

120 Dillon Drive
Spartanburg, SC



Photo by Earle Architects

Located in Spartanburg, South Carolina, this 17,693 sq. ft. medical facility was built in 2006 for Cancer Centers of America and later renovated in 2010. It was most recently occupied by GHS Cancer Institute and is located just outside the Spartanburg Medical Center – Mary Black Campus. Spartanburg Medical Center - Mary Black Campus includes a 207 bed facility and has provided healthcare to the Upstate for over 90 years. It features surgical suites, nationally credentialed (CARF) inpatient rehabilitation, a 24-bed emergency department, intensive care unit, geriatric psychiatric services, a joint care program, cardiology services and a sleep center. Outpatient services include imaging, endoscopy, wound care, rehabilitation and a women's breast health center.

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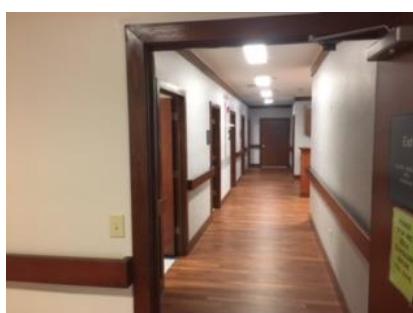
COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

380 S. Pine Street, Spartanburg, SC - 864.583.1001

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120 Dillon Drive
Spartanburg, SC



PROPERTY FEATURES

- Situated on 3.41± acres
- Parking for 126 vehicles
- Currently configured as 6848± SF of medical oncology, 5633± SF of radiation oncology, and 5200±SF of common area.
- Building has 14 exam rooms, multiple nurse stations, lab, conference room, waiting room, breakroom, and private offices.
- Lead lined walls for Linear Accelerator room and CT Scan area still in place.
- Substantial medical offices surround the property
- Spartanburg County Tax Map # 7-09-00-037.00

