



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.

CONTACT

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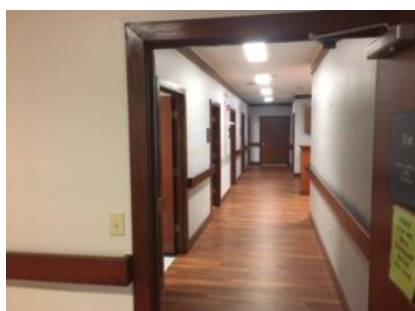


COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

380 S. Pine Street, Spartanburg, SC - 864.583.1001

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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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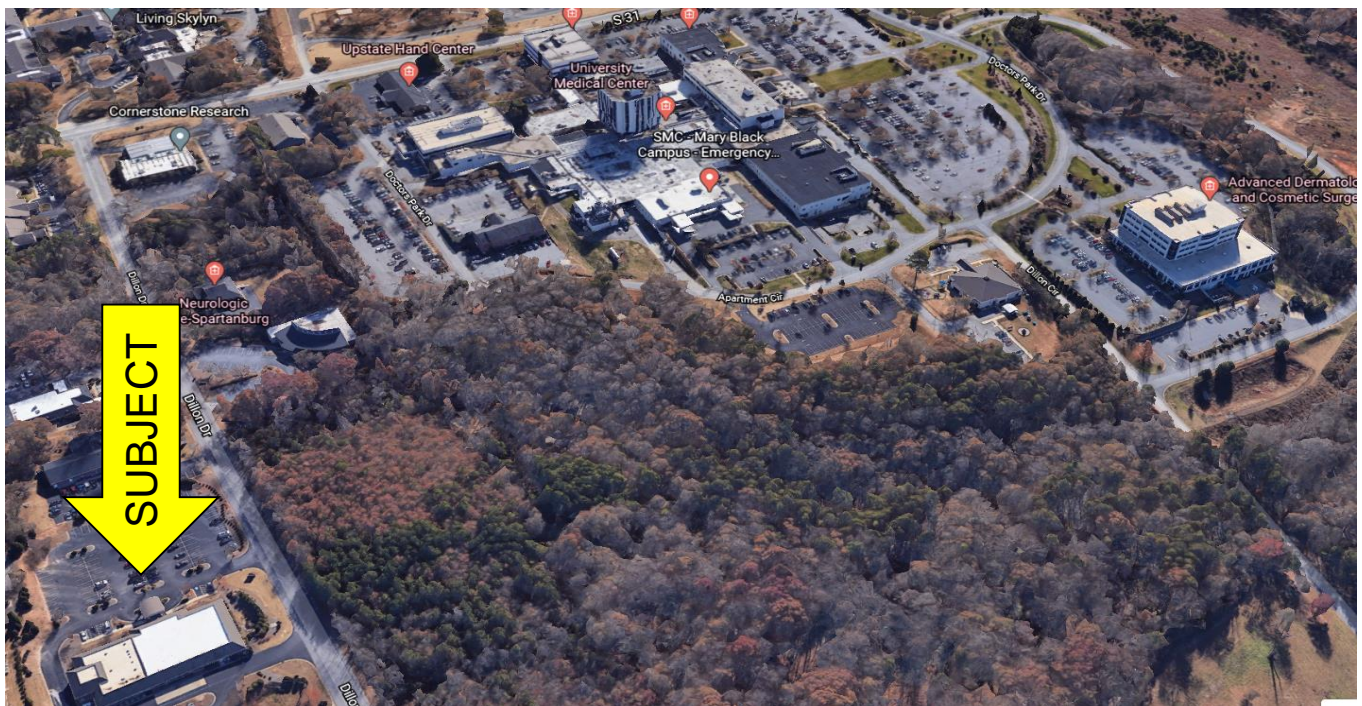


