

±1.02 ACRES

NAI Earle Furman



FOR SALE or GROUND LEASE

179 NORTH CHURCH STREET

Spartanburg, South Carolina



Location Highlights:

- Corner parcel at a signalized intersection with outstanding visibility
- Steps from downtown dining, arts, and entertainment
- Surrounded by \$600+ million in new development within one mile
- 1 block from Spartanburg County Courthouse
- Across from new hotel development and the restored Montgomery Building
- ½ block from George Dean Johnson Jr. College of Business
- 1 block from Chapman Cultural Center
- 3 parking garages within 1 block
- Only 0.1 mile (3-minute walk) to Morgan Square

PRIME DOWNTOWN SPARTANBURG DEVELOPMENT OPPORTUNITY

±1.02 Acre Parcel on Signalized Corner

This ±1-acre undeveloped corner parcel presents a rare opportunity for developers and investors to secure a highly visible, strategically located site in the heart of Downtown Spartanburg's rapidly expanding urban core. Situated at the signalized intersection of Church Street and St. John Street, the property offers unmatched accessibility, visibility, and connectivity to Spartanburg's thriving downtown scene.

Surrounded by over \$600 million in new development within a one-mile radius, this site sits at the center of transformative growth—steps away from civic, cultural, educational, and hospitality anchors. Its location provides seamless access to downtown amenities, dining, entertainment, and business destinations, making it ideal for mixed-use, hospitality, multifamily, or office development.

	1 Mile	5 Miles	10 Miles
2024 Population	7,863	106,689	214,839
2029 Projected Population	8,956	120,995	243,526
2024 Households	2,677	42,593	83,902
2029 Projected Households	3,121	48,507	95,406
Average Household Income	\$54,685	\$65,723	\$76,031

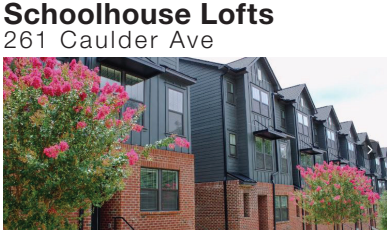
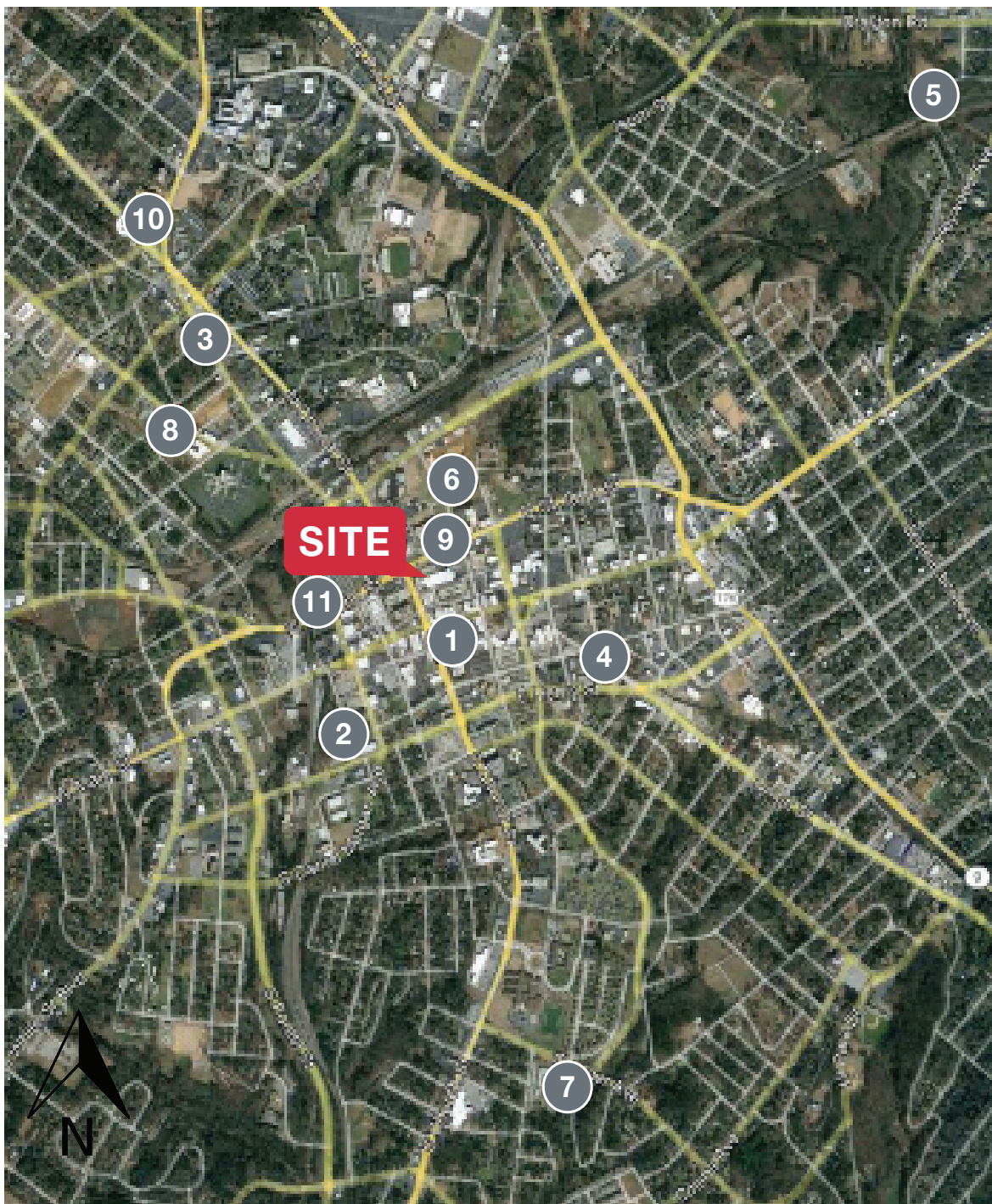
±19,800 VPD on Saint John Street

