

262 Magnolia Street
Spartanburg, SC



- 3832± sq. ft. retail space in downtown Spartanburg!
- Additional 3150± sq. ft. basement level
- Located at corner of Magnolia Street and Daniel Morgan Avenue
- Highly visible corner with traffic signal
- Next to the new 340,000± sq. ft. county courthouse.
- 1 drive-in
- Situated on .72± acres
- 86'± road frontage on Magnolia Street
- Spartanburg County Tax Map # 7-12-06-018.00 & 7-12-10-002.02
- Zoned - DT-6

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WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
380 S. Pine Street, Spartanburg, SC - 864.583.1001

SALE PRICE:
\$650,000



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P R O P E R T I E S

RETAIL

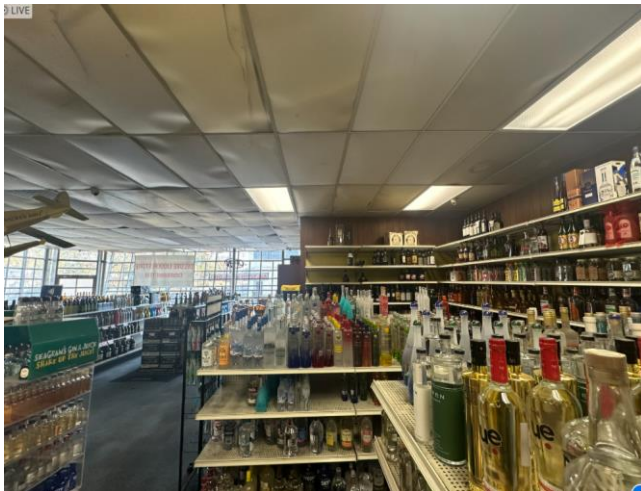
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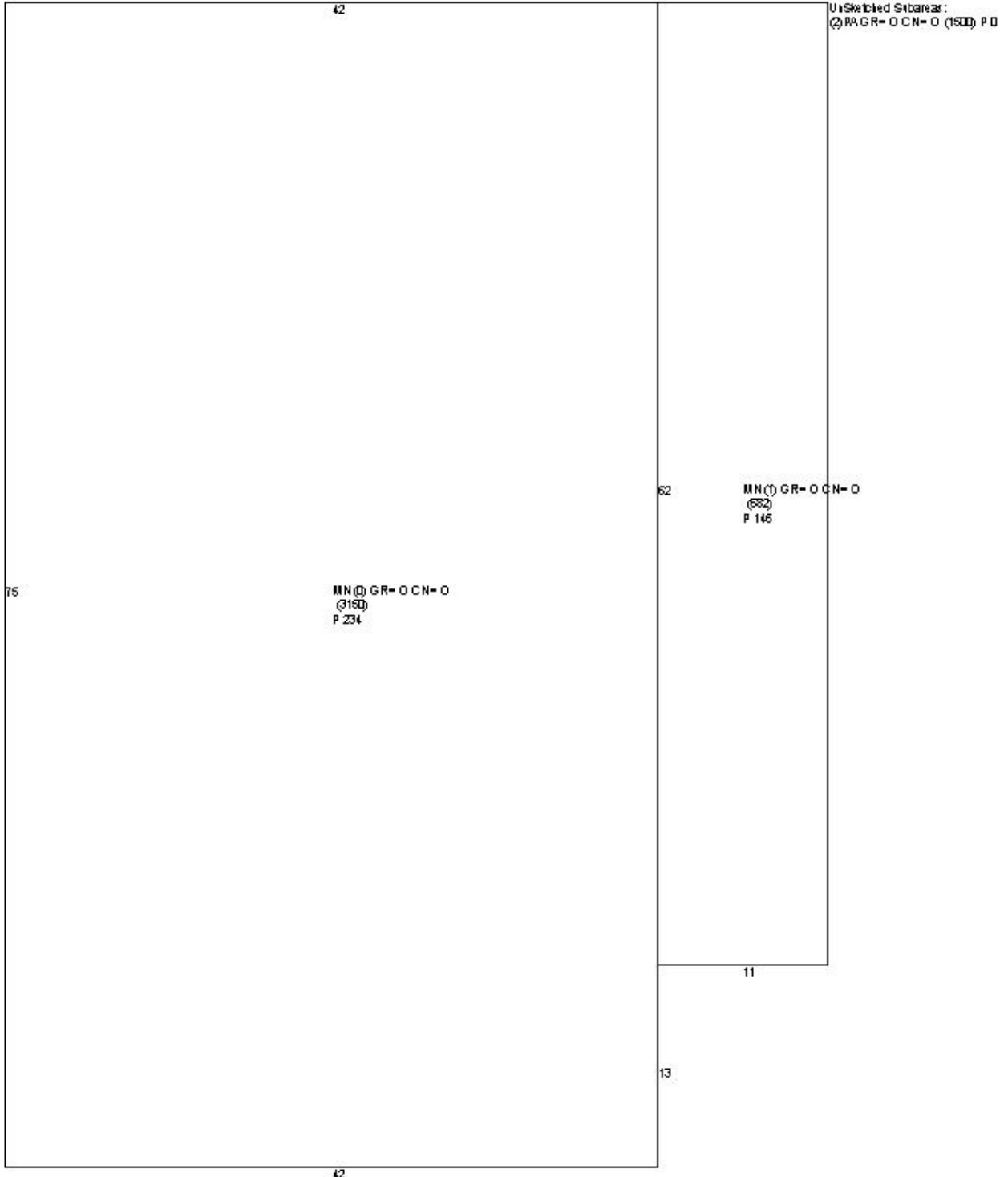


