



# Oak Forest Plaza

2401 Reidville Road | 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

# Oak Forest Plaza

## Property Overview

### PROPERTY FEATURES

- +/-1,500 SF available 9/1/2025
- Four 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	42,014	84,276
Projected Pop.	8,681	45,806	89,674
Employees	5,863	32,788	66,290
Avg HH Income	\$54,747	\$73,219	\$66,382

### TRAFFIC COUNTS

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





# Oak Forest Plaza

## Demographics

### KEY FACTS

6,766

Population



Average Household Size

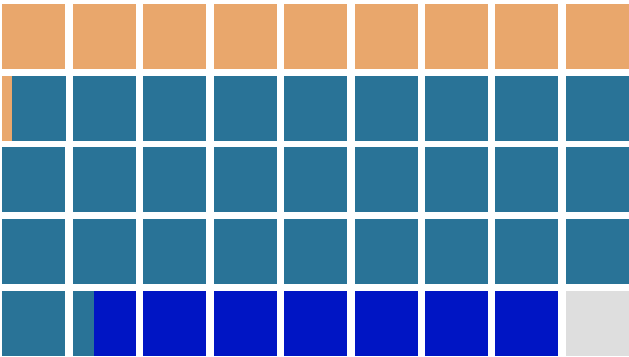
36.8

Median Age

\$54,747

Median Household Income

### POPULATION BY AGE



Under 18 (20.3%)  
Ages 18 to 64 (62.7%)  
Aged 65+ (17.0%)  
Others (0.0%)

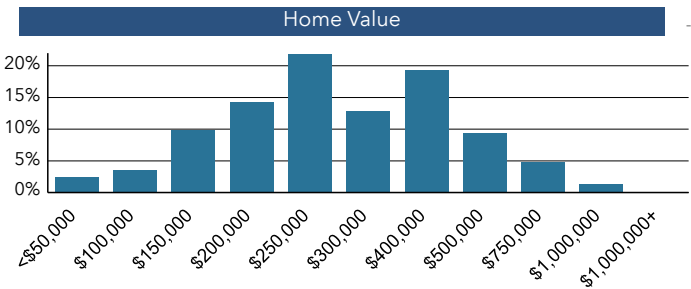


Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024). © 2025 Esri

## Population Trends and Key Indicators

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

6,766 Population  
2,904 Households  
2.32 Avg Size Household  
36.8 Median Age  
\$54,747 Median Household Income  
\$245,588 Median Home Value  
67 Wealth Index  
91 Housing Affordability  
71 Diversity Index



### ANNUAL HOUSEHOLD SPENDING

\$1,798 Apparel & Services  
\$5,376 Groceries  
\$201 Computers & Hardware  
\$5,672 Health Care  
\$2,870 Eating Out

### EMPLOYMENT

53% White Collar  
36% Blue Collar  
11% Services

6.5%  
Unemployment Rate

### AVERAGE AMOUNT SPENT ON RETAIL GOODS

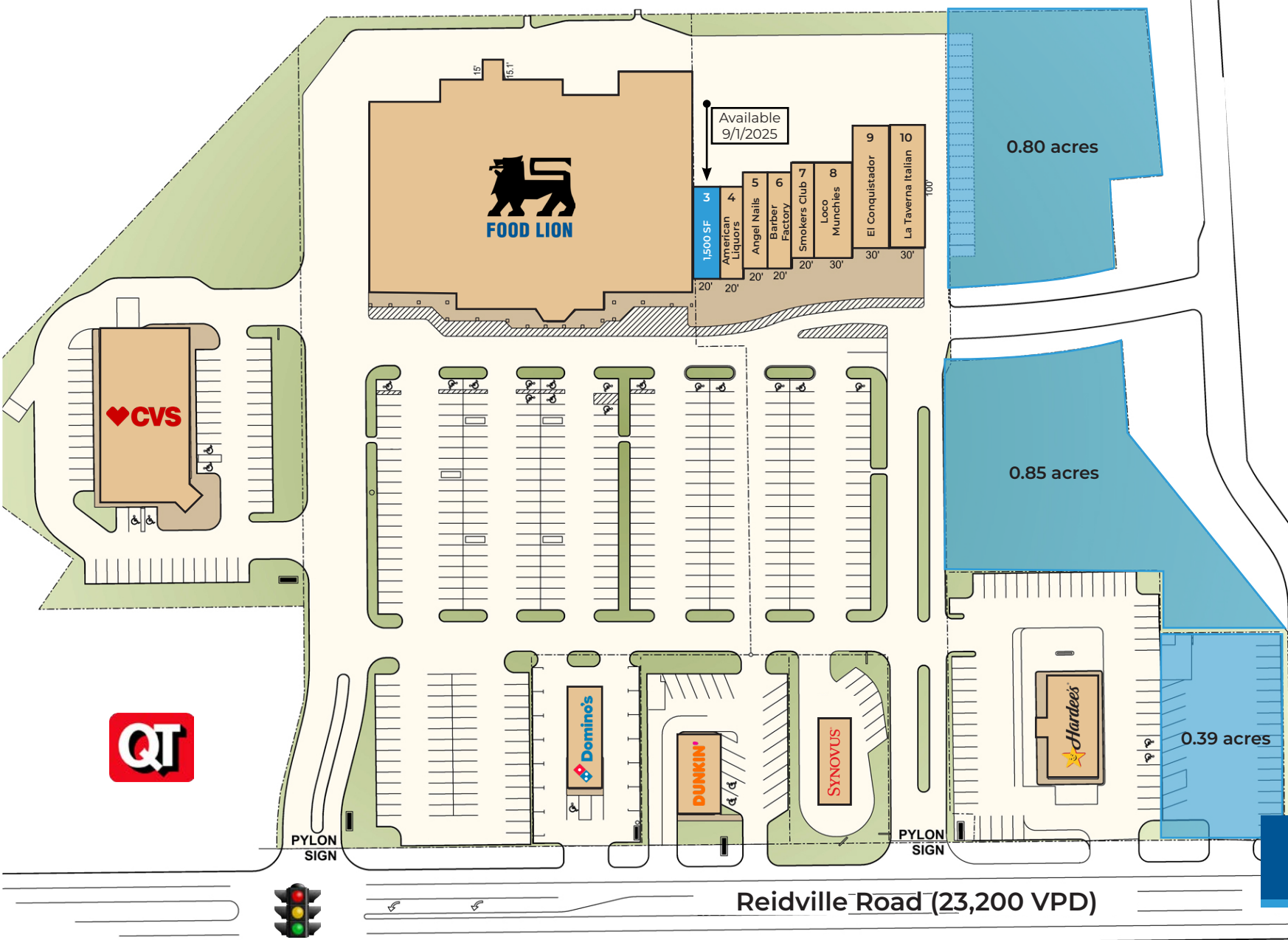
\$54,747 Median Household Income  
\$34,240 Per Capita Income  
\$93,867 Median Net Worth

### ANNUAL LIFESTYLE SPENDING

\$2,101 Travel  
\$53 Theatre/Operas/Concerts  
\$44 Movies/Museums/Parks  
\$64 Sports Events  
\$7 Online Games

# Oak Forest Plaza

## Site Plan





## Aerial