±18,100 VPD on Church Street

LOCATION MAP



NEW DEVELOPMENTS - SPARTANBURG, SC



NEW DEVELOPMENTS - SPARTANBURG, SC

1



Project Cost: \$75 Million
Status: In Design
Completion Date: Est. 2026

East Main Street Project | 127 E Main St

160 new apartments, 200 parking spaces, and retail spaces stretching from 127 East Main St. to 163 East Main Street. The project features 20,000 square feet of retail space on the ground level, with 11 floors in total.

2



Project Cost: \$250 Million
Status: Completed
Completion Date: 2025

Spartanburgers Stadium | S Daniel Morgan Ave

With 3,500 fixed seats and a 5,000+ SF Club Room, the new stadium also serves as a year-round venue for public and private events. In addition to the stadium, the 16-acre mixed-use site in downtown Spartanburg includes, office space, and entertainment options as part of a more than \$250 million development project. The team began playing in Spartanburg for the 2025 Minor League Baseball season.

3



Project Cost: \$4 Million
Status: Completed
Completion Date: 2023

The Hub | 578 N Church St

Wofford University bookstore and Moe's Original Barbecue will become the core tenants of a new 16,700 SF building at 578 N. Church St. expected to be complete this summer. The project is new construction on the site of the former Sunshine Inn across the street from Wofford and involves four+ retail spaces and a large outdoor gathering space.

4



Project Cost: \$21 Million
Status: Completed
Completion Date: 2022

The Fitzgerald | 327 E Kennedy St

The Fitzgerald is a \$21 million, 132-unit apartment building with 10% of the one-bedroom units designated as workforce housing. The one and two-bedroom apartments range from about 580 SF to about 1,100 SF and the building will features traditional amenities like a pool, lounge and exercise facilities.

5



Project Cost: \$49 Million
Status: Completed
Completion Date: 2023

The Lively at Drayton Mill | 250 Milliken St

The first units of a new \$49 million, 297-unit apartment complex known as The Lively at Drayton Mills are expected to be complete by the end of 2022. The new construction high-end residential development will offer a variety of floor plans for one through three- bedroom units, and 10% of the units will be affordable housing units. The project consists of four 4-story buildings and will include a number of amenities including a fourth-floor residential lounge.

6



Project Cost: \$30 Million
Status: Completed
Completion Date: 2022

Charles on Liberty St | 201 N Liberty St

The Charles is a residential community featuring studio, one, two and three bedroom apartments within walking and biking distance to shopping, dining, and entertainment. The spacious 208 Units feature stylish appointments, premium materials, and designer finishes.