LEASE RATE:
\$22 Sq. Ft. Net, Net

SALE PRICE:
\$4,688,645

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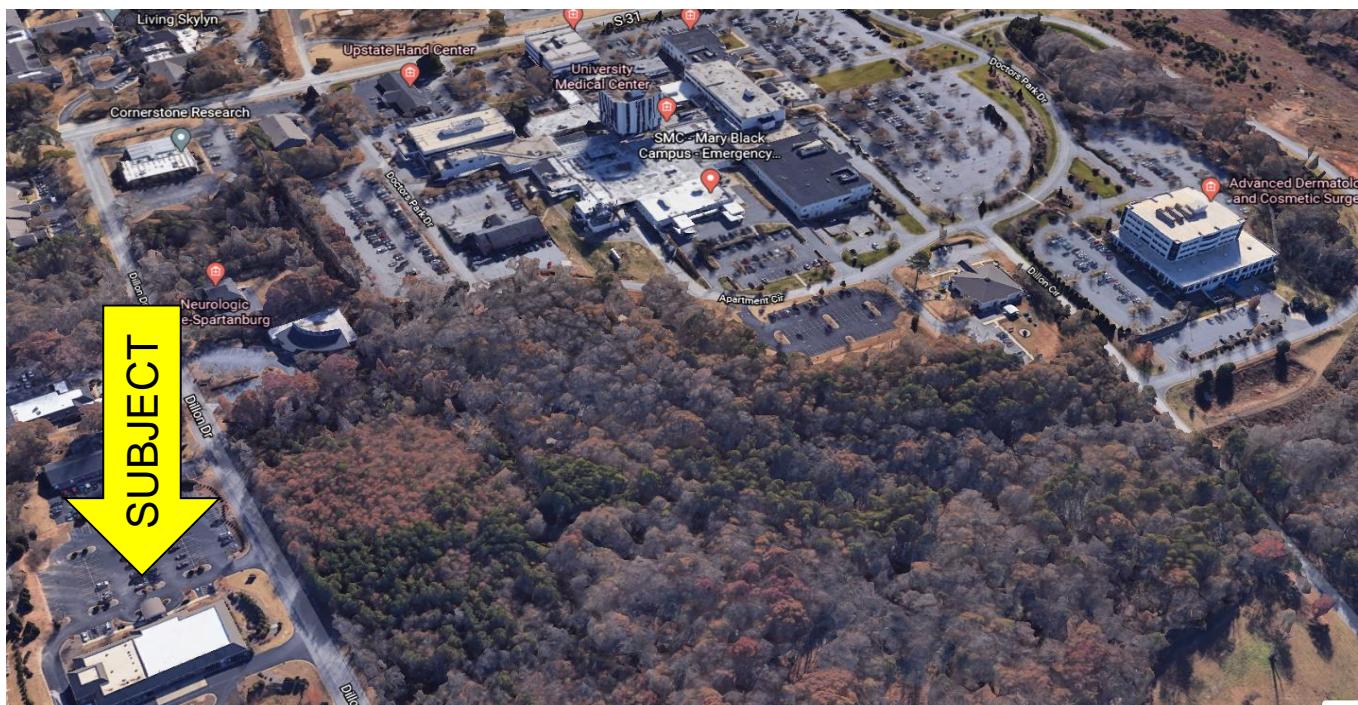
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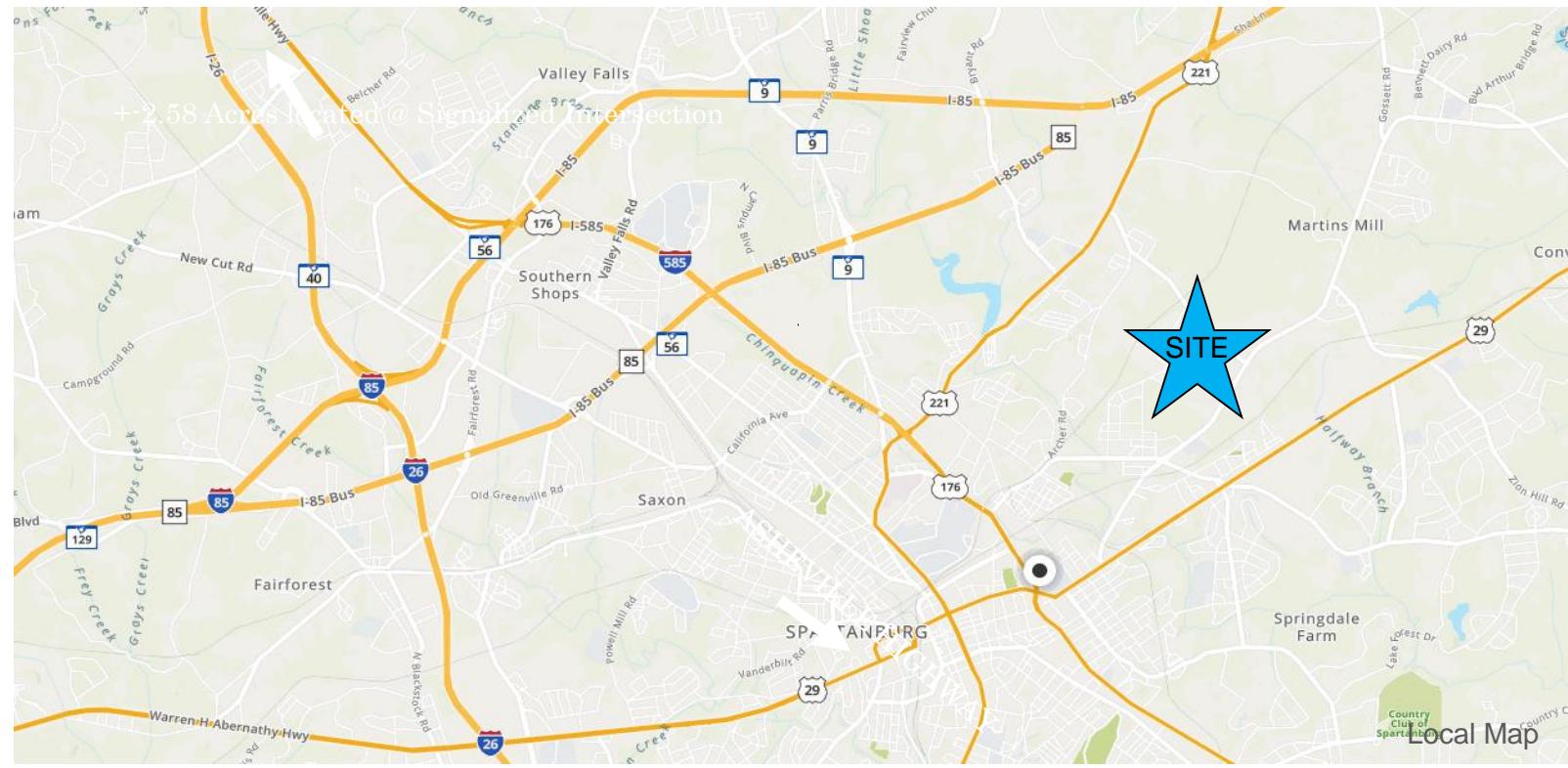