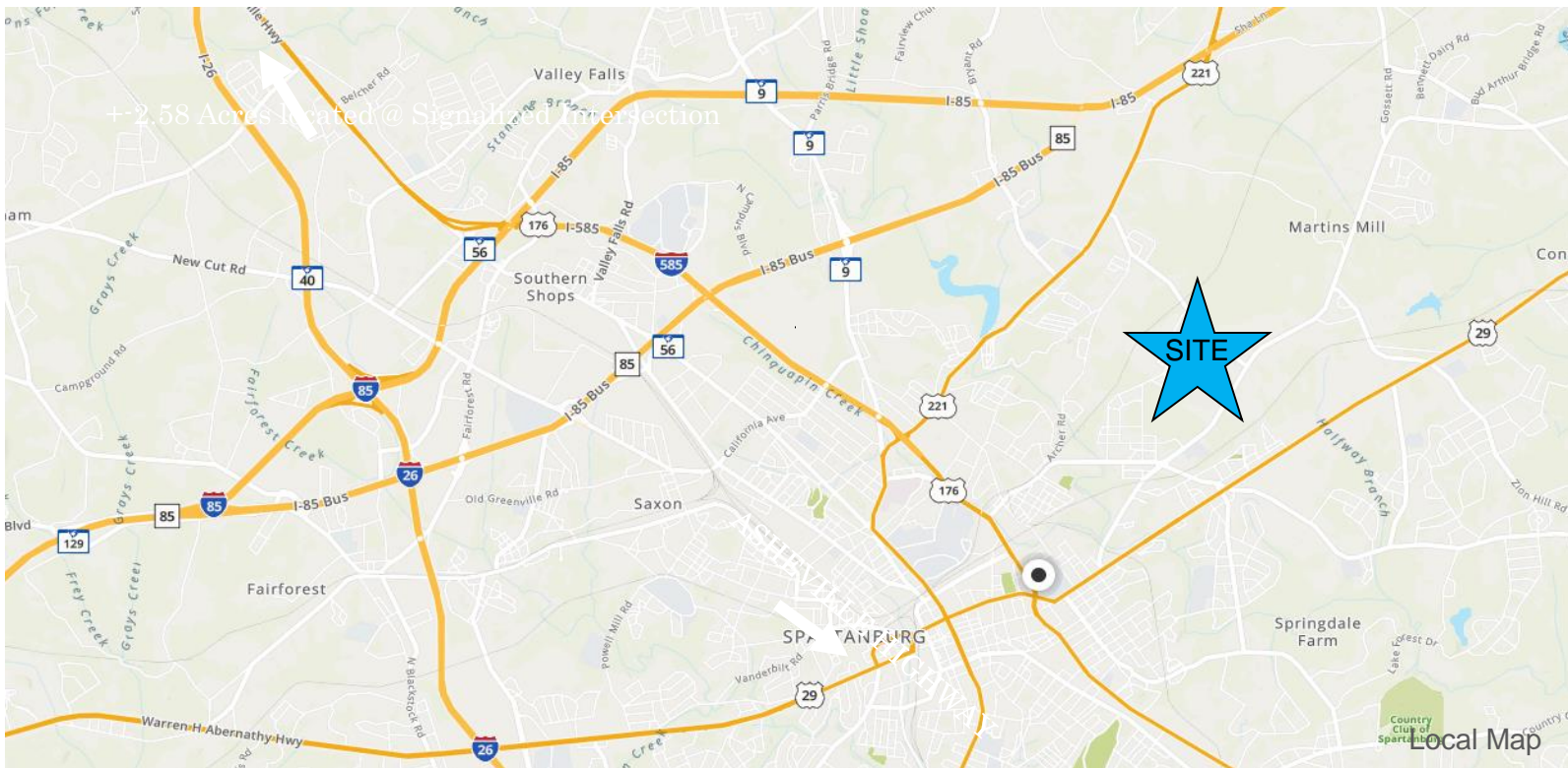
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