



# AVAILABLE FOR SALE

2926 E. Main St. Ext.

Spartanburg, SC



## PROPERTY FEATURES

- **4,100 +/- Sq. Ft. Office For Sale**
- **Approximately 3.7 Acres**
- **Located on the Fast-Growing Eastside of Spartanburg**
- **3 - 4 Private Offices, Conference Room, Break Room, Lots of Open Space**

**SALE PRICE: \$950,000**



**For Details Call:**

**Craig Jacobs**

380 S. Pine Street

Spartanburg, SC 29302

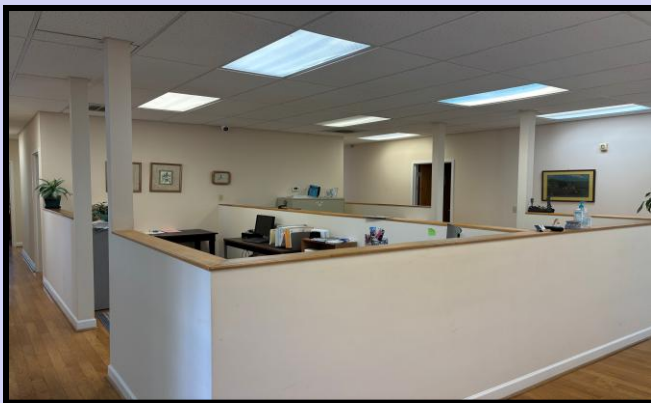
Office: 864.583.1001 Fax: 864.585.6188

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Visit our website at [www.spencerhines.com](http://www.spencerhines.com) for additional properties.

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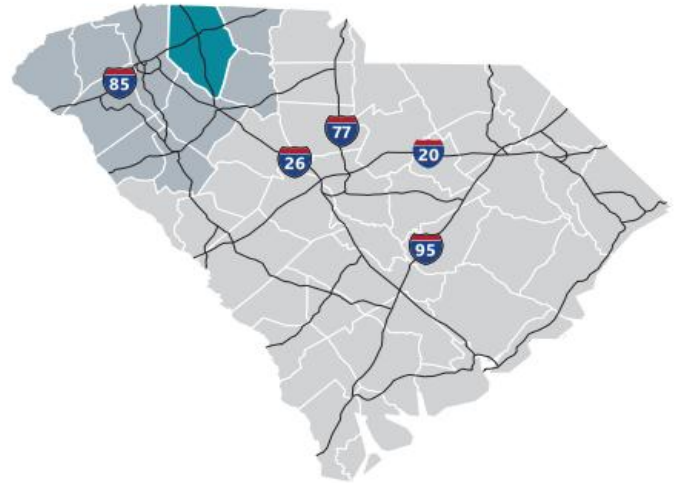
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Start. Locate.  
Expand.

## 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 <sup>1</sup> |
|--------------------|-----------|-----------|-----------|--------------------------|
| 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%                    |

<sup>1</sup> Projected Annual Growth Rate 2020-2025