

2252 E Main Street
Spartanburg, SC



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CoStar
POWER BROKER

WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
215 N. Pine Street, 1st floor, Spartanburg, SC - 864.583.1001

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SALE PRICE: \$1,000,000

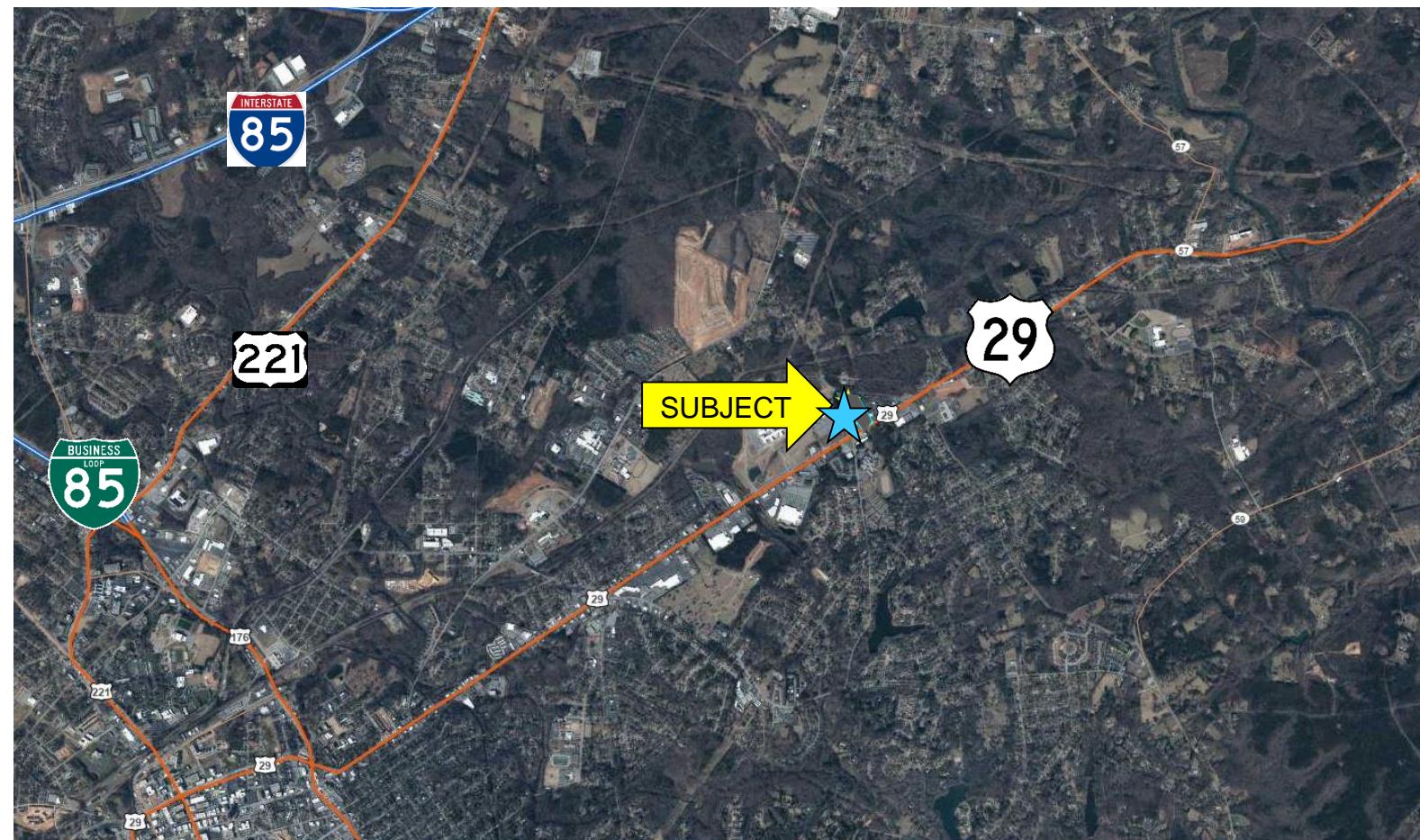
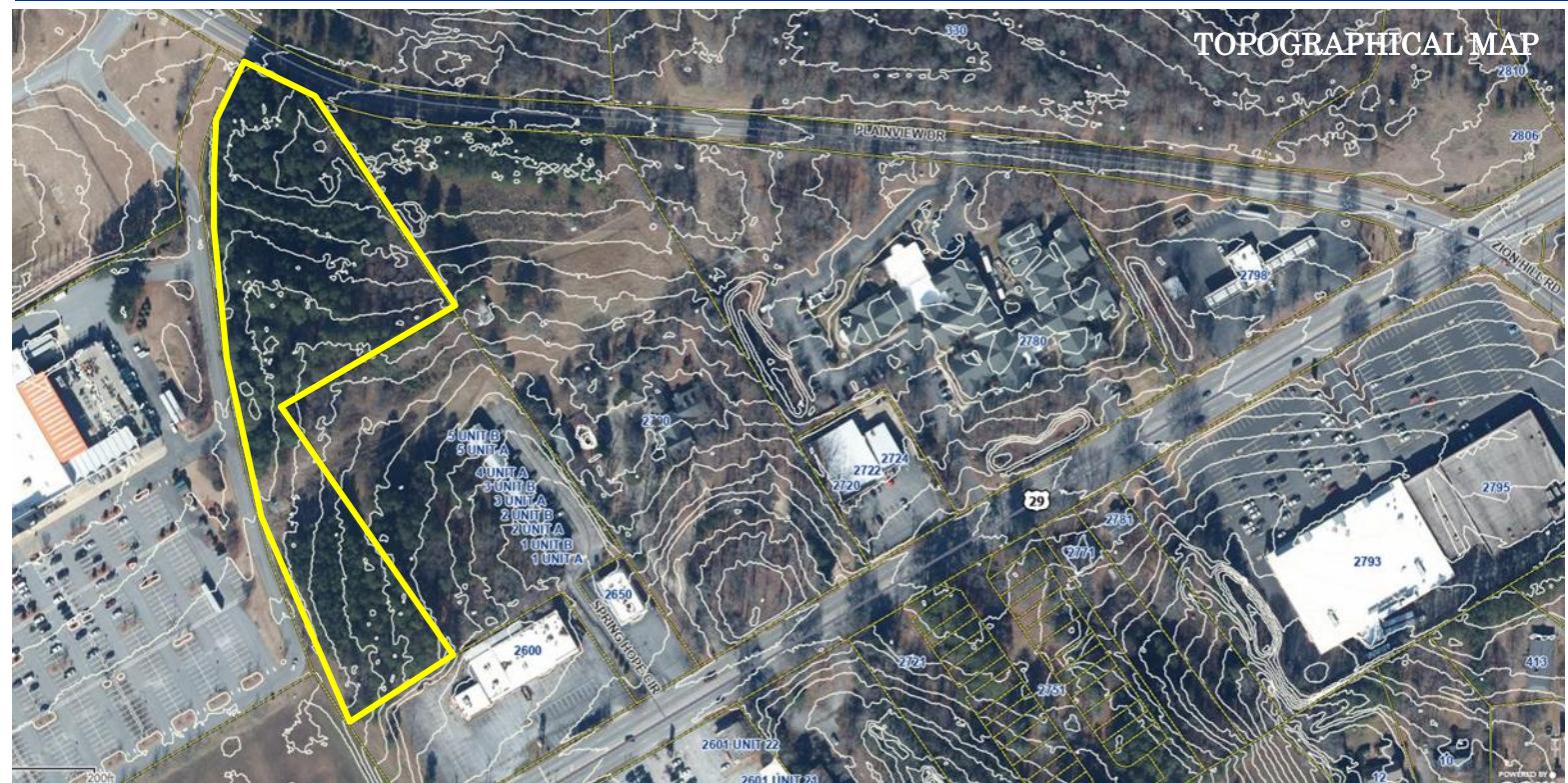
- 4.69+/- acres just off E. Main Street's rapidly growing commercial corridor (Hwy 29).
- Next to Home Depot
- Access off Plainview Drive
- Over 27,000+ VPD on E. Main Street
- Spartanburg County Tax Map # 7-09-00-013.09
- No zoning – located in Spartanburg County – subject to the Unified Land Management Ordinance.
- High growth area with 3,000± planned new residential units nearby
- Sewer is located on adjacent parcel
- Great retail, multi-family or mixed use development opportunity!