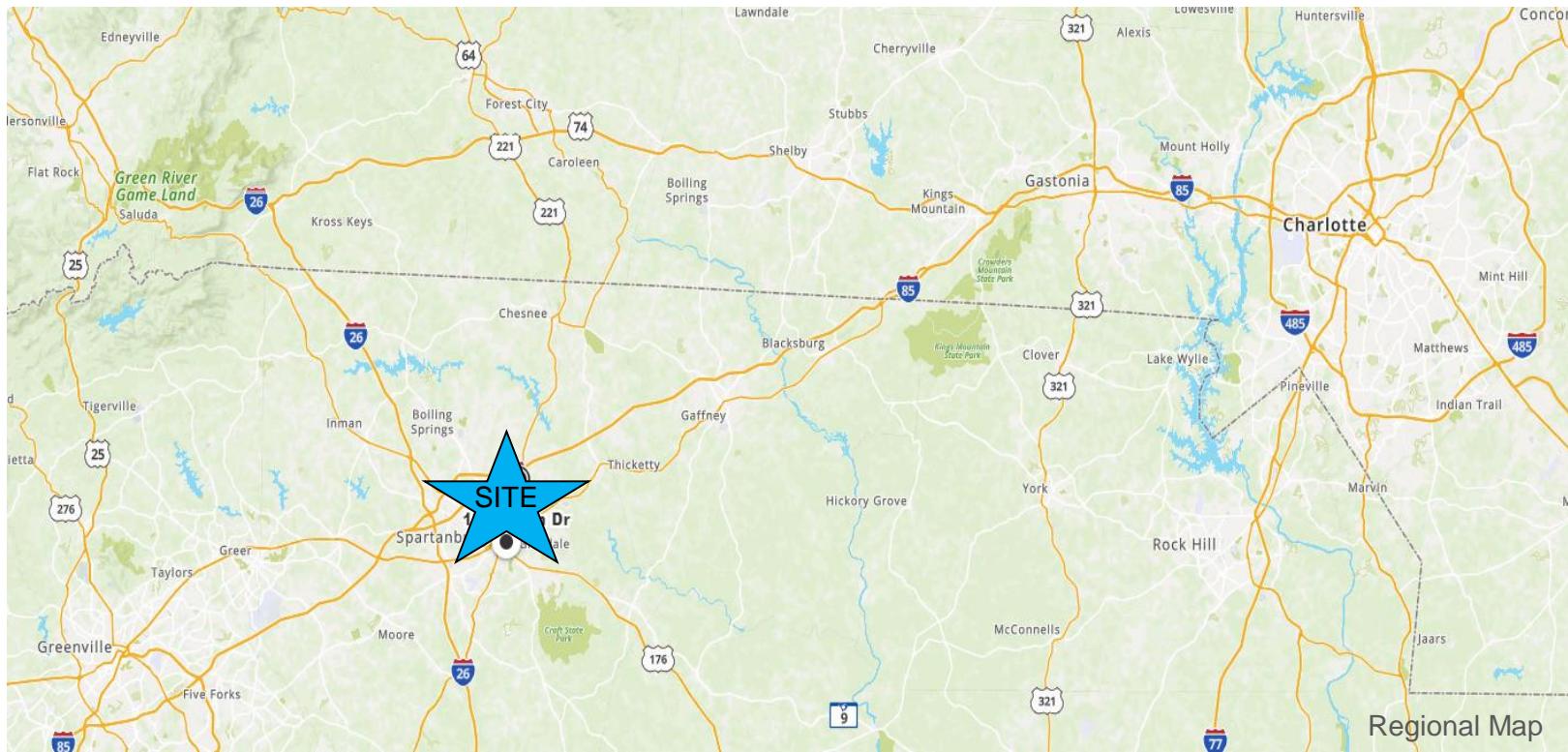
SPENCER/HINES PROPERTIES

MEDICAL OFFICE

120 Dillon Drive
Spartanburg, SC



Spartanburg is located in the foothills of the beautiful Blue Ridge Mountains and is uniquely situated at the crossroads of two major interstates, I-85 and I-26. It is positioned well to attract nationally recognized headquarters of companies such as Milliken & Co., Sealed Air Corporation, Alcoa Fujikura, and Denny's. Clearly, business flourishes in this area as a result of the I-85 corridor, proximity to deep water sea ports, pro-business climate, cultural amenities and unparalleled quality of life.

