

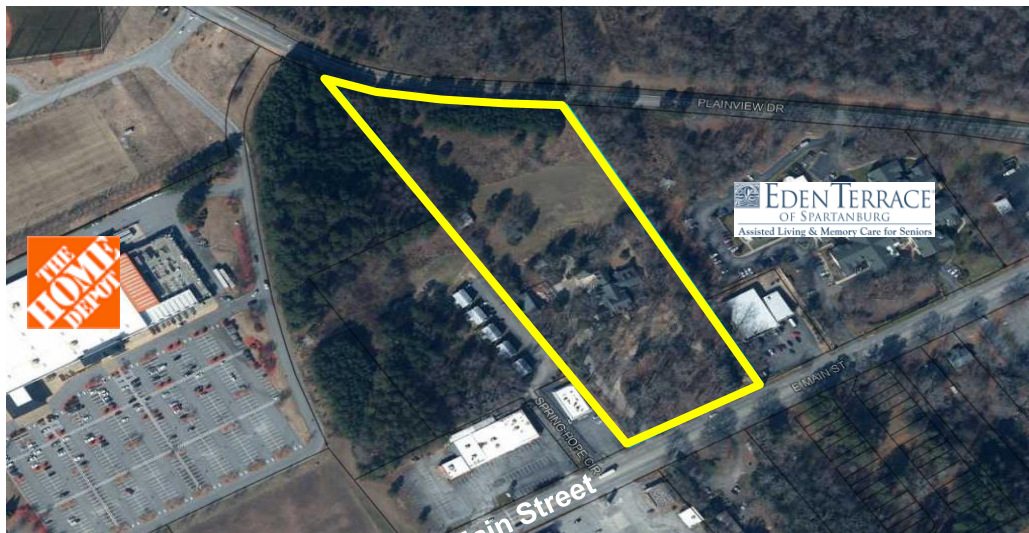


REO
SPENCER/HINES
P R O P E R T I E S

**REDEVELOPMENT
OPPORTUNITY!**

LAND

2700 E Main Street
Spartanburg, SC



- 7.76± acres on E. Main Street's busy commercial corridor (Hwy 29).
- 9500± sq. ft. home on property. 6 bed, 2 bath.
- Property could be redeveloped for office, assisted living, multifamily or use existing house on the property for office conversion.
- 303'± road frontage on E. Main Street
- 517' ± road frontage on Plainview Drive.
- High visibility with 27,000+ VPD on E. Main Street
- Spartanburg County Tax Map # 7-09-00-011.00
- No zoning – located in Spartanburg County – subject to the Unified Land Management Ordinance.
- High growth area with 3,000± planned new residential units nearby
- Great for retail or mixed use development opportunity!

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WWW.SPENCERHINES.COM

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

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.

