



**SALE PRICE: \$1,200,000**

**CONTACT** | Andy Hayes 864-706-0189  
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[WWW.SPENCERHINES.COM](http://WWW.SPENCERHINES.COM)

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS  
215 N. Pine Street, 1<sup>st</sup> floor, 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.

- 11+/- acres on W. Centennial Street
- Excellent redevelopment opportunity for multifamily, retail, or industrial.
- 900± ft. road frontage on W. Centennial Street
- 1200± ft. road frontage on Pierpont Avenue Ext.
- Ingress & egress from both roads
- Good topo
- All utilities to site
- Easy access to I-85 approx. 1.3 miles
- P/O Spartanburg County Tax Map # 7-07-12-101.00
- Survey, Phase 1 Environmental Site Assessment & Geotechnical Study on file and available upon request.



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

LAND

459 W. Centennial Street  
Spartanburg, SC



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459 W Centennial St, Spartanburg, SC 29303			
Building Type: <b>Land</b>	Total Available: <b>0 SF</b>		
Class: -	% Leased: <b>0%</b>		
RBA: -	Rent/SF/Yr: -		
Typical Floor: -			
			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	6,761	55,525	124,746
2024 Estimate	5,906	48,835	110,124
2020 Census	5,136	44,047	102,769
Growth 2024 - 2029	14.48%	13.70%	13.28%
Growth 2020 - 2024	14.99%	10.87%	7.16%
<b>2024 Population by Hispanic Origin</b>	690	7,044	12,140
<b>2024 Population</b>	5,906	48,835	110,124
White	2,063 34.93%	20,236 41.44%	55,234 50.16%
Black	2,773 46.95%	19,083 39.08%	35,634 32.36%
Am. Indian & Alaskan	48 0.81%	318 0.65%	652 0.59%
Asian	188 3.18%	1,172 2.40%	3,468 3.15%
Hawaiian & Pacific Island	0 0.00%	4 0.01%	12 0.01%
Other	835 14.14%	8,022 16.43%	15,125 13.73%
U.S. Armed Forces	0	13	23
<b>Households</b>			
2029 Projection	2,600	21,278	49,493
2024 Estimate	2,255	18,583	43,513
2020 Census	1,898	16,439	40,307
Growth 2024 - 2029	15.30%	14.50%	13.74%
Growth 2020 - 2024	18.81%	13.04%	7.95%
Owner Occupied	968 42.93%	7,708 41.48%	23,099 53.09%
Renter Occupied	1,287 57.07%	10,876 58.53%	20,414 46.91%
<b>2024 Households by HH Income</b>	2,254	18,583	43,513
Income: <\$25,000	933 41.39%	6,466 34.80%	11,269 25.90%
Income: \$25,000 - \$50,000	584 25.91%	4,926 26.51%	11,224 25.79%
Income: \$50,000 - \$75,000	360 15.97%	3,218 17.32%	7,916 18.19%
Income: \$75,000 - \$100,000	216 9.58%	1,834 9.87%	5,293 12.16%
Income: \$100,000 - \$125,000	107 4.75%	870 4.68%	2,686 6.17%
Income: \$125,000 - \$150,000	7 0.31%	308 1.66%	1,637 3.76%
Income: \$150,000 - \$200,000	31 1.38%	574 3.09%	1,823 4.19%
Income: \$200,000+	16 0.71%	387 2.08%	1,665 3.83%
<b>2024 Avg Household Income</b>	\$43,197	\$53,449	\$66,503
<b>2024 Med Household Income</b>	\$33,321	\$39,143	\$48,415



# SPENCER/HINES PROPERTIES

# 2025

# BY THE NUMBERS



onespartanburginc.com

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.