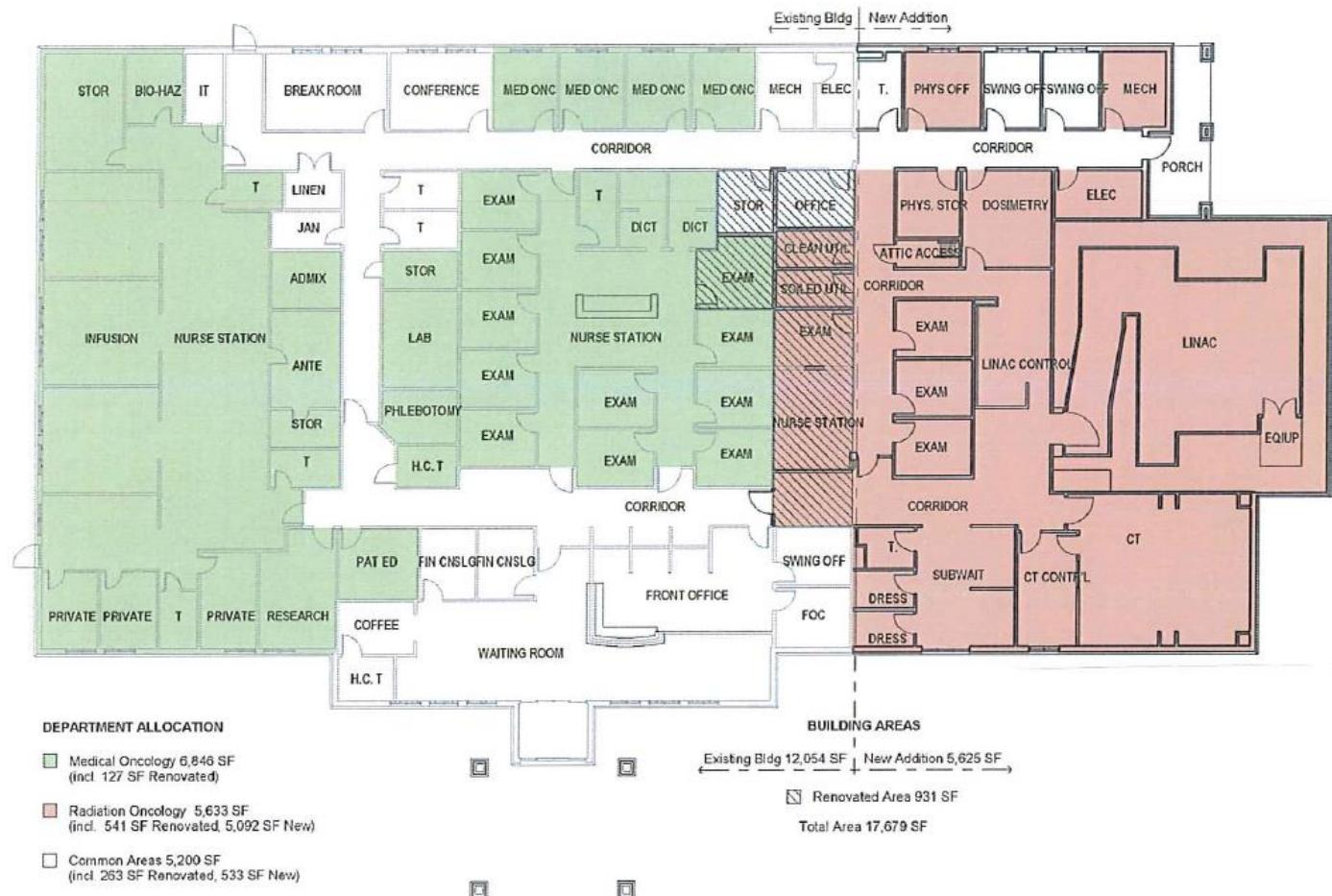




SPENCER/HINES PROPERTIES

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2020 BY THE NUMBERS

Year to date as of January 8, 2021



ONESPARTANBURG INC.

onespartanburginc.com

ECONOMY

CAPITAL INVESTMENT

\$433,607,625*

43% New
\$186,509,573

57% Expansion
\$247,098,052

 **25**
Projects

 **446***
New Jobs

* As a matter of policy, OneSpartanburg, Inc. only reports investment and job totals from projects in which OneSpartanburg, Inc. and our economic development partners facilitated. OneSpartanburg, Inc. does not report investment or job totals from projects in which we were not engaged.

ECONOMIC PIPELINE ACTIVITY

135 

PROJECTS AND RFI

36% 

Advanced Manufacturing

6% 

Advanced Materials

1% 

Aerospace

7% 

Agribusiness

7% 

Automotive

2% 

Commercial

15% 

Distribution & Logistics

4% 

Life Sciences

10% 

Multifamily

5% 

Office/Shared Services

7% 

Unclassified/Unknown

10 

COUNTRIES REPRESENTED

 Canada

 China

 France

 Germany

 India

 Italy

 Netherlands

 South Korea

 Switzerland

 Taiwan

95.1%

OFFICE OCCUPANCY RATE

93.7%

RETAIL OCCUPANCY RATE

91%

MULTIFAMILY OCCUPANCY RATE

URBAN DEVELOPMENT

Spartanburg Central Business District

79,200~

Number of visits to Morgan Square

Placer Labs Inc.



2,000+

Multifamily housing units under construction or in the pipeline

BUSINESS

 **4.92%** 
INCREASE IN
CAPITAL PENNY
SALES TAX
COLLECTION
compared to 2019

 **12.0%** 
INCREASE IN
GSP AIR CARGO
compared to 2019

 **2.1%** 
INCREASE IN
UNEMPLOYMENT
compared to 2019

TOURISM

 **4.0%** 
INCREASE IN
HOTEL ROOM
SUPPLY
compared to 2019

 **25.9%** 
DECREASE IN
HOTEL ROOM
DEMAND
compared to 2019

 **28.7%** 
DECREASE IN
OCCUPANCY
compared to 2019

 **37.4%** 
DECREASE IN
REVENUE PER
AVAILABLE ROOM
compared to 2019

SMALL BUSINESS FUND

\$734,628 
SMALL BUSINESS
FUND CONTRIBUTIONS

29 
LOANS UNDERWAY
APPROVED OR CLOSED

137 
APPLICATIONS

Minority



Women



\$72,331 
AWARDED

Minority



Women



SPORTS

2ND 
YEAR HOSTING USA
SOFTBALL JUNIOR
OLYMPIC CUP

4 
NCAA BID
AWARDS

\$1,119,728
Economic
Output / Impact

6,558~
Room
Nights

MEETING

HOSTED 
SC RECREATION &
PARKS ASSOCIATION'S
75TH ANNUAL
CONFERENCE —
the first state
association in-person
conference since
COVID-19

AWARDED 
SOUTHEAST TOURISM
SOCIETY CONNECTIONS
CONFERENCE —
the largest meeting
booked since COVID-19

