

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!

CONTACT

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CoStar  
POWER BROKER

[WWW.SPENCERHINES.COM](http://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**



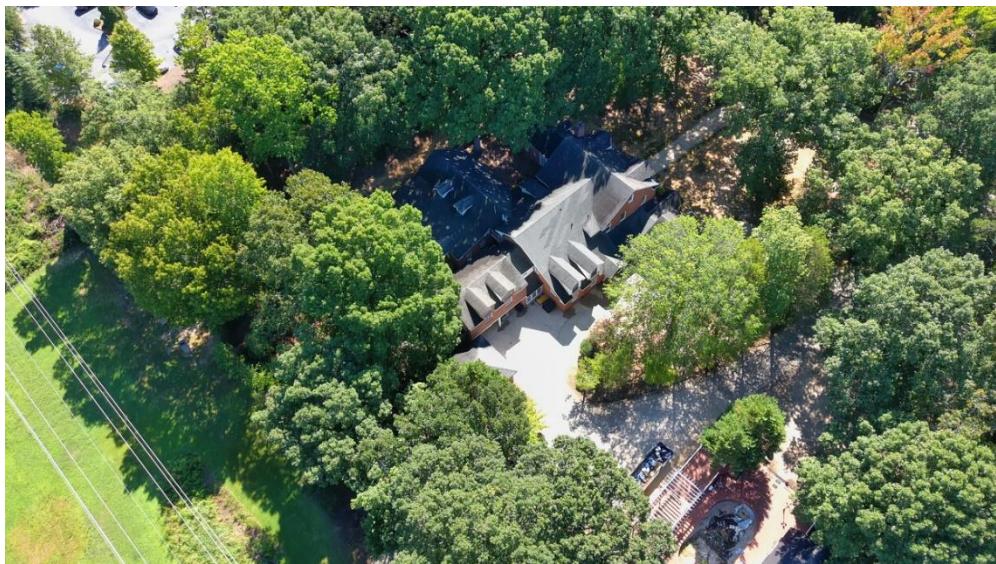
# SPENCER/HINES PROPERTIES

LAND

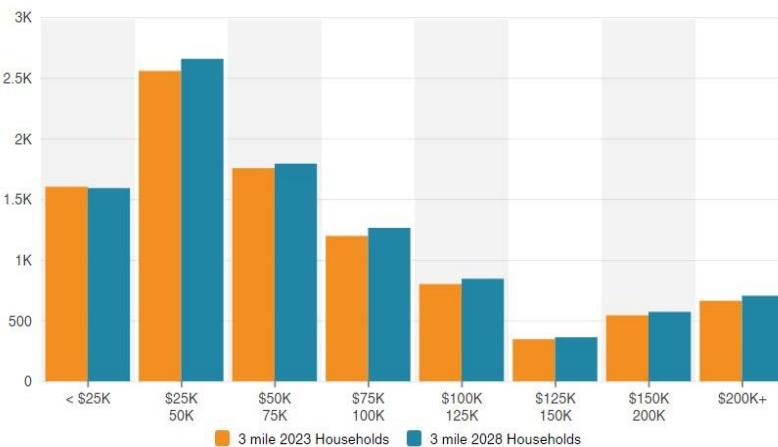
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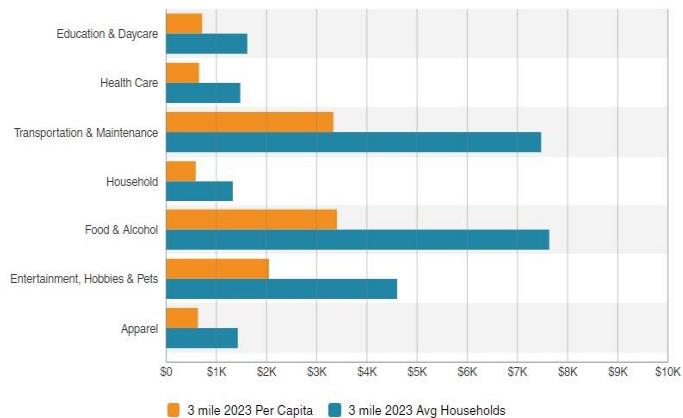
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Household Income



Per Capita & Avg Household Spending

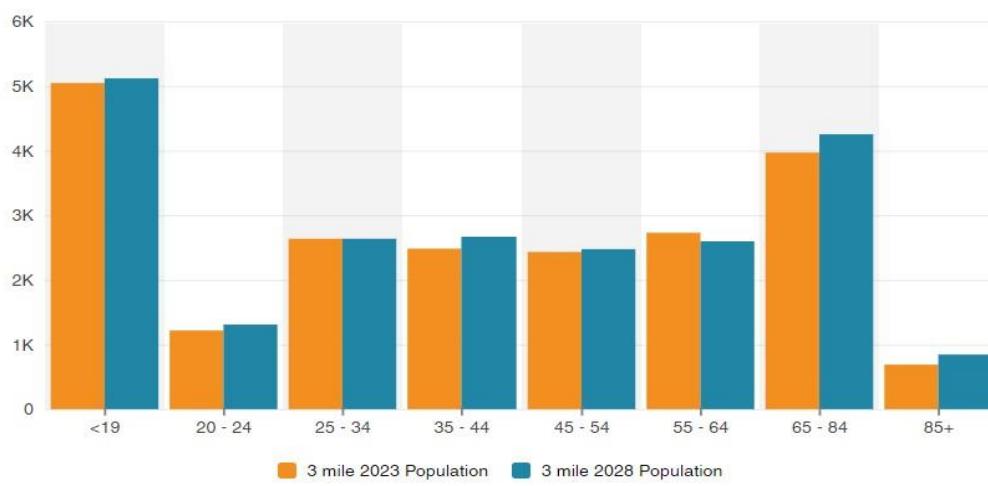


Income

Population

	1 mile	3 mile	5 mile		1 mile	3 mile	5 mile
Avg Household Income	\$78,289	\$81,286	\$68,421	2010 Population	3,008	21,504	56,427
Median Household Income	\$62,500	\$57,217	\$47,802	2023 Population	2,759	21,213	59,069
< \$25,000	217	1,603	6,257	2028 Population Projection	2,816	21,913	61,583
\$25,000 - 50,000	295	2,557	6,384	Annual Growth 2010-2023	-0.6%	-0.1%	0.4%
\$50,000 - 75,000	220	1,756	4,416	Annual Growth 2023-2028	0.4%	0.7%	0.9%
\$75,000 - 100,000	176	1,198	2,873	Median Age	46.7	41.7	38.9
\$100,000 - 125,000	160	801	1,622	Bachelor's Degree or Higher	47%	36%	28%
\$125,000 - 150,000	31	347	882		0	5	75
\$150,000 - 200,000	127	544	934				
\$200,000+	38	663	1,194	U.S. Armed Forces			

Population By Age



# 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.



[onespartanburginc.com](http://onespartanburginc.com)

**\$1.1 Billion\***   
CAPITAL INVESTMENT

55% NEW  
45% EXPANSION

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

**24\***   
PROJECTS

**1,146\***   
JOBS

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

**117**   
PROJECTS AND RFI

#### 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

*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

## 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