

625 N. Main Street
Woodruff, SC



CONTACT

Andy Hayes 864-706-0189
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CoStar
POWER BROKER

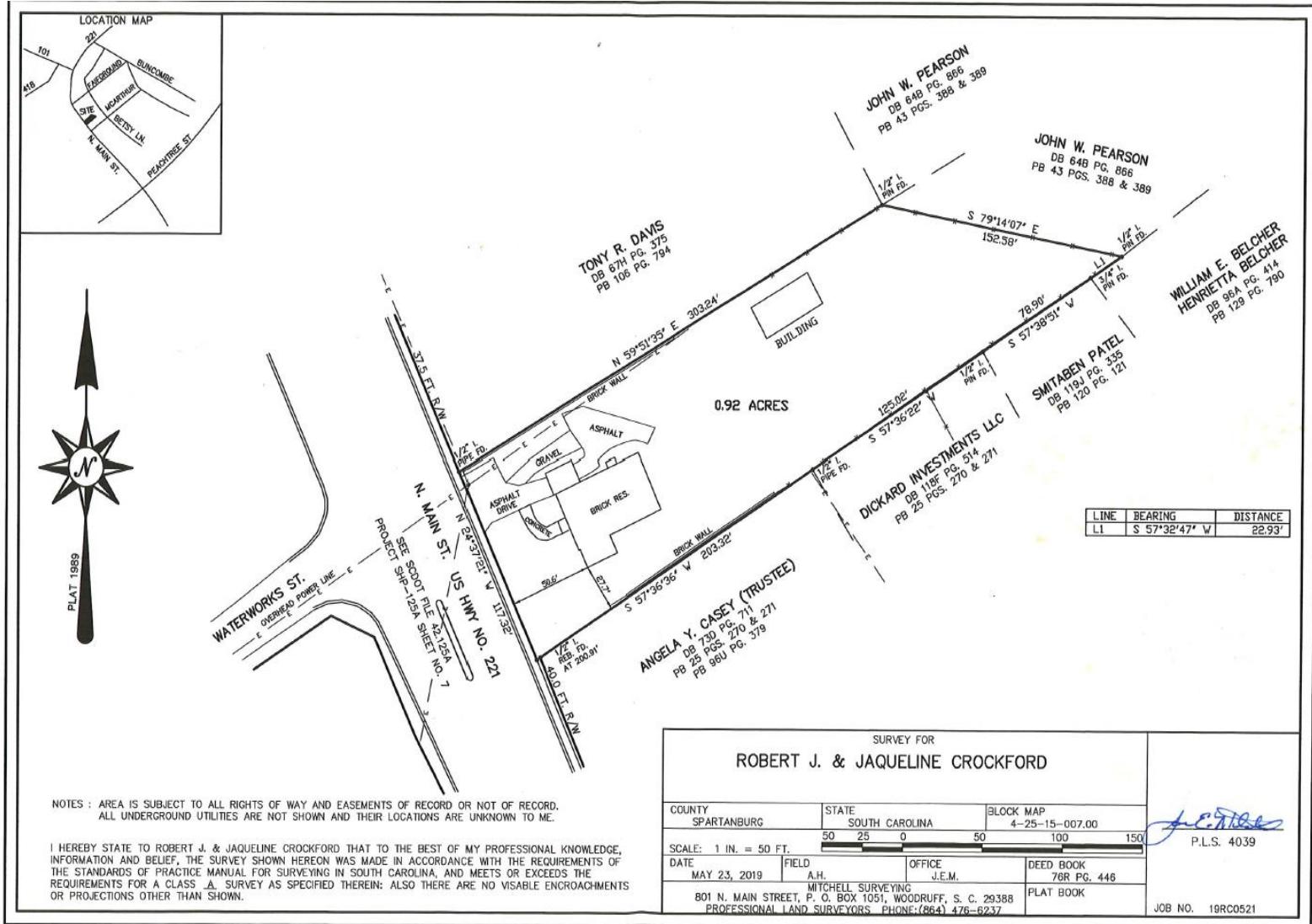
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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
215 N. Pine Street, 1st floor, Spartanburg, SC - 864.583.1001

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

- .92± acre parcel on N. Main Street in Woodruff.
- 117'± road frontage
- Highway 101 less than ½ mile.
- New BMW 250 acre campus less than ½ mile.
- High visibility with 14,000 ± vehicles per day
- High growth area with 4000 new homes expected to be built in Woodruff within 5 years.
- Spartanburg County Tax Map # 4-25-15-007.00