14
Regions
Represented

300~
Room
Nights

MARKETING

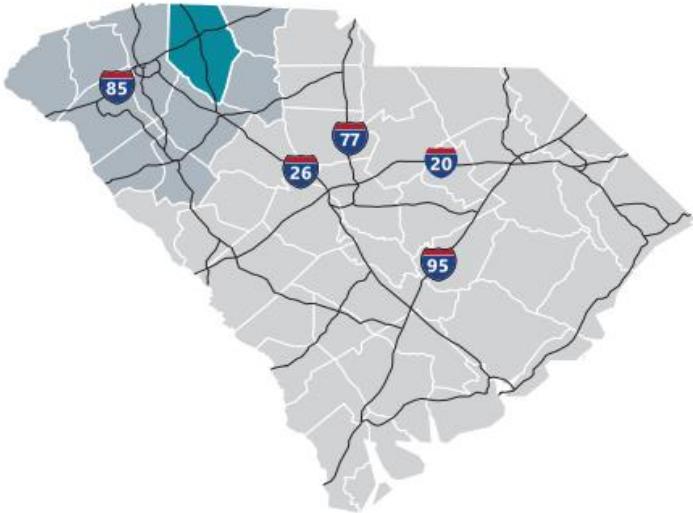
9
PROPERTIES
PARTICIPATING
IN THE
DESTINATION
MARKETING
FUND

15
MILLION
AD
IMPRESSIONS
SERVED



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%

¹Projected Annual Growth Rate 2020-2025

Population by Age

	2010	2020	2025
Under 5	6.7%	6.0%	5.9%
5 to 9	6.7%	6.3%	6.1%
10 to 14	6.8%	6.4%	6.5%
15 to 24	14.0%	12.4%	12.1%
25 to 34	11.9%	13.3%	12.1%
35 to 44	13.7%	12.1%	12.9%
45 to 54	14.4%	13.0%	12.0%
55 to 64	12.4%	13.3%	13.0%
65+	13.5%	17.2%	19.4%
Median Age	37.9	39.5	40.5

38.4% of the 2020 population is prime working age

Households & Families

	2010	2020	2025
Total Households	109,246	127,546	136,763
Total Families	75,404	86,484	92,233
Average HH Size	2.53	2.54	2.55
Renter Occupied*	26.9%	27.8%	28.0%
Owner Occupied*	62.2%	62.8%	63.0%

*Housing tenure data is a percentage of total occupied housing units

Median Household Income

	2020	2025
Spartanburg County	\$54,724	\$58,037
South Carolina	\$53,366	\$56,881
United States	\$62,203	\$67,325

Population by Race & Ethnicity

	2010	2020	2025
White	72.3%	71.5%	70.7%
Black	20.6%	19.7%	19.2%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	2.0%	2.5%	2.7%
Hawaiian/ Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	3.1%	3.7%	4.3%
Two or More Races	1.7%	2.3%	2.7%
Hispanic Origin (Any Race)	5.9%	7.2%	8.3%

Per Capita Income

	2020	2025
Spartanburg County	\$27,923	\$30,791
South Carolina	\$29,227	\$32,506
United States	\$34,136	\$37,691

2020 Highest Education Attainment, Age 25+

High School Diploma or Higher



Bachelor's Degree or Higher



Graduate/ Professional Degree 9.2%

Bachelor's Degree 16.1%

Associate's Degree 11.8%

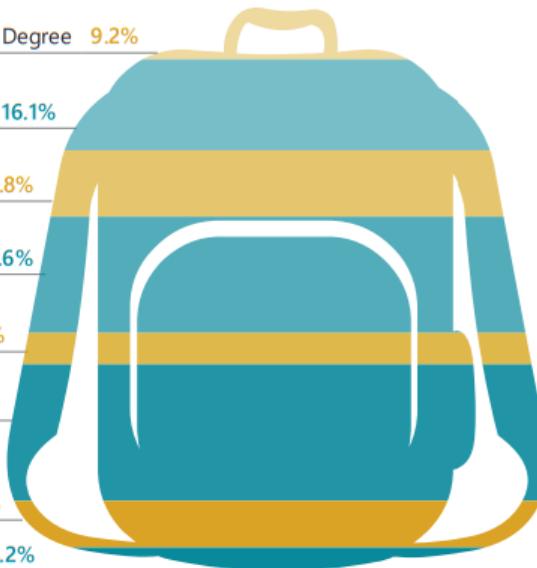
Some College, No Degree 20.6%

GED/ Alternative Credential 5.7%

High School Graduate 24.3%

9th to 12th Grade, No Diploma 8.3%

Less than 9th Grade 4.2%





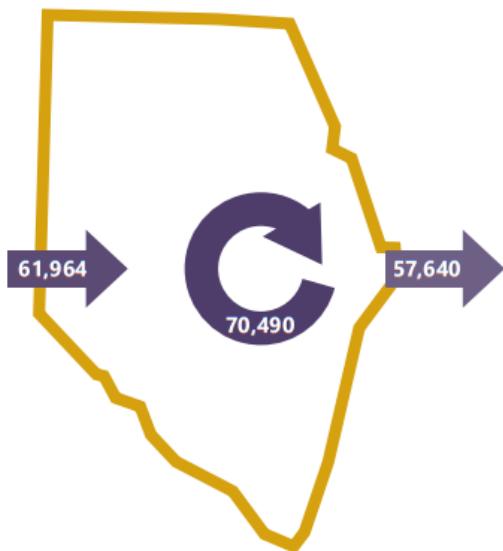
2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	42.7%
10-24 miles	32.5%
25-50 miles	8.7%
50 miles or more	16.1%