SPENCER/HINES PROPERTIES

LAND

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Spartanburg, SC





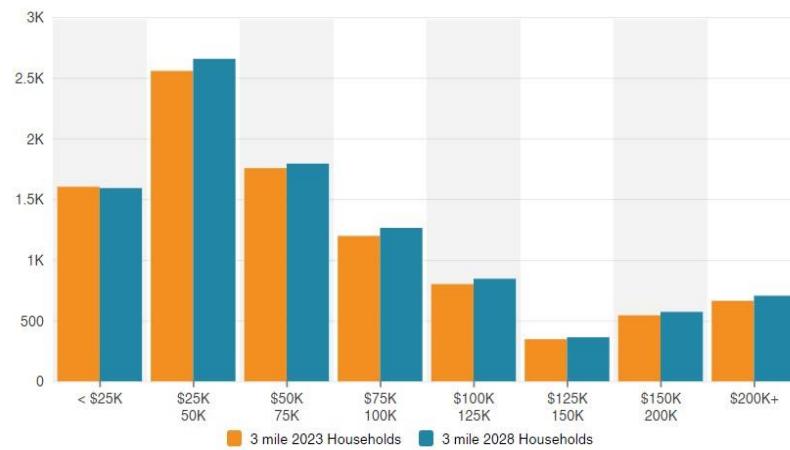
SPENCER/HINES PROPERTIES

LAND

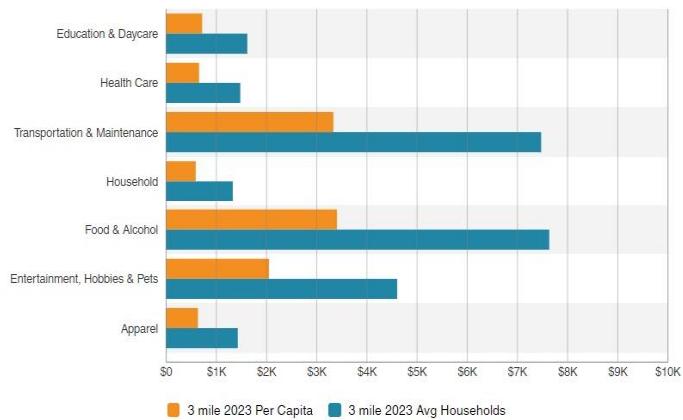
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Household Income



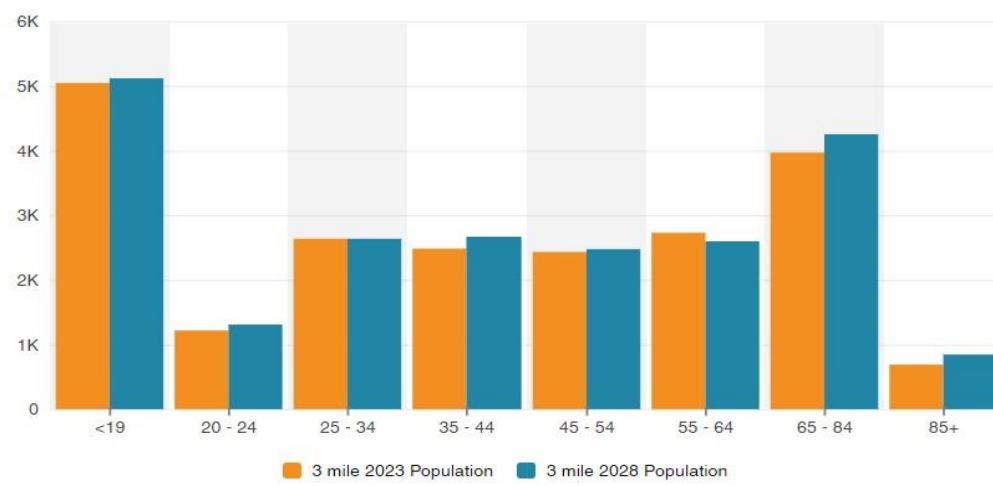
Per Capita & Avg Household Spending



Income

	1 mile	3 mile	5 mile		1 mile	3 mile	5 mile
Avg Household Income	\$78,289	\$81,286	\$68,421	2010 Population	3,008	21,504	56,427
Median Household Income	\$62,500	\$57,217	\$47,802	2023 Population	2,759	21,213	59,069
< \$25,000	217	1,603	6,257	2028 Population Projection	2,816	21,913	61,583
\$25,000 - 50,000	295	2,557	6,384	Annual Growth 2010-2023	-0.6%	-0.1%	0.4%
\$50,000 - 75,000	220	1,756	4,416	Annual Growth 2023-2028	0.4%	0.7%	0.9%
\$75,000 - 100,000	176	1,198	2,873	Median Age	46.7	41.7	38.9
\$100,000 - 125,000	160	801	1,622	Bachelor's Degree or Higher	47%	36%	28%
\$125,000 - 150,000	31	347	882		0	5	75
\$150,000 - 200,000	127	544	934				
\$200,000+	38	663	1,194	U.S. Armed Forces			

Population By Age



2025 BY THE NUMBERS



onespartanburginc.com

\$745M*
CAPITAL INVESTMENT

37%
NEW
63%
EXPANSION

Equal to \$2.04 million every single day

23*
PROJECTS

1,220*
JOBS

13M SQ FT
SPEC SPACE
planned or under
construction

90
REQUESTS FOR
INFORMATION

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	

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.

