



TRAFFIC COUNTS

31,400 VPD – Reidville Road

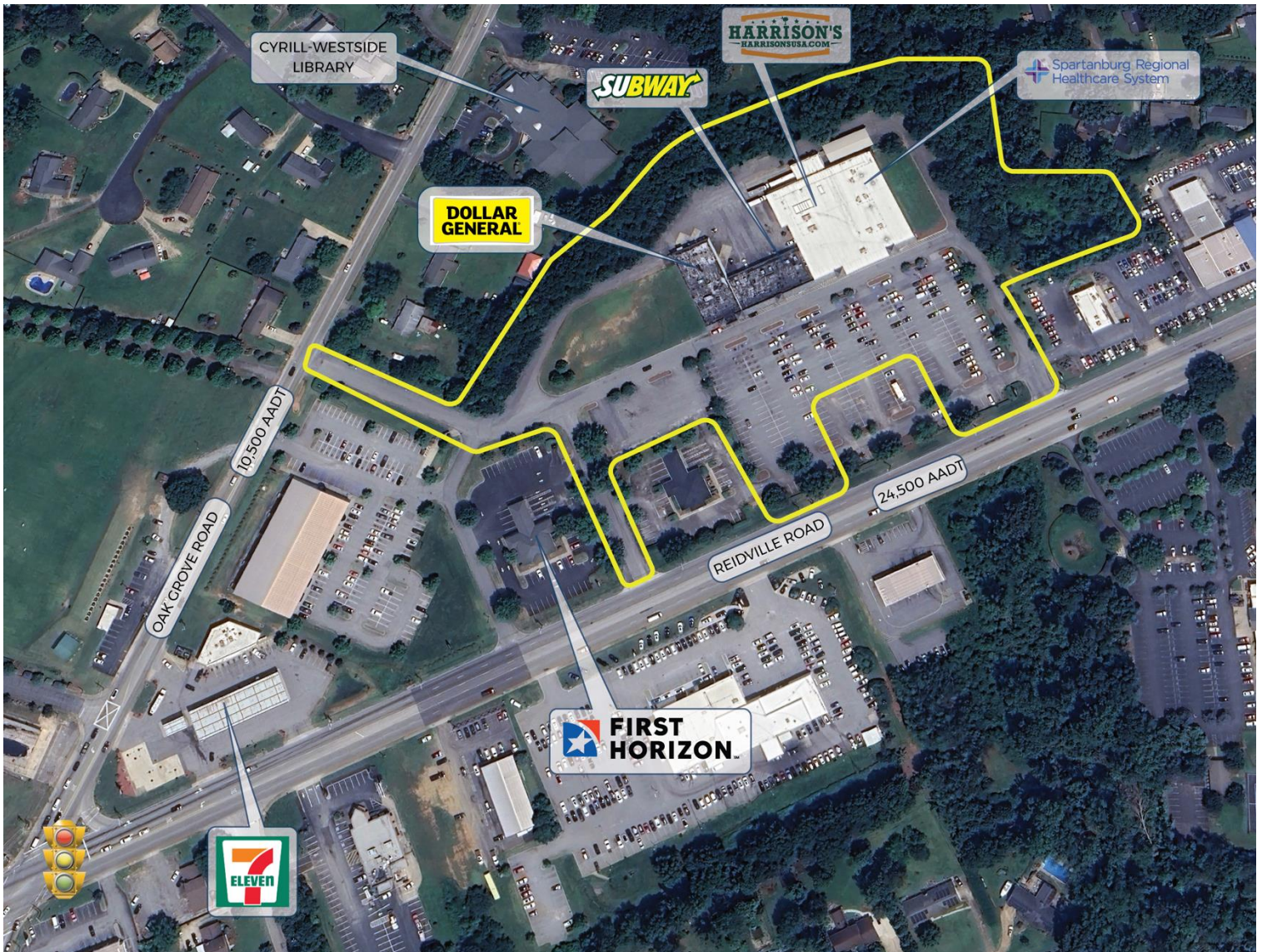
10,500 VPD – Oakville Road

PROJECT HIGHLIGHTS

- **Prime Retail Corridor** – Strategically located along Reidville Road (29,055 VPD), one of Spartanburg's most active retail thoroughfares just one mile West of I-26 (Exit 22) and just minutes from the 290 corridor
- **High Visibility & Access** – Excellent frontage, visibility along Reidville Road with convenient access serving both eastbound and westbound traffic.
- **Strong Demographics** – Situated in a highly dense community within Spartanburg's fastest growing West Side with a population of more than 102,000 in a 5-mile radius.

