOUSEHOLD SPENDING



### EMPLOYMENT



### AVERAGE AMOUNT SPENT ON RETAIL GOODS

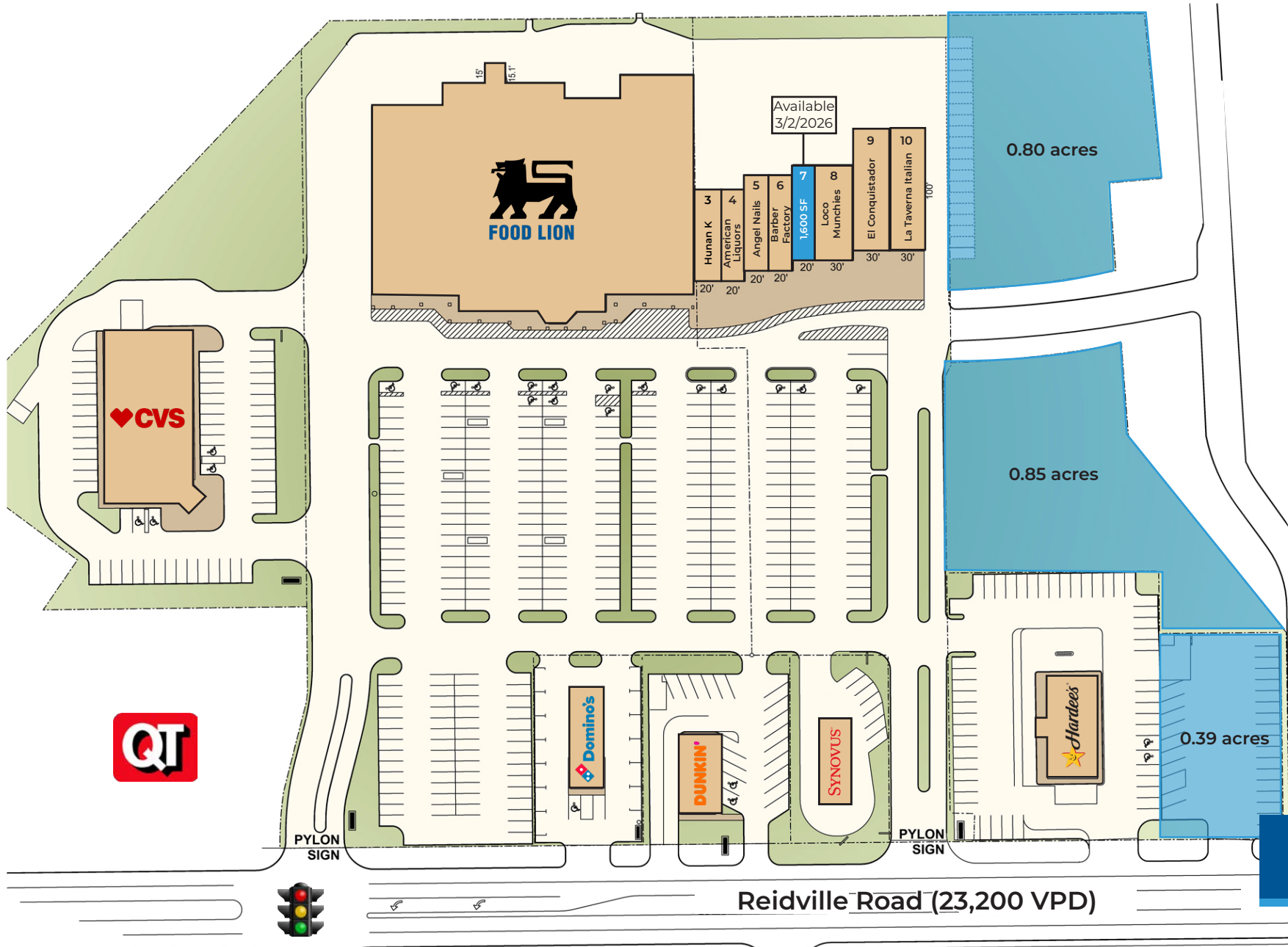


### ANNUAL LIFESTYLE SPENDING



# Oak Forest Plaza

## Site Plan



# Oak Forest Plaza

Aerial