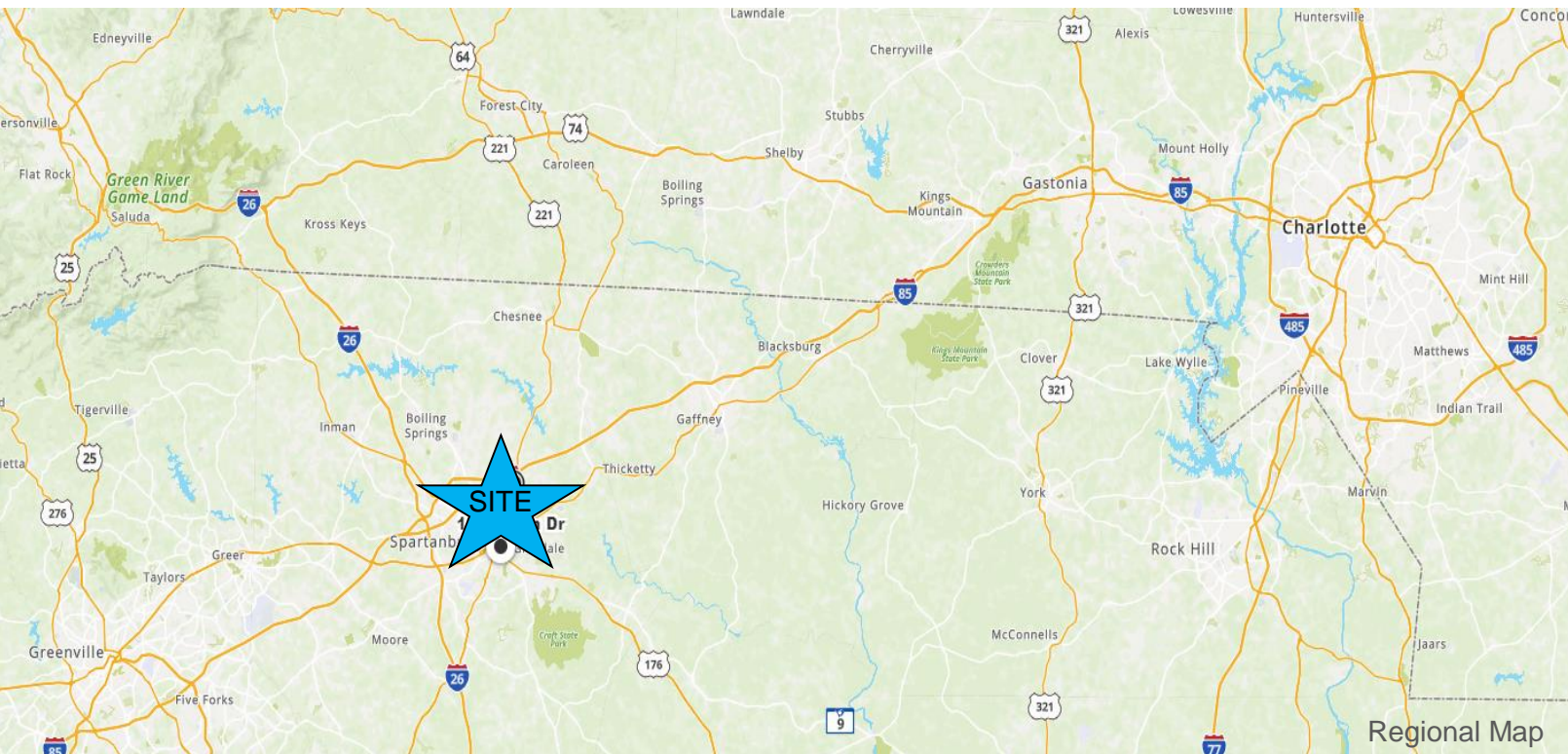