NEW DEVELOPMENTS - SPARTANBURG, SC

7

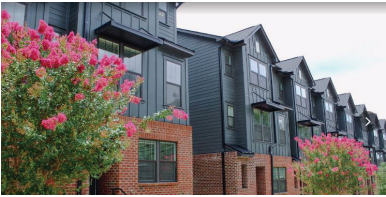


Project Cost: \$11 Million
Status: Completed
Completion Date: 2023

Schoolhouse Lofts | 261 Caulder Ave

The \$11 million Schoolhouse Lofts, redevelopment the former Mary H. Wright school, will include 53 apartments, 11 of which will be designated as workforce housing units slated for households at no more than 80% of area median income, and is expected to be complete this summer. The project will include a dog park, fitness center, pool and grilling facilities.

8



Project Cost: \$10 Million
Status: Completed
Completion Date: 2022

Northside Townhomes | 515 Howard St

Northside Townhomes will bring 47 units to market on Howard Street. The \$10 million project involves nearly 50 three-bedroom, 3.5-bath townhomes with 25% dedicated to affordable workforce housing. The high-quality, mixed income project is near the heart of downtown Spartanburg and across the street from the Hub City Farmers Market.

9



Project Cost: \$20 Million
Status: Under Construction
Completion Date: Est. Q1 2026

Fairfield Inn & Suites | E St John St

The 136-room Fairfield Inn and Suites hotel is being constructed on St. John Street between the Montgomery Building and the University of South Carolina Upstate's George Dean Johnson Jr. College of Business and Economics.

10



Project Cost: \$25 Million
Status: Complete
Completion Date: 2022

Bon Haven | 728 N Church St

Bon Haven apartments has 1-, 2-, and 3-bedroom floor plans, which feature an abundance of luxury amenities and community common spaces, are designed for residents that relish a relaxed lifestyle. Amenities include a saltwater resort-style

11



Project Cost: \$120 Million
Status: Complete
Completion Date: 2024

Spartanburg County Courthouse | 180 Magnolia St

Construction has been completed on the parking garage for the courthouse as well as the central energy plant that will provide energy for the judicial center. Construction began in July 2021, and the ±180,000 SF joint municipal building took about three years to complete.

ABOUT SPARTANBURG, SC



onespartanburginc.com

2025 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.

\$745M*
CAPITAL INVESTMENT

37%
NEW
63%
EXPANSION

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

23*
PROJECTS

1,220*
JOBS

90
REQUESTS FOR
INFORMATION

13M SQ FT
SPEC SPACE
planned or under
construction

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



ABOUT SPARTANBURG, SC

UPSTATE INTERNATIONAL COMPANIES by country

142		GERMANY	37		FRANCE
64		JAPAN	26		SWITZERLAND
54		CANADA	24		NETHERLANDS
54		UK	23		CHINA
			23		ITALY
			20		SWEDEN
			15		IRELAND
			13		BELGIUM



SC #1

for FDI jobs
9.5% employed by
internationally owned
companies

SC EXPORTS by the numbers

#1

exporter
of tires

#2

exporter of
passenger vehicles

83%

of SC exporters are small to
medium size enterprises

2023 SC exports
totalled more than

\$37B

GLOBAL CONNECTIONS

As home to **more than 575 international companies** representing **35 countries**, welcoming businesses and individuals from all geographies is an Upstate business imperative. And we've perfected it over decades.

Whether navigating complex issues of immigration, human resources or raising capital, the Upstate's collaborative business network is ready to respond to all time zones. **The proof is in our FDI and export volumes.**

WORLDS AFFAIR COUNCIL UPSTATE

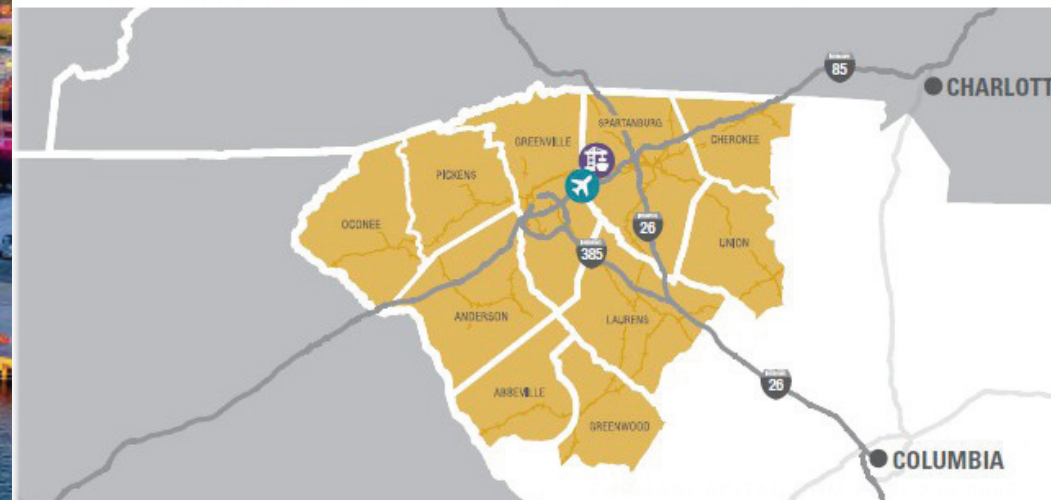
Yearning for home? Learn about the latest European Union business regulations, celebrate the Shinnenkai New Year's celebration or say "Prost!" at Oktoberfest with our region's **49 international organizations.**

