



Oak Forest Plaza

2401 Reidville Road | Spartanburg, SC 29301



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Property Overview

PROPERTY FEATURES

- +/-1,600 SF available 2/28/2026
- Asking rent:
 - \$20.00/SF NNN
 - NNN estimated at \$4.00/SF
- 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, Fuddruggers, Tropical Grille, QT, Food Lion

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	7,904	43,241	89,326
Projected Pop.	8,758	46,730	96,663
Labor Force	6,362	34,574	71,176
Avg HH Income	\$88,267	\$89,654	\$84,305

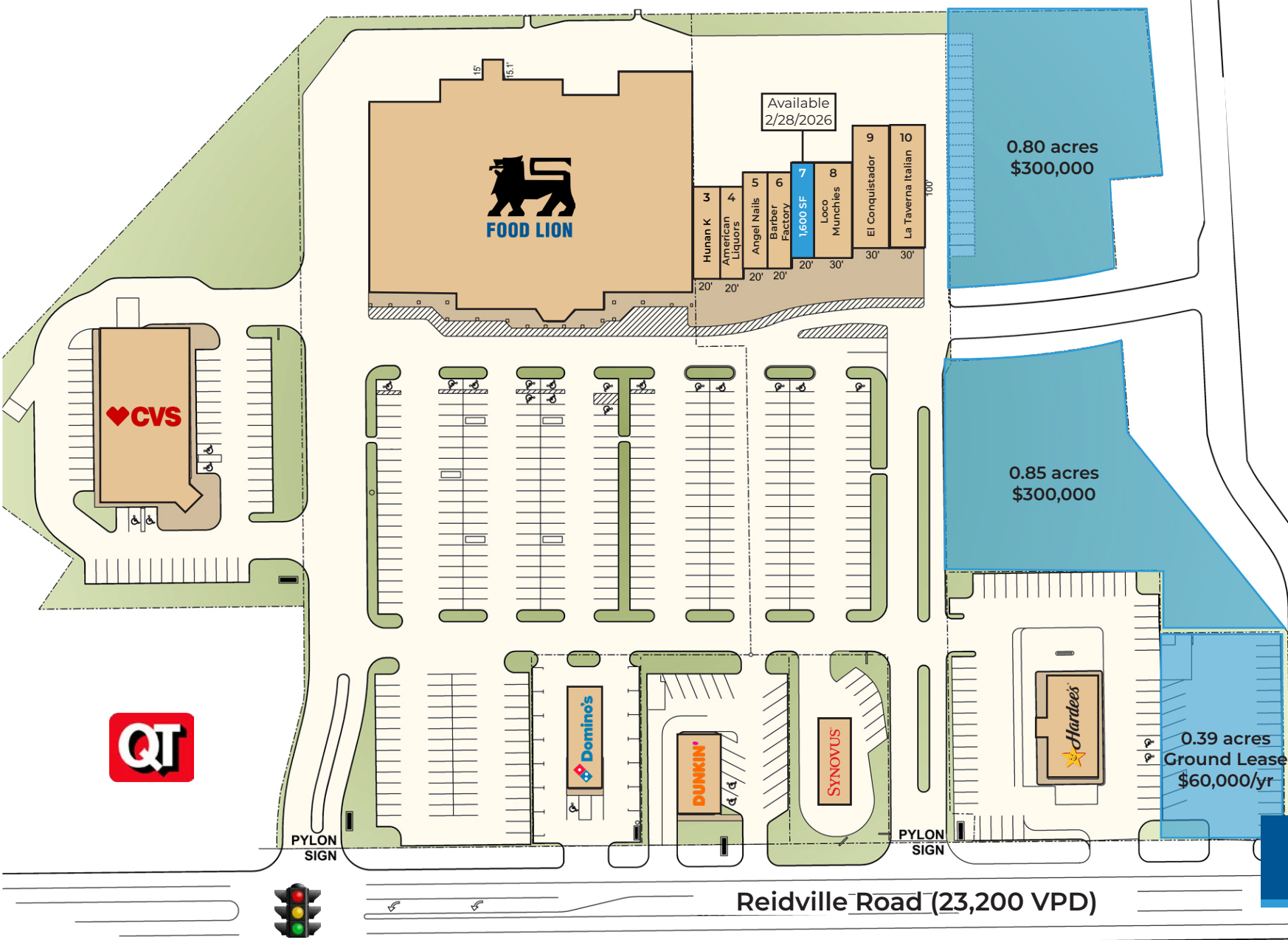
TRAFFIC COUNTS

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



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Site Plan



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Aerial