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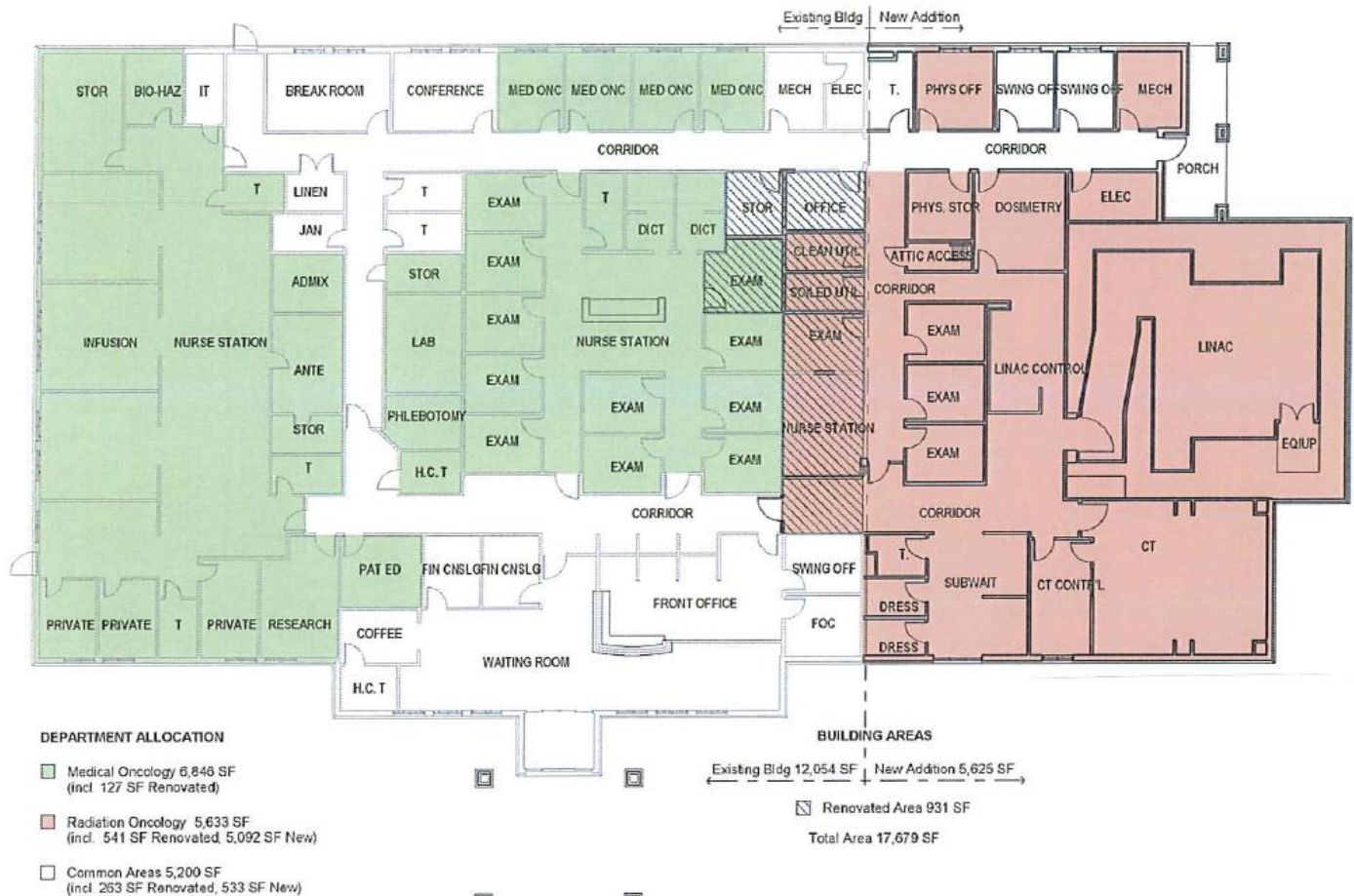






