



Sale Price:
\$1,420,000

CONTACT

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CoStar
POWERBROKER

WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
215 N. Pine Street, 1st 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.

- 9± acres on Moore-Duncan Highway
- 603'± road frontage
- Located just down from Highway 14 & Moore-Duncan Highway intersection.
- Approximately 1 mile to intersection of Reidville Road and Highway 290. Highway 290 being a busy corridor of retail, restaurants and shopping.
- Considerable residential backup - surrounded by existing and planned developments
- Spartanburg County Tax Map # 5-32-00-023.06, 5-32-00-023.03, 5-32-00-023.04
- Approximately 14,000 cars per day.
- Suitable for industrial, multi-family, retail or office

3662-3672 Moore-Duncan Highway
Moore, SC



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2025 BY THE NUMBERS



onespartanburginc.com

\$745M*
CAPITAL INVESTMENT

37%
NEW
63%
EXPANSION

23*
PROJECTS

1,220*
JOBS

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.

13M SQ FT
SPEC SPACE
planned or under construction

PROJECT BREAKDOWN BY INDUSTRY

| | | | |
|------------------------|--|--------------------------|--|
| 49.0% | | 13.3% | |
| Advanced Manufacturing | | Advanced Materials | |
| 5.6% | | 5.6% | |
| Automotive | | Distribution & Logistics | |
| 6.7% | | 2.2% | |
| Life Sciences | | Commercial | |
| 4.4% | | 10.0% | |
| Aerospace | | Agribusiness | |
| 2.2% | | 1.0% | |
| Multifamily | | 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



\$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

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