SALE PRICE: \$1,975,000

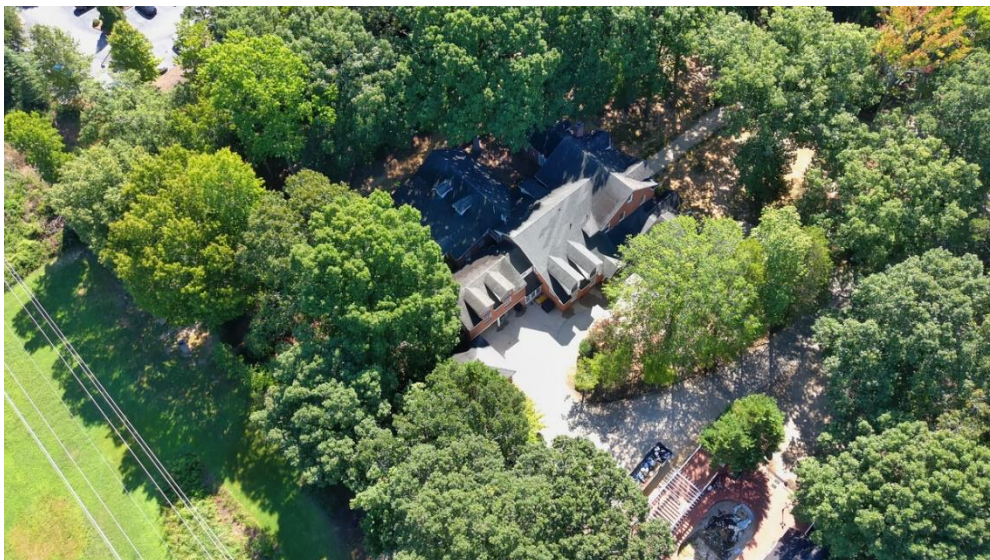


LAND

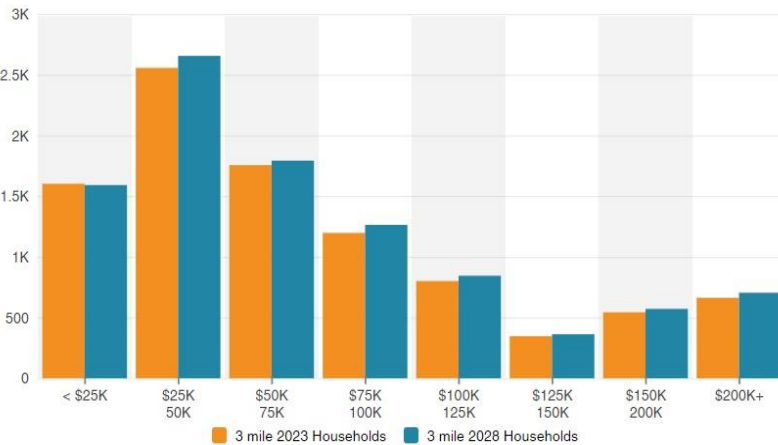
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Spartanburg, SC



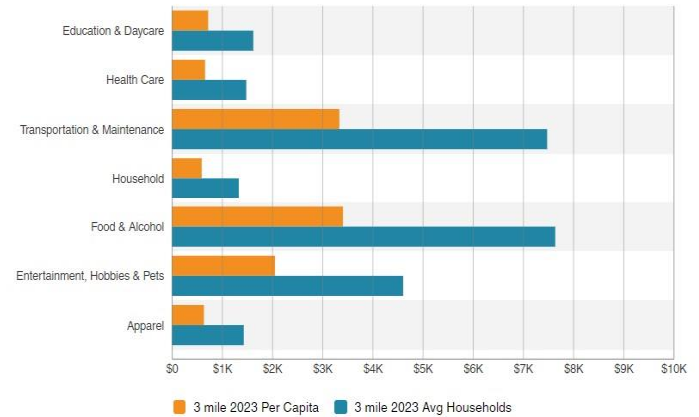
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Spartanburg, SC



Household Income



Per Capita & Avg Household Spending



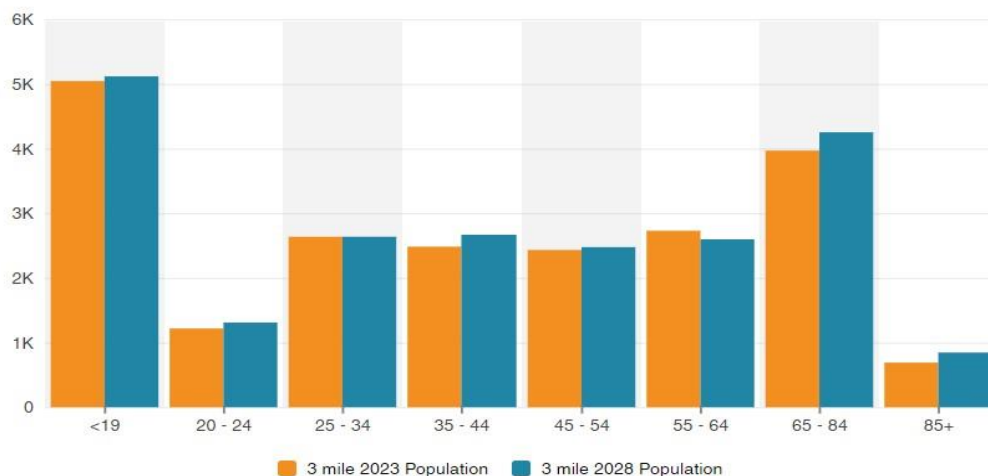
Income

	1 mile	3 mile	5 mile
Avg Household Income	\$78,289	\$81,286	\$68,421
Median Household Income	\$62,500	\$57,217	\$47,802
< \$25,000	217	1,603	6,257
\$25,000 - 50,000	285	2,557	6,384
\$50,000 - 75,000	220	1,756	4,416
\$75,000 - 100,000	176	1,198	2,873
\$100,000 - 125,000	160	801	1,622
\$125,000 - 150,000	31	347	882
\$150,000 - 200,000	127	544	934
\$200,000+	38	663	1,194