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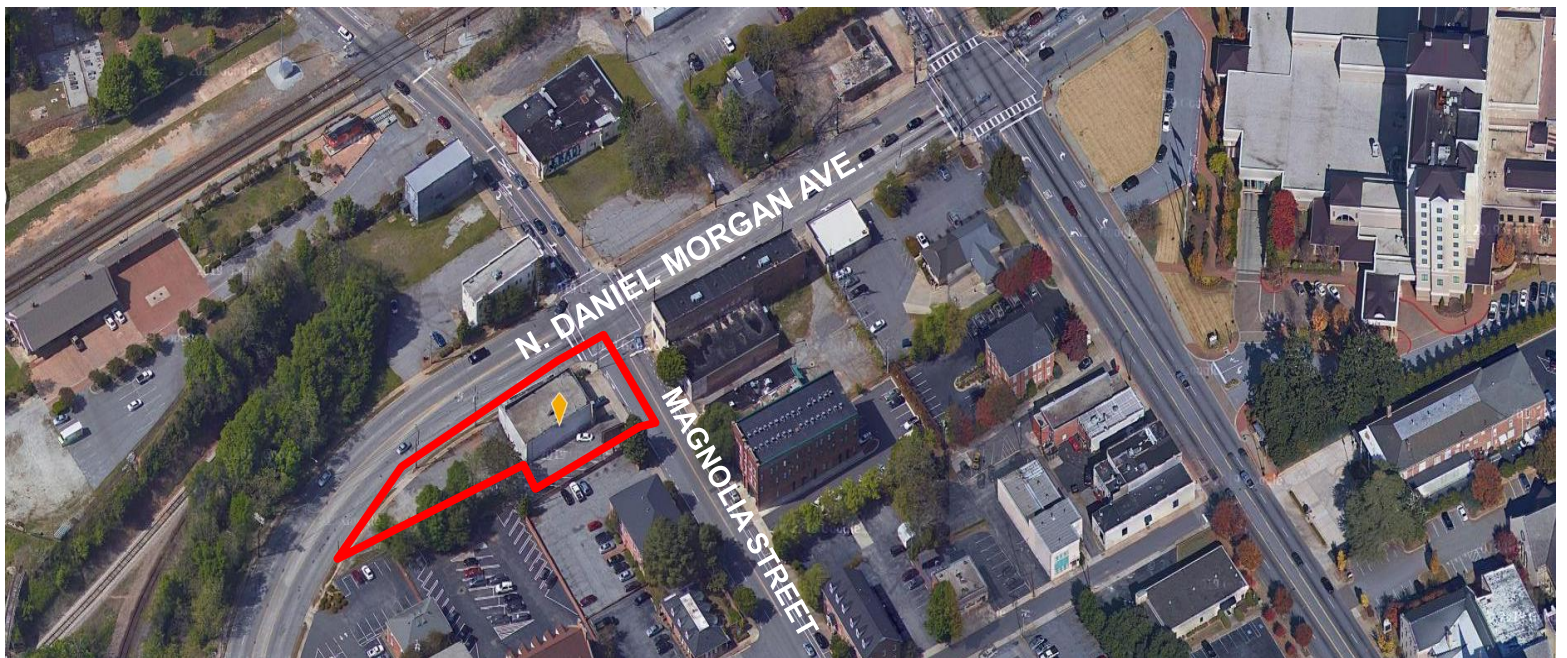