From business-centered organizations like the **World Affairs Council Upstate** and **European American Chamber of Commerce-Carolinas**, to social groups through **Upstate International**, to supplementary international schools, expats find hints of homeland across the Upstate.



A REGION with global reach

Upstate South Carolina's central location within the booming Southeastern United States provides access to major markets, raw materials and growing industries. **Companies here have access to the most efficient port on the East Coast as well as interstate and rail connecting to more than 102 million consumers within 500 miles.** One thing is for sure: business never stops moving here.



130

international companies
announced investments
in the Upstate since 2011

ABOUT SPARTANBURG, SC

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**

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

16 

CONTRACTS SECURED
in 2024, worth a total value
of \$1,277,200.

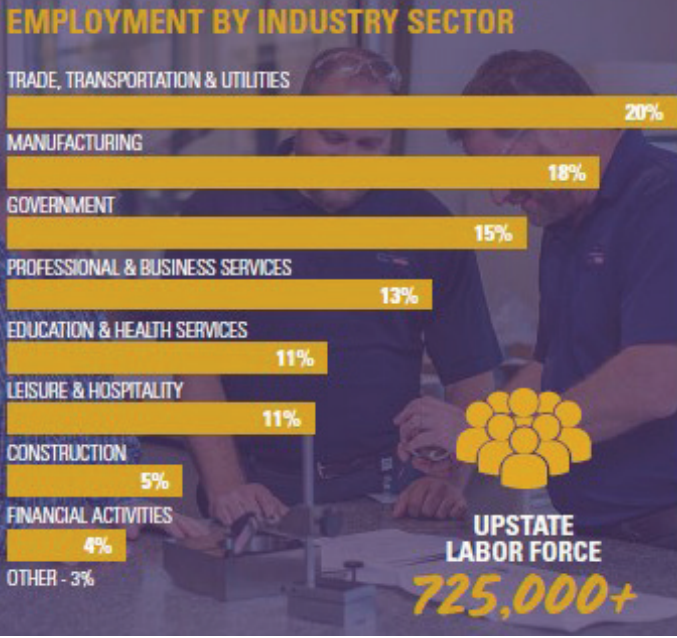
180 

JOB'S CREATED
among self-reporting
Power Up participants in
2024



UpstateSCAlliance
upstateSCAlliance.com
864.283.2300

We take pride in the bright minds driving today's business success, and the talent pipeline preparing for tomorrow's opportunities. From industry-informed STEAM programs starting in early childhood to 245+ students pursuing graduate degrees in automotive engineering, education reigns supreme in the Upstate. And it doesn't end at graduation: with apprenticeship programs, technical training assistance, and customized onboarding programs, Upstate resources are at the ready for workforce development.



Converse College


A PLACE TO LAUNCH

The Upstate understands that global business investment is changing. Looking for a turnkey space to launch your US sales office? Maybe you want a small production or distribution space as you scale up operations?

For international companies seeking to launch in new markets, the Upstate offers a sweet spot where foreign-direct investment expertise and an entrepreneurial ecosystem intersect, with partners here to help.

More than 125 entrepreneurial resources span the Upstate, ready to serve companies of all sizes. Business incubators to help you scale ideas from start-up. Capital and equity partners poised to help you grow. Business counseling, grant support, angel networks, short-term warehouse space. See why we outpace the nation in FDI and punch above our weight class in new business activity.

26+
colleges
& universities



23,500+
graduating into
the workforce each year

\$32M 

DIRECT SPENDING
from sports events
and meetings in 2024

85 

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

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**

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