

2201 Boiling Springs Road
Boiling Springs, SC



GROUND LEASE:
\$140,000/yr.

CONTACT

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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.

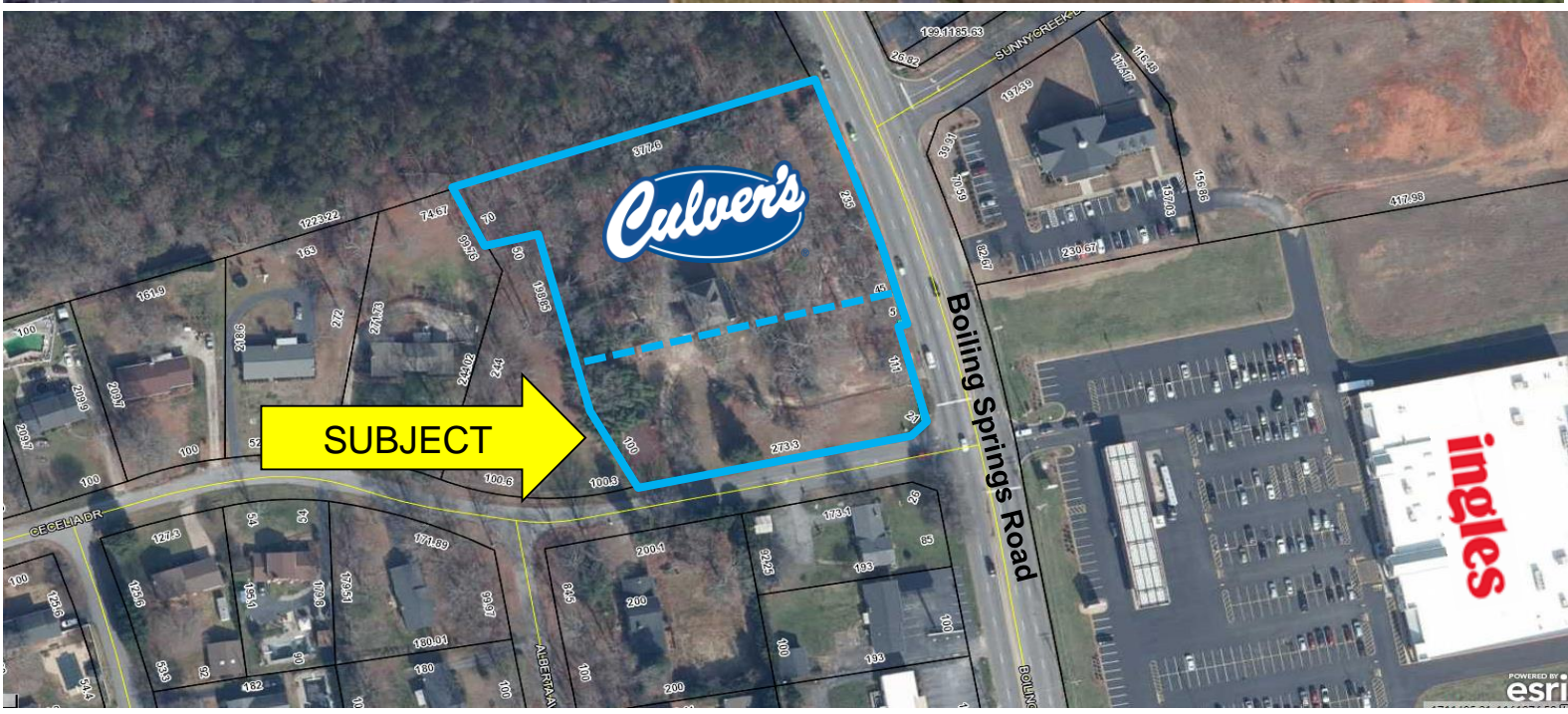
- 1.5± acre pad located on Boiling Springs Road and Cecilia Drive.
- Rough graded pad, storm water detention in place, all utilities to site, approved curb cuts, and access road to Cecelia Drive in place.
- Corner parcel at traffic signal – only corner available for 5 mile stretch from I-85.
- Prime retail location and short distance to new Super Target project and across the street from Ingles.
- Substantial new residential construction in Boiling Springs market.
- Spartanburg County Tax Map # 2-51-07-044.00
- High visibility with almost 30,000 vehicles per day
- Less than 1 mile to I-85