	3-Mile	5-Mile	10-Mile
Total Population:	46,980	102,251	262,526
Total Households:	16,520	34,712	89,542
Avg. HH Income:	\$81,548	\$70,800	\$77,680

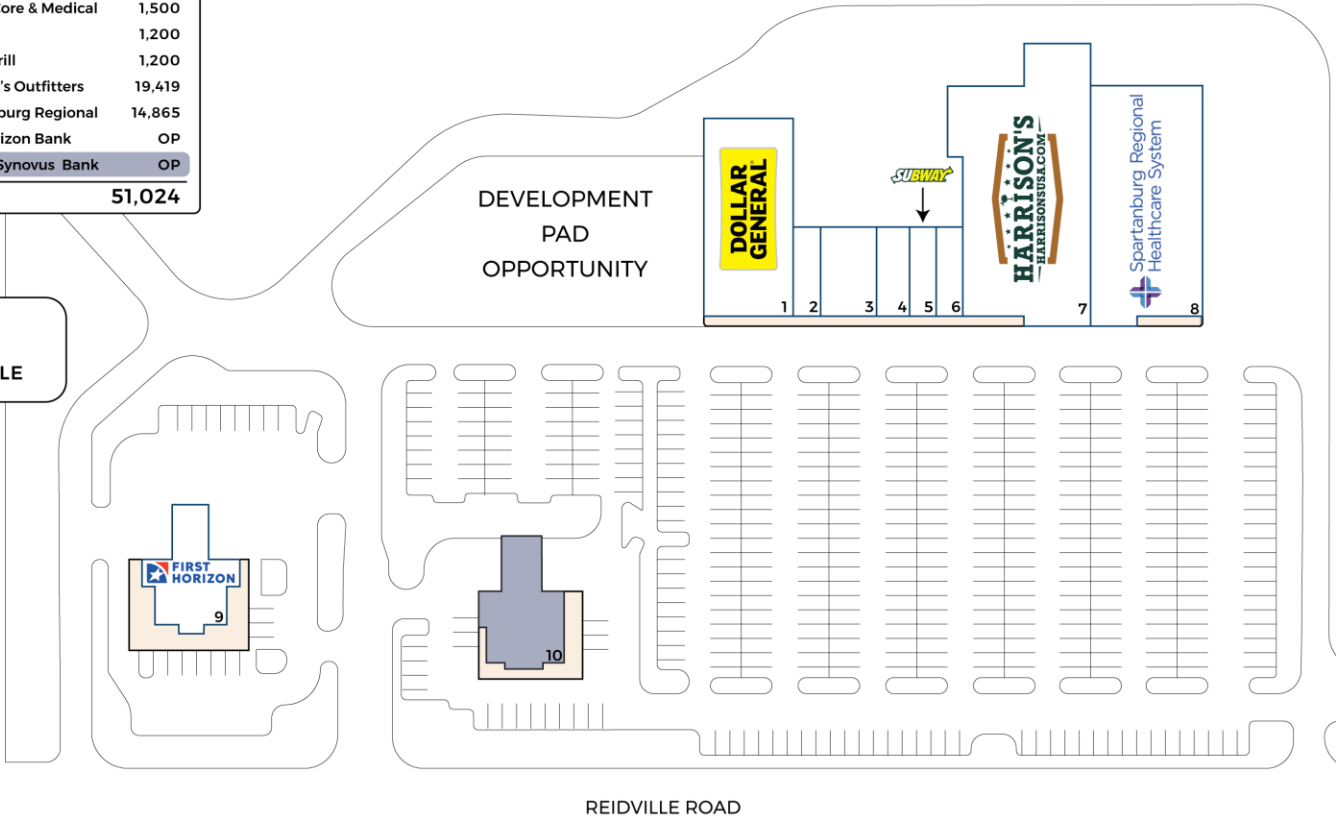
Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.



SUITE	TENANT	SF
1	Dollar General	8,940
2	Reidville Road Pharmacy	1,200
3	ATI Physical Therapy	2,700
4	Health Core & Medical	1,500
5	Subway	1,200
6	Osaka Grill	1,200
7	Harrison's Outfitters	19,419
8	Spartanburg Regional	14,865
9	First Horizon Bank	OP
10	Former Synovus Bank	OP
TOTAL		51,024

☐ LEASED

☒ AVAILABLE



OAK GROVE PLAZA

Property Photos