## \$745M\*

CAPITAL INVESTMENT

37%  
NEW  
63%  
EXPANSION

Equal to **\$2.04 million** every single day

## 13M SQ FT

SPEC SPACE  
planned or under  
construction



## 23\*

PROJECTS

## 1,220\*

JOBS

## 90

REQUESTS FOR  
INFORMATION

*What a great year for existing industry expansion across Spartanburg County. Companies we recruited have found success here, and that success has enabled many of them to reinvest in their facilities, their operations, and ultimately, in our people. It was also an exciting year for several sectors we are heavily courting, including life-sciences and biotechnology, and the soft mobility sector. All indicators are that we have another banner year ahead.*

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

### PROJECT BREAKDOWN BY INDUSTRY

49.0% Advanced  
Manufacturing

13.3% Advanced  
Materials

5.6% Automotive

5.6% Distribution &  
Logistics

6.7% Life Sciences

2.2% Commercial

4.4% Aerospace

10.0% Agribusiness

2.2% Multifamily

1.0% Unclassified/  
Unknown

### DOWNTOWN DEVELOPMENT

## 95.9%

OFFICE  
OCCUPANCY RATE

## 91.3%

RETAIL  
OCCUPANCY RATE

## 84.9%\*

MULTIFAMILY  
OCCUPANCY RATE

## 3,700+

HOUSING UNITS  
in the pipeline or under  
construction within 5 miles  
of Downtown Spartanburg

## 39,462

PEDESTRIANS  
on Main Street  
every week

\*Occupancy rate reflects several new multifamily projects entering market in 2025.



## \$611.3 MILLION IN DEVELOPMENT

Underway or in the pipeline  
in Downtown Spartanburg,  
including Fifth Third Park, home  
of the Hub City Spartanburgers,  
a Planetarium, and soon, a City-  
County Joint Municipal Complex



# SPENCER/HINES PROPERTIES

6

**LEGISLATIVE PRIORITIES**  
progressed during the 2024  
Legislative Session

4.7%

**UNEMPLOYMENT RATE**  
across Spartanburg County  
through November 2024

57.2%

**LABOR FORCE  
PARTICIPATION RATE**

\$32M

**DIRECT SPENDING**  
from sports events  
and meetings in 2024

85

**SPORTS EVENTS AND  
MEETINGS RECRUITED TO  
SPARTANBURG COUNTY**  
which included  
20 different sports

## POWER UP SPARTANBURG

Power Up Spartanburg, an Initiative of Spartanburg County and OneSpartanburg, Inc., is a movement to transform Spartanburg County into the #1 place in the U.S. to start, run, and grow a small or minority business.

\$136K

**AVERAGE REVENUE  
GROWTH**  
among self-reporting Power  
Up participants in 2024

180

**JOBS CREATED**  
among self-reporting  
Power Up participants in  
2024

12

**NEW CONTRACTS**  
secured by small businesses  
through Power Up: Securing  
Contracts, valued at a total  
of more than \$1 million.

HOSTED   
**RENDEZVOUS SOUTH**

First S.C. Destination to Host  
50+ meeting/event planners  
50+ southern destination teams

**NCAA DIVISION II MEN'S AND WOMEN'S  
CROSS-COUNTRY REGIONALS**

AWARDED

**2025 S.C. GOVERNOR'S CONFERENCE  
ON TRAVEL & TOURISM**

**2026 NCAA DIVISION I AND DIVISION II MEN'S  
AND WOMEN'S CROSS-COUNTRY REGIONALS**



# VISIONARY INVESTORS



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



## Spartanburg County

Formed in 1785, Spartanburg County and its county seat were named for the Spartan Regiment, a local militia unit that fought in the Revolutionary War. The county has grown from a frontier trading post and later a major textile center to an important, more diversified, manufacturing center. Spartanburg County also is an international business center with the highest per capita foreign investment and more than 110 international firms, including BMW Manufacturing Corporation. Spartanburg County offers businesses an excellent transportation system, including highways, rail and truck lines, Greenville-Spartanburg International Airport, and proximity to the Port of Charleston. Spartanburg's location at the crossroads of two major interstate highways, I-85 and I-26, put it at the top of the list for business and personal relocation.