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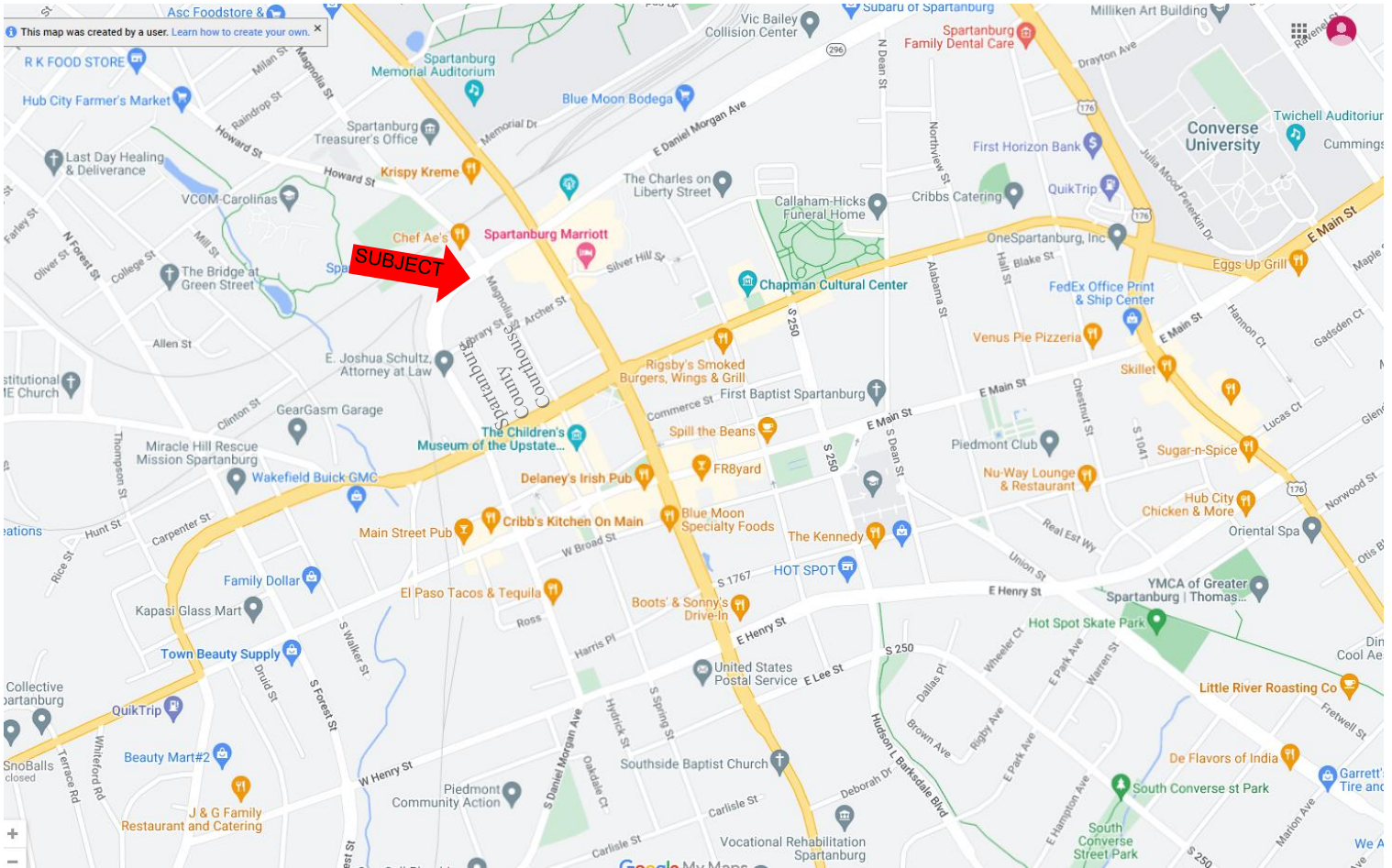
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CoStar
POWERBROKER