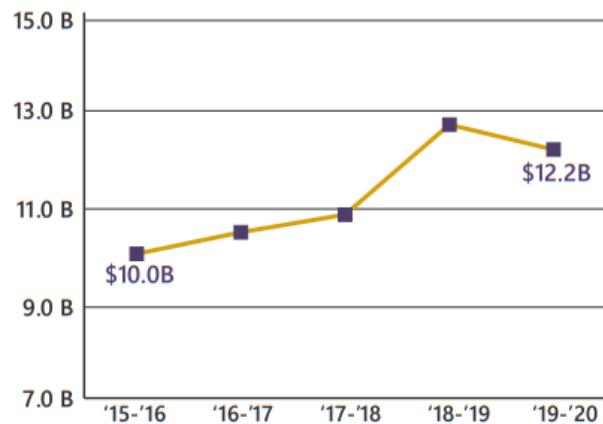
75.2% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in Spartanburg County	70,490
Commute into Spartanburg County	61,964
Commute Out of Spartanburg County	57,640

Gross Retail Sales by Fiscal Year



Where Do Spartanburg County Workers Live?

Spartanburg County	53.2%
Greenville County	16.7%
Cherokee County	4.2%
Anderson County	2.8%
Laurens County	1.9%
Union County	1.9%
Richland County	1.7%
Pickens County	1.5%
York County	1.1%
Lexington County	1.1%

2020 Employment by Industry

Agriculture/Mining	0.3%	454
Construction	6.0%	8,489
Manufacturing	21.8%	30,883
Wholesale Trade	2.8%	3,905
Retail Trade	10.9%	15,395
Transportation/Utilities	5.3%	7,480
Information	1.6%	2,271
Finance/Insurance/Real Estate	5.0%	7,039
Services	43.8%	62,101
Public Administration	2.7%	3,836
Total	100%	141,853

2020 Civilian Population in Labor Force (16+)

Labor Force	90.2%
Unemployed	9.8%

2020 Business Establishments by Industry





Demographic and Income Profile

120 Dillon Dr, Spartanburg, South Carolina, 29307
Ring: 3 mile radius

Prepared by Esri
Latitude: 34.98207
Longitude: -81.89627

Summary	Census 2010	2020	2025
Population	26,622	29,819	31,636
Households	11,188	12,597	13,435
Families	6,425	7,038	7,442
Average Household Size	2.18	2.19	2.19
Owner Occupied Housing Units	6,592	7,174	7,521
Renter Occupied Housing Units	4,596	5,423	5,913
Median Age	40.1	41.3	42.0
Trends: 2020-2025 Annual Rate	Area	State	National
Population	1.19%	1.28%	0.72%
Households	1.30%	1.30%	0.72%
Families	1.12%	1.19%	0.64%
Owner HHs	0.95%	1.26%	0.72%
Median Household Income	0.69%	1.28%	1.60%
	2020	2025	
Households by Income	Number	Percent	Number
<\$15,000	1,466	11.6%	1,466
\$15,000 - \$24,999	1,391	11.0%	1,402
\$25,000 - \$34,999	1,261	10.0%	1,302
\$35,000 - \$49,999	2,255	17.9%	2,403
\$50,000 - \$74,999	2,143	17.0%	2,357
\$75,000 - \$99,999	1,846	14.7%	2,028
\$100,000 - \$149,999	992	7.9%	1,051
\$150,000 - \$199,999	531	4.2%	610
\$200,000+	713	5.7%	817
Median Household Income	\$49,323		\$51,040
Average Household Income	\$73,644		\$78,949
Per Capita Income	\$31,447		\$33,824
Population by Age	Number	Percent	Number
0 - 4	1,496	5.6%	1,513
5 - 9	1,471	5.5%	1,573
10 - 14	1,358	5.1%	1,559
15 - 19	2,046	7.7%	2,122
20 - 24	2,492	9.4%	2,569
25 - 34	2,889	10.9%	3,547
35 - 44	3,106	11.7%	3,153
45 - 54	3,463	13.0%	3,387
55 - 64	3,315	12.5%	3,950
65 - 74	2,200	8.3%	3,229
75 - 84	1,770	6.6%	1,971
85+	1,016	3.8%	1,247
Race and Ethnicity	Number	Percent	Number
White Alone	19,305	72.5%	21,402
Black Alone	6,023	22.6%	6,548
American Indian Alone	49	0.2%	57
Asian Alone	381	1.4%	516
Pacific Islander Alone	17	0.1%	40
Some Other Race Alone	446	1.7%	625
Two or More Races	402	1.5%	631
Hispanic Origin (Any Race)	1,067	4.0%	1,507

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.