Spartanburg is located in the foothills of the beautiful Blue Ridge Mountains and is uniquely situated at the crossroads of two major interstates, I-85 and I-26. It is positioned well to attract nationally recognized headquarters of companies such as Milliken & Co., Sealed Air Corporation, Alcoa Fujikura, 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.





① DEPARTMENT AND BUILDING AREAS
1/16" = 1'-0"

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POWER BROKER



ONESPARTANBURG INC.

onespartanburginc.com

2020 BY THE NUMBERS

Year to date as of January 8, 2021

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

URBAN DEVELOPMENT

Spartanburg Central Business District

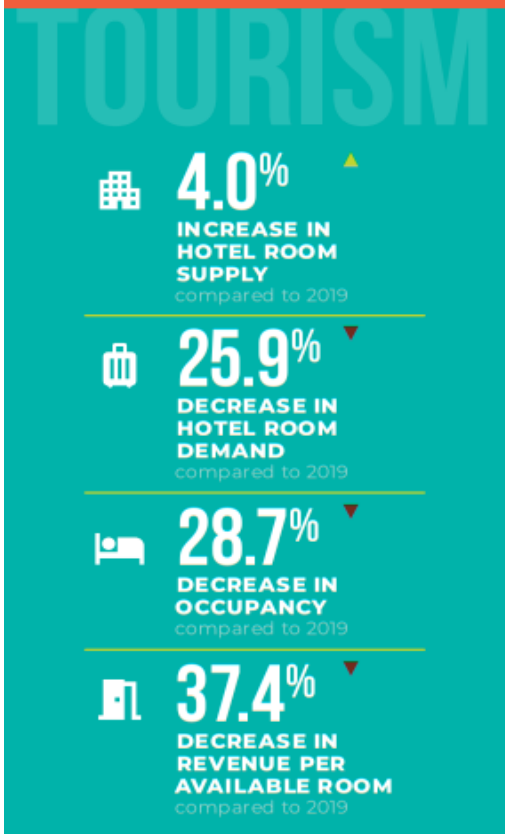
95.1%
**OFFICE
OCCUPANCY
RATE**

93.7%
**RETAIL
OCCUPANCY
RATE**

91%
**MULTIFAMILY
OCCUPANCY
RATE**

79,200~
Number of visits to
Morgan Square
Placer Labs Inc.

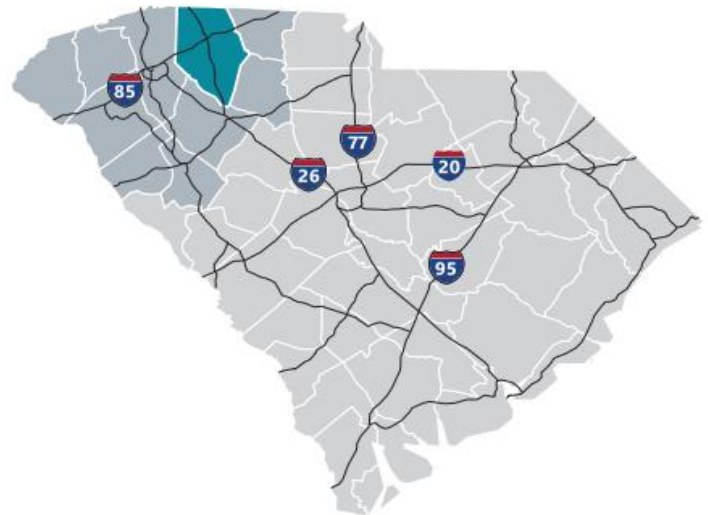
2,000+
Multifamily housing
units under
construction or in
the pipeline





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

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 of 2020 population is prime working age