Population

	1 mile	3 mile	5 mile
2010 Population	3,008	21,504	56,427
2023 Population	2,759	21,213	59,069
2028 Population Projection	2,816	21,913	61,583
Annual Growth 2010-2023	-0.6%	-0.1%	0.4%
Annual Growth 2023-2028	0.4%	0.7%	0.9%
Median Age	46.7	41.7	38.9
Bachelor's Degree or Higher	47%	36%	28%
U.S. Armed Forces	0	5	75

Population By Age





SPENCER/HINES

PROPERTIES



ONESPARTANBURG INC.

onespartanburginc.com

2023 BY THE NUMBERS

As a matter of policy, OneSpartanburg, Inc. does not report new investment, job totals, or room nights from projects or contracts in which we were not directly engaged.

\$1.1Billion* 
CAPITAL INVESTMENT

55%
NEW
45%
EXPANSION

Equal to **\$3 million** every single day

13.5M SQ. FT.
SPEC SPACE 
planned or under construction

PROJECT BREAKDOWN BY INDUSTRY

56% 
Advanced
Manufacturing

14.7% 
Advanced
Materials

7.8% 
Automotive

5.1% 
Distribution &
Logistics

3.5% 
Life Sciences

3.5% 
Office/Shared
Services

2.6% 
Aerospace

2.6% 
Agribusiness

1.7% 
Multifamily

2.5% 
Unclassified/
Unknown

24* 
PROJECTS

1,146* 
JOB

117 
**PROJECTS
AND RFI**

Spartanburg County's economic development success continued in 2023, with ongoing interest from core sectors like advanced manufacturing and distribution and logistics. As we look toward 2024, our team expects another series of strong project announcements.

KATHERINE O'NEILL
Chief Economic Development Officer
OneSpartanburg, Inc.

Downtown Development

94.5%
**OFFICE
OCCUPANCY RATE**

97.2%
**RETAIL
OCCUPANCY RATE**

85.2%*
**MULTIFAMILY
OCCUPANCY RATE**

3,700+ 
HOUSING UNITS
in the pipeline or under
construction within 5 miles
of Downtown Spartanburg

42,598 
PEDESTRIANS
on Main Street
every week



\$425M **HISTORIC
DOWNTOWN
INVESTMENT**

The biggest investment in Downtown Spartanburg's history includes a Minor League Baseball stadium, to be named *Fifth Third Park*, along with residential, retail, hotel and office space.

*Occupancy rate reflects several new multifamily projects entering market in 2023



SPENCER/HINES

PROPERTIES

Advocacy

55% 
VOTED YES TO
FIX OUR ROADS

577 
ROAD PROJECTS
TO BE COMPLETED
over the next 6 years

\$478M 
CAPITAL PENNY
SALES TAX REVENUE
PROJECTED

\$30M 
STATE FUNDING
SECURED
to enhance Downtown
Spartanburg

Power Up Spartanburg

1,304 
SPARTANBURG
COUNTY
BUSINESSES
ENGAGED

\$1.51M 
FUNDING APPROVED
OR DISBURSED
\$924K Loans | \$590K Grants

79 
JOBS CREATED
30 Employees | 49 Contractors

\$1.63M 
GROSS REVENUE
GROWTH
Self-reporting through
6-month follow up survey

3 
SUPPLY
CONTRACTS
SECURED

500+ 
TOTAL HOURS OF
WORKSHOPS &
MENTORSHIPS SESSIONS

\$6.3M 
H-TAX
SPARTANBURG
COUNTY
November 2023

\$95.4M
ANNUAL HOTEL
REVENUE
11.1% increase
compared to 2022 

6% 
INCREASE IN
HOTEL ROOM
DEMAND
compared to 2022

7% 
INCREASE IN
REVENUE PER
AVAILABLE ROOM
compared to 2022

18 
PROPERTIES IN THE PREFERRED
HOTEL PROGRAM

HOSTED 
NCAA MENS & WOMENS
DIVISION I CROSS COUNTRY
REGIONAL CHAMPIONSHIPS
40 men's teams
41 women's teams
480+ athletes

AWARDED 
RENDEZVOUS SOUTH
First destination to host in S.C.
50+ meeting/event planners
50+ southern destination teams