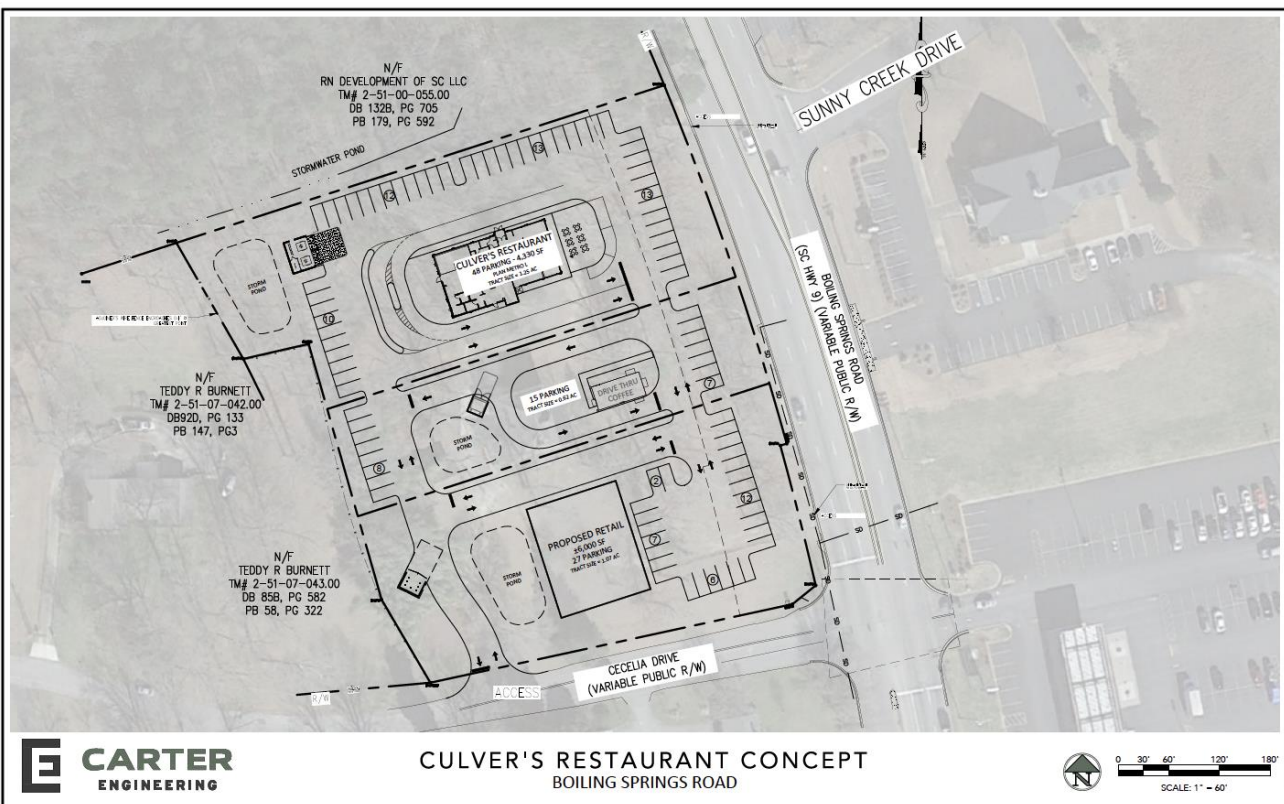
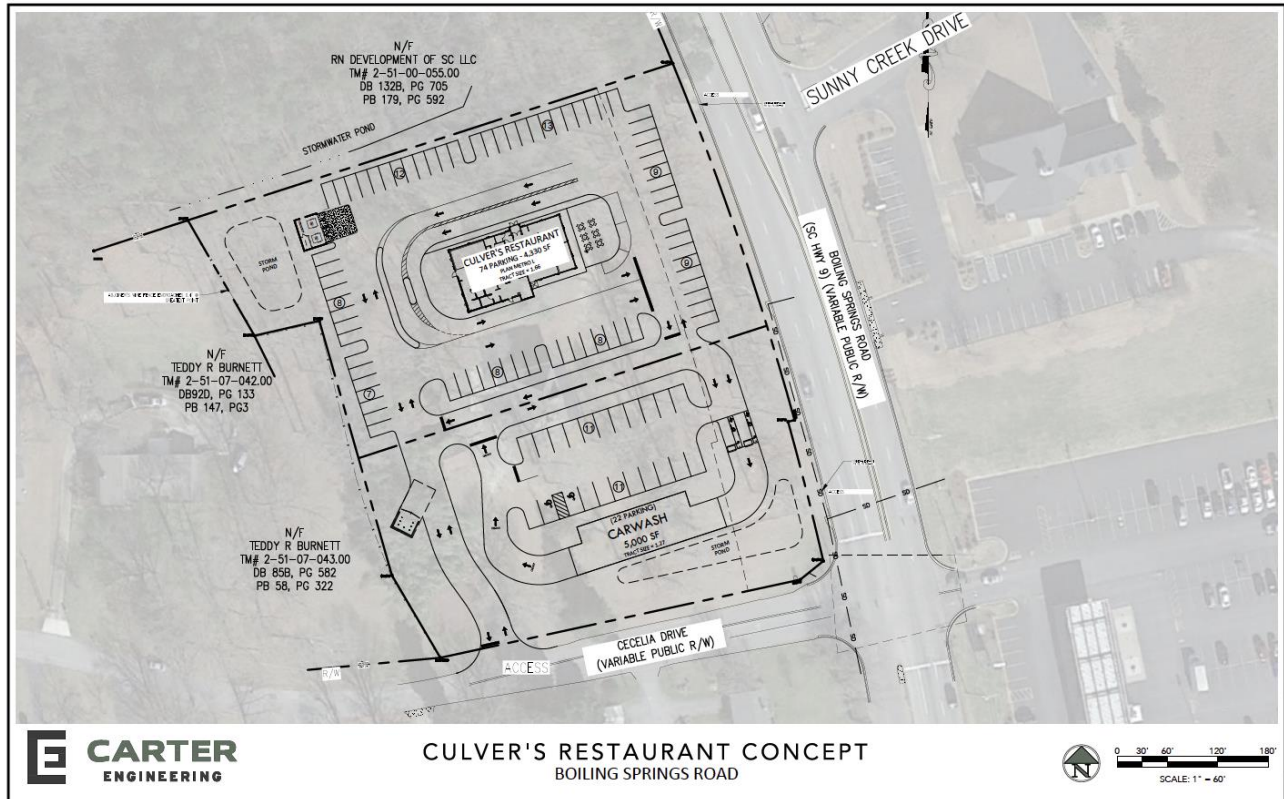


SPENCER/HINES
P R O P E R T I E S

LAND

2201 Boiling Springs Road
Boiling Springs, SC







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*
JOBS



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



VISIONARY INVESTORS