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SPENCER/HINES PROPERTIES

2023

BY THE NUMBERS



onespartanburginc.com

As a matter of policy, OneSpartanburg, Inc. does not report new investment, job totals, or room nights from projects or contracts in which we were not directly engaged.

\$1.1 Billion* **55% NEW**
CAPITAL INVESTMENT **45% EXPANSION**

Equal to **\$3 million** every single day

13.5M **SQ FT**
SPEC SPACE
planned or under construction

PROJECT BREAKDOWN BY INDUSTRY

56% **Advanced Manufacturing**

14.7% **Advanced Materials**

7.8% **Automotive**

5.1% **Distribution & Logistics**

3.5% **Life Sciences**

3.5% **Office/Shared Services**

2.6% **Aerospace**

2.6% **Agribusiness**

1.7% **Multifamily**

2.5% **Unclassified/Unknown**

24* **PROJECTS**

1,146* **JOBS**

117 **PROJECTS AND RFI**

Spartanburg County's economic development success continued in 2023, with ongoing interest from core sectors like advanced manufacturing and distribution and logistics. As we look toward 2024, our team expects another series of strong project announcements.

KATHERINE O'NEILL
Chief Economic Development Officer
OneSpartanburg, Inc.

ECONOMY

Downtown Development

94.5%
OFFICE
OCCUPANCY RATE

97.2%
RETAIL
OCCUPANCY RATE

85.2%*
MULTIFAMILY
OCCUPANCY RATE

3,700+ **HOUSING UNITS**
in the pipeline or under construction within 5 miles of Downtown Spartanburg

42,598 **PEDESTRIANS**
on Main Street every week



\$425M HISTORIC DOWNTOWN INVESTMENT

The biggest investment in Downtown Spartanburg's history includes a Minor League Baseball stadium, to be named *Fifth Third Park*, along with residential, retail, hotel and office space.

*Occupancy rate reflects several new multifamily projects entering market in 2023



SPENCER/HINES PROPERTIES

Advocacy

55% 
VOTED YES TO
FIX OUR ROADS

577 
ROAD PROJECTS
TO BE COMPLETED
over the next 6 years

\$478M 
CAPITAL PENNY
SALES TAX REVENUE
PROJECTED

\$30M 
STATE FUNDING
SECURED
to enhance Downtown
Spartanburg

Power Up Spartanburg

1,304 
SPARTANBURG
COUNTY
BUSINESSES
ENGAGED

\$1.51M 
FUNDING APPROVED
OR DISBURSED
\$924K Loans | \$590K Grants

79 
JOBS CREATED
30 Employees | 49 Contractors

\$1.63M 
GROSS REVENUE
GROWTH
Self-reporting through
6-month follow up survey

3 
SUPPLY
CONTRACTS
SECURED

500+