Demographic and Income Profile

120 Dillon Dr, Spartanburg, South Carolina, 29307
Ring: 5 mile radius

Prepared by Esri
Latitude: 34.98207
Longitude: -81.89627

Summary	Census 2010		2020		2025		
Population	70,347		78,640		83,078		
Households	28,084		31,488		33,394		
Families	16,750		18,317		19,264		
Average Household Size	2.32		2.33		2.33		
Owner Occupied Housing Units	15,710		17,275		18,177		
Renter Occupied Housing Units	12,374		14,213		15,217		
Median Age	36.9		38.2		39.0		
Trends: 2020-2025 Annual Rate	Area	State	National				
Population	1.10%	1.28%	0.72%				
Households	1.18%	1.30%	0.72%				
Families	1.01%	1.19%	0.64%				
Owner HHs	1.02%	1.26%	0.72%				
Median Household Income	0.85%	1.28%	1.60%				
		2020	2025				
Households by Income	Number	Percent	Number	Percent			
<\$15,000	5,335	16.9%	5,302	15.9%			
\$15,000 - \$24,999	4,053	12.9%	4,151	12.4%			
\$25,000 - \$34,999	3,145	10.0%	3,243	9.7%			
\$35,000 - \$49,999	5,052	16.0%	5,355	16.0%			
\$50,000 - \$74,999	5,166	16.4%	5,622	16.8%			
\$75,000 - \$99,999	4,208	13.4%	4,633	13.9%			
\$100,000 - \$149,999	2,296	7.3%	2,490	7.5%			
\$150,000 - \$199,999	1,033	3.3%	1,188	3.6%			
\$200,000+	1,200	3.8%	1,410	4.2%			
Median Household Income	\$43,334		\$45,208				
Average Household Income	\$63,269		\$68,313				
Per Capita Income	\$25,742		\$27,857				
Population by Age	Number	Percent	Number	Percent	Number	Percent	
0 - 4	4,659	6.6%	4,671	5.9%	4,895	5.9%	
5 - 9	4,153	5.9%	4,636	5.9%	4,734	5.7%	
10 - 14	4,001	5.7%	4,458	5.7%	4,803	5.8%	
15 - 19	6,010	8.5%	5,874	7.5%	6,324	7.6%	
20 - 24	6,743	9.6%	6,795	8.6%	6,936	8.3%	
25 - 34	8,070	11.5%	10,089	12.8%	9,813	11.8%	
35 - 44	8,373	11.9%	8,514	10.8%	9,677	11.6%	
45 - 54	9,257	13.2%	9,164	11.7%	8,945	10.8%	
55 - 64	8,314	11.8%	9,909	12.6%	10,123	12.2%	
65 - 74	5,348	7.6%	7,965	10.1%	8,964	10.8%	
75 - 84	3,658	5.2%	4,360	5.5%	5,546	6.7%	
85+	1,761	2.5%	2,204	2.8%	2,320	2.8%	
		Census 2010	2020	2025			
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	
White Alone	41,192	58.6%	45,884	58.3%	48,078	57.9%	
Black Alone	24,668	35.1%	26,522	33.7%	27,504	33.1%	
American Indian Alone	186	0.3%	216	0.3%	222	0.3%	
Asian Alone	1,177	1.7%	1,578	2.0%	1,829	2.2%	
Pacific Islander Alone	22	0.0%	52	0.1%	65	0.1%	
Some Other Race Alone	2,003	2.8%	2,698	3.4%	3,277	3.9%	
Two or More Races	1,100	1.6%	1,691	2.2%	2,103	2.5%	
Hispanic Origin (Any Race)	3,904	5.5%	5,300	6.7%	6,427	7.7%	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.



Demographic and Income Profile

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Ring: 10 mile radius

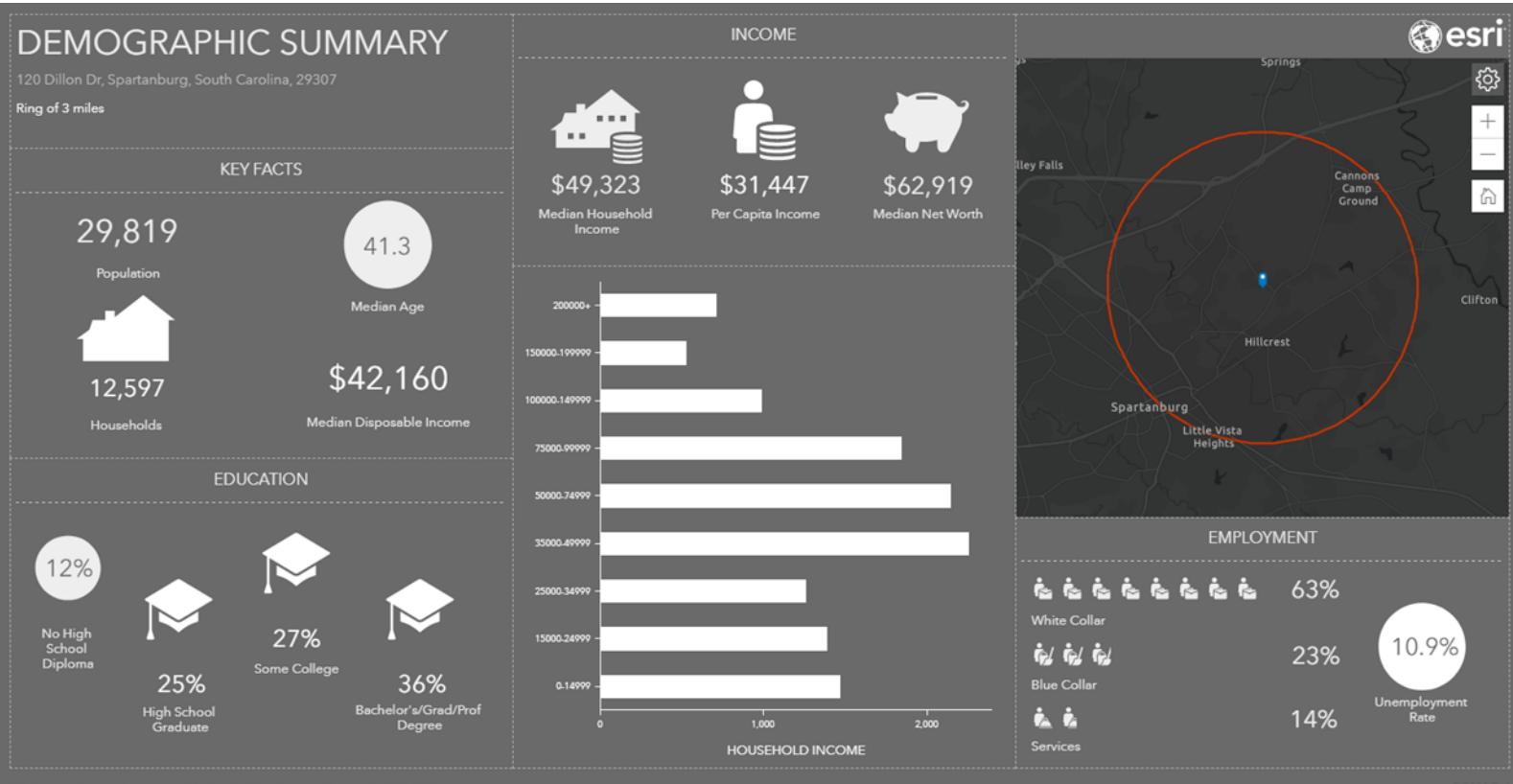
Prepared by Esri
Latitude: 34.98207
Longitude: -81.89627

Summary	Census 2010	2020	2025
Population	167,703	192,304	204,842
Households	65,357	74,895	79,856
Families	43,491	48,843	51,755
Average Household Size	2.48	2.49	2.49
Owner Occupied Housing Units	42,419	48,081	51,160
Renter Occupied Housing Units	22,938	26,814	28,696
Median Age	37.1	38.7	39.6
Trends: 2020-2025 Annual Rate	Area	State	National
Population	1.27%	1.28%	0.72%
Households	1.29%	1.30%	0.72%
Families	1.16%	1.19%	0.64%
Owner HHs	1.25%	1.26%	0.72%
Median Household Income	0.94%	1.28%	1.60%
Households by Income	2020	2025	
<\$15,000	9,093	12.1%	8,905
\$15,000 - \$24,999	8,248	11.0%	8,260
\$25,000 - \$34,999	7,236	9.7%	7,316
\$35,000 - \$49,999	11,610	15.5%	12,131
\$50,000 - \$74,999	13,885	18.5%	14,836
\$75,000 - \$99,999	11,676	15.6%	12,884
\$100,000 - \$149,999	7,058	9.4%	7,929
\$150,000 - \$199,999	3,110	4.2%	3,847
\$200,000+	2,979	4.0%	3,749
Median Household Income	\$51,534		\$54,002
Average Household Income	\$69,997		\$76,991
Per Capita Income	\$27,385		\$30,127
Population by Age	Census 2010	2020	2025
0 - 4	Number	Percent	Number
0 - 4	11,349	6.8%	11,624
5 - 9	10,991	6.6%	12,076
10 - 14	11,141	6.6%	12,026
15 - 19	12,895	7.7%	12,667
20 - 24	12,655	7.5%	13,070
25 - 34	20,228	12.1%	25,731
35 - 44	22,243	13.3%	22,878
45 - 54	23,065	13.8%	24,356
55 - 64	20,296	12.1%	24,657
65 - 74	12,671	7.6%	19,582
75 - 84	7,261	4.3%	9,745
85+	2,908	1.7%	3,891
Race and Ethnicity	Census 2010	2020	2025
White Alone	Number	Percent	Number
White Alone	112,110	66.8%	127,064
Black Alone	42,689	25.5%	46,883
American Indian Alone	492	0.3%	590
Asian Alone	4,201	2.5%	5,852
Pacific Islander Alone	47	0.0%	101
Some Other Race Alone	5,361	3.2%	7,458
Two or More Races	2,805	1.7%	4,357
Hispanic Origin (Any Race)	10,473	6.2%	14,601

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

February 26, 2021



This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.

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