



AVAILABLE FOR LEASE

1447 & 1449 Asheville Hwy. Spartanburg, SC

CONCEPTUAL RENDERING



PRE-LEASING

**COMING FIRST
QUARTER 2026**



CONCEPTUAL RENDERING

- **Retail or Office Pre-Leasing**
- **Suites Delivered in Shell Condition**
- **+/- 2,200 sf – +/-25,000 SF**
- **Plenty of Parking**
- **Close Proximity to Interstate 85, Major Retailers, and Downtown Spartanburg**

LEASE RATE: \$14 - 17/ SF (NNN)



For Details Call:

Craig Jacobs

380 S. Pine Street

Spartanburg, SC 29302

Office: 864.583.1001 Fax: 864.585.6188

Cell: 864.266.1561

Email - cjacobs@spencerhines.com

Visit our website at www.spencerhines.com for additional properties.

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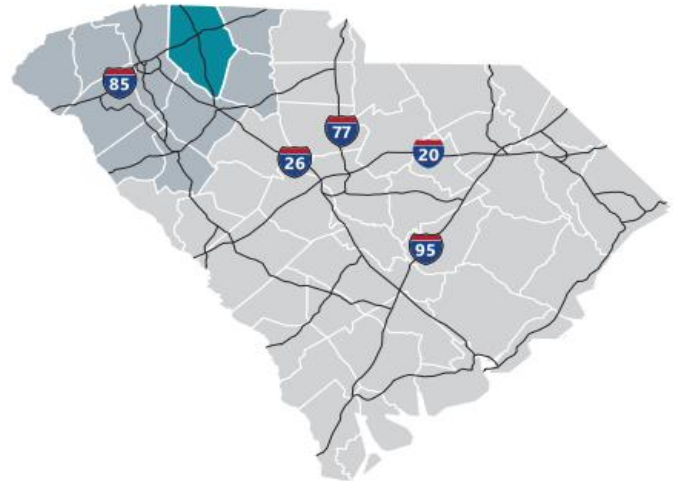
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Start. Locate.
Expand.

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.



Total Population

	2010	2020	2025	Growth Rate ¹
Spartanburg County	284,307	332,410	356,350	1.40%
Upstate SC	1,362,073	1,534,241	1,622,166	1.12%
South Carolina	4,625,364	5,282,232	5,629,430	1.28%

¹ Projected Annual Growth Rate 2020-2025