ECONOMY

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

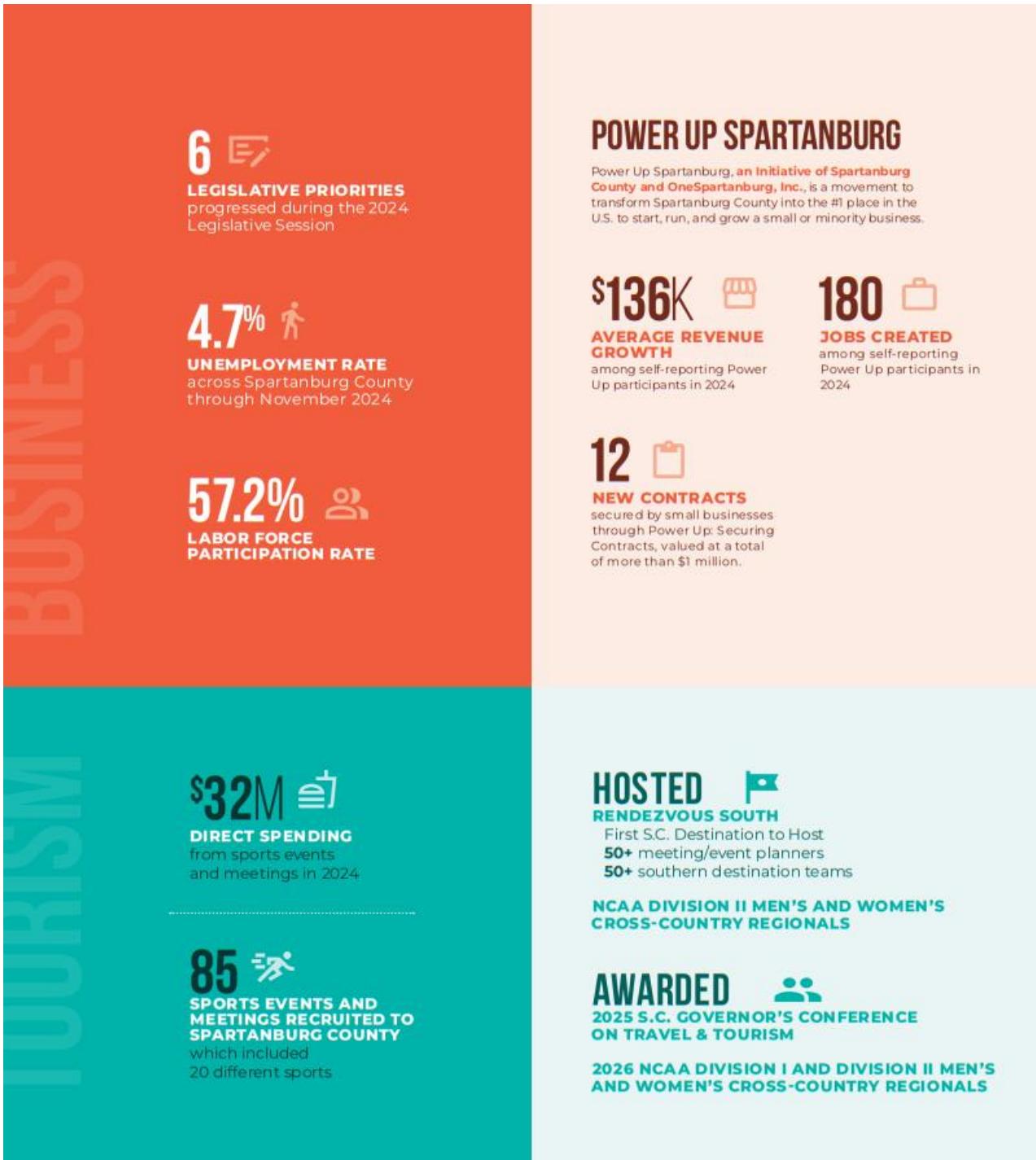
39,462
PEDESTRIANS
on Main Street
every week



\$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

*Occupancy rate reflects several new multifamily projects entering market in 2025



 Spartanburg Regional
Healthcare System

TheJohnsonGroup

Milliken

 CITY OF SPARTANBURG
SOUTH CAROLINA

 SPARTANBURG
SOUTH CAROLINA

 South Carolina

VISIONARY INVESTORS