Sale Price:
\$495,000



CONTACT

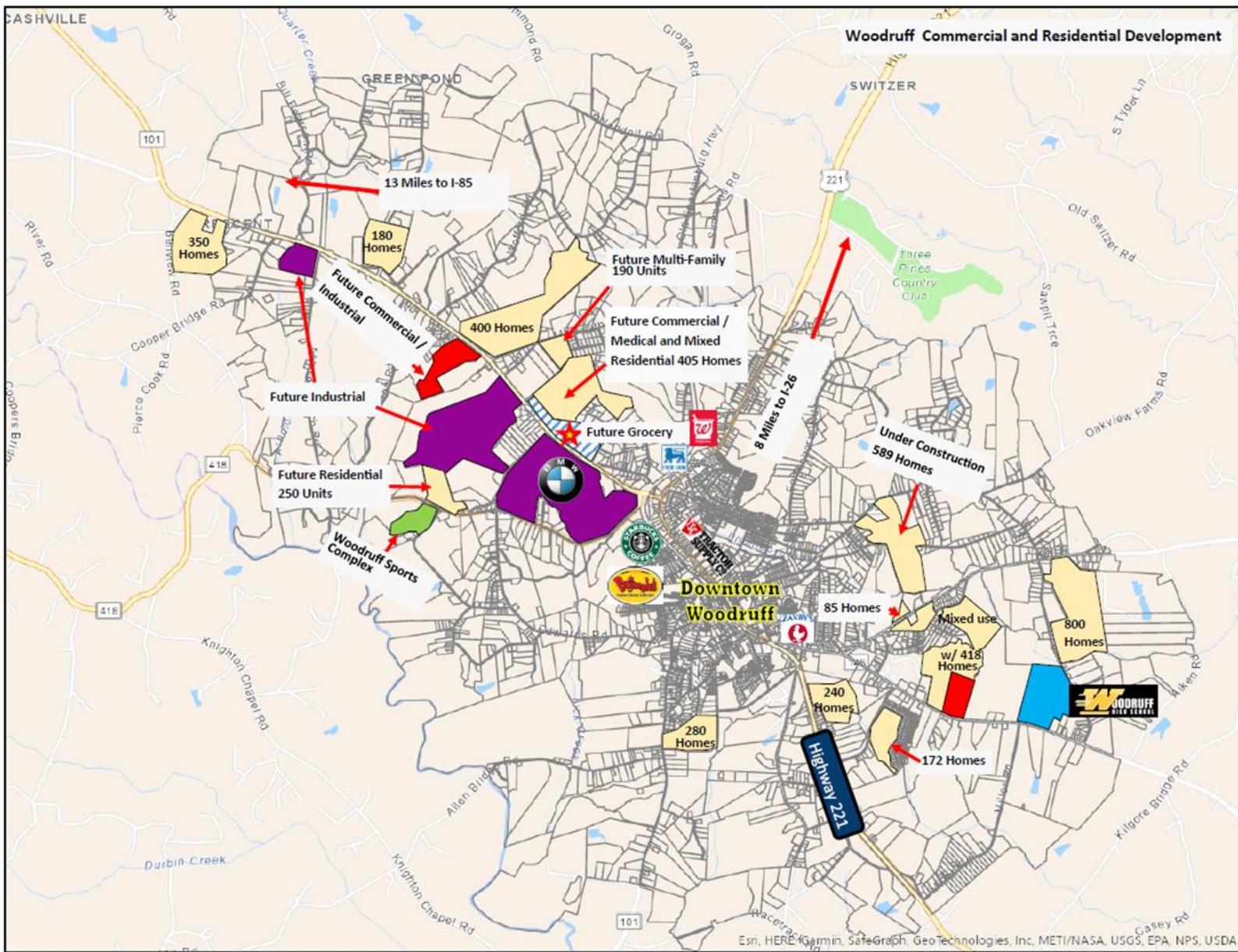
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SPENCER/HINES PROPERTIES



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2025 BY THE NUMBERS



onespartanburginc.com

\$745M*
CAPITAL INVESTMENT

37%
NEW
63%
EXPANSION

23*
PROJECTS

1,220*
JOBS

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.

13M SQ FT
SPEC SPACE
planned or under construction

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	

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

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

\$32M 

DIRECT SPENDING
from sports events and meetings in 2024

85 

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

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

180 

JOBs CREATED

among self-reporting Power Up participants in 2024

12 

NEW CONTRACTS

secured by small businesses through Power Up: Securing Contracts, valued at a total of more than \$1 million.

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