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%

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

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%

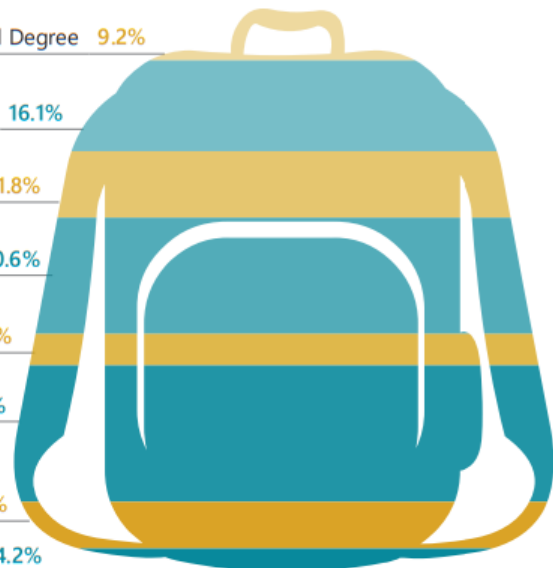
Some College, No Degree 20.6%

GED/ Alternative Credential 5.7%

High School Graduate 24.3%

9th to 12th Grade, No Diploma 8.3%

Less than 9th Grade 4.2%





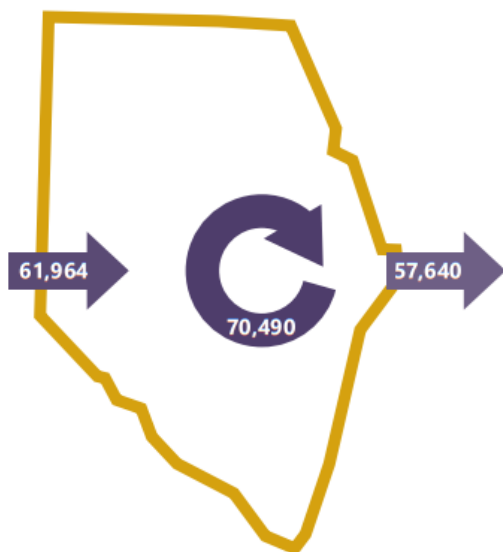
2018 Commuting Patterns

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

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%

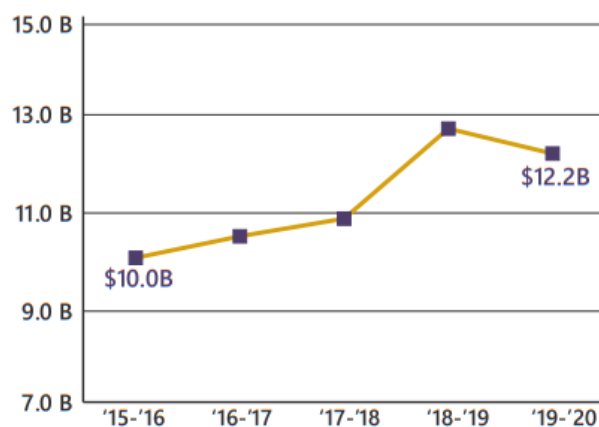
2020 Employment by Industry

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%

Gross Retail Sales by Fiscal Year



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	Percent
<\$15,000			1,466	11.6%	1,466	10.9%
\$15,000 - \$24,999			1,391	11.0%	1,402	10.4%
\$25,000 - \$34,999			1,261	10.0%	1,302	9.7%
\$35,000 - \$49,999			2,255	17.9%	2,403	17.9%
\$50,000 - \$74,999			2,143	17.0%	2,357	17.5%
\$75,000 - \$99,999			1,846	14.7%	2,028	15.1%
\$100,000 - \$149,999			992	7.9%	1,051	7.8%
\$150,000 - \$199,999			531	4.2%	610	4.5%
\$200,000+			713	5.7%	817	6.1%
Median Household Income			\$49,323		\$51,040	
Average Household Income			\$73,644		\$78,949	
Per Capita Income			\$31,447		\$33,824	
			Census 2010		2020	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,496	5.6%	1,513	5.1%	1,584	5.0%
5 - 9	1,471	5.5%	1,573	5.3%	1,617	5.1%
10 - 14	1,358	5.1%	1,559	5.2%	1,630	5.2%
15 - 19	2,046	7.7%	2,122	7.1%	2,252	7.1%
20 - 24	2,492	9.4%	2,569	8.6%	2,674	8.5%
25 - 34	2,889	10.9%	3,547	11.9%	3,573	11.3%
35 - 44	3,106	11.7%	3,153	10.6%	3,518	11.1%
45 - 54	3,463	13.0%	3,387	11.4%	3,345	10.6%
55 - 64	3,315	12.5%	3,950	13.2%	4,010	12.7%
65 - 74	2,200	8.3%	3,229	10.8%	3,698	11.7%
75 - 84	1,770	6.6%	1,971	6.6%	2,444	7.7%
85+	1,016	3.8%	1,247	4.2%	1,290	4.1%
			Census 2010		2020	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	19,305	72.5%	21,402	71.8%	22,497	71.1%
Black Alone	6,023	22.6%	6,548	22.0%	6,844	21.6%
American Indian Alone	49	0.2%	57	0.2%	59	0.2%
Asian Alone	381	1.4%	516	1.7%	603	1.9%
Pacific Islander Alone	17	0.1%	40	0.1%	51	0.2%
Some Other Race Alone	446	1.7%	625	2.1%	783	2.5%
Two or More Races	402	1.5%	631	2.1%	799	2.5%
Hispanic Origin (Any Race)	1,067	4.0%	1,507	5.1%	1,887	6.0%

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	
			2020		2025	
Population by Age	Census 2010		Number	Percent	Number	Percent
0 - 4	Number	Percent	4,659	6.6%	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%
			2020		2025	
Race and Ethnicity	Census 2010		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

120 Dillon Dr, Spartanburg, South Carolina, 29307
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	
			Number	Percent	Number	Percent
<\$15,000			9,093	12.1%	8,905	11.2%
\$15,000 - \$24,999			8,248	11.0%	8,260	10.3%
\$25,000 - \$34,999			7,236	9.7%	7,316	9.2%
\$35,000 - \$49,999			11,610	15.5%	12,131	15.2%
\$50,000 - \$74,999			13,885	18.5%	14,836	18.6%
\$75,000 - \$99,999			11,676	15.6%	12,884	16.1%
\$100,000 - \$149,999			7,058	9.4%	7,929	9.9%
\$150,000 - \$199,999			3,110	4.2%	3,847	4.8%
\$200,000+			2,979	4.0%	3,749	4.7%
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	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,349	6.8%	11,624	6.0%	12,289	6.0%
5 - 9	10,991	6.6%	12,076	6.3%	12,431	6.1%
10 - 14	11,141	6.6%	12,026	6.3%	13,030	6.4%
15 - 19	12,895	7.7%	12,667	6.6%	13,909	6.8%
20 - 24	12,655	7.5%	13,070	6.8%	12,980	6.3%
25 - 34	20,228	12.1%	25,731	13.4%	25,086	12.2%
35 - 44	22,243	13.3%	22,878	11.9%	26,374	12.9%
45 - 54	23,065	13.8%	24,356	12.7%	23,731	11.6%
55 - 64	20,296	12.1%	24,657	12.8%	25,817	12.6%
65 - 74	12,671	7.6%	19,582	10.2%	21,907	10.7%
75 - 84	7,261	4.3%	9,745	5.1%	12,941	6.3%
85+	2,908	1.7%	3,891	2.0%	4,346	2.1%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	112,110	66.8%	127,064	66.1%	133,782	65.3%
Black Alone	42,689	25.5%	46,883	24.4%	48,824	23.8%
American Indian Alone	492	0.3%	590	0.3%	632	0.3%
Asian Alone	4,201	2.5%	5,852	3.0%	6,883	3.4%
Pacific Islander Alone	47	0.0%	101	0.1%	126	0.1%
Some Other Race Alone	5,361	3.2%	7,458	3.9%	9,174	4.5%
Two or More Races	2,805	1.7%	4,357	2.3%	5,423	2.6%
Hispanic Origin (Any Race)	10,473	6.2%	14,601	7.6%	17,831	8.7%

Data Note: Income is expressed in current dollars.

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

February 26, 2021

DEMOGRAPHIC SUMMARY

120 Dillon Dr, Spartanburg, South Carolina, 29307

Ring of 3 miles

KEY FACTS

29,819

Population

41.3

Median Age



12,597

Households

\$42,160

Median Disposable Income

EDUCATION

12%

No High School Diploma



25%

High School Graduate



27%

Some College



36%

Bachelor's/Grad/Prof Degree

INCOME



\$49,323

Median Household Income



\$31,447

Per Capita Income

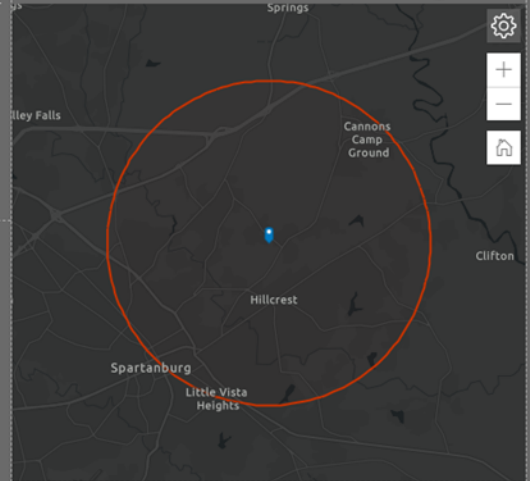


\$62,919

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

63%



Blue Collar

23%



Services

14%

10.9%

Unemployment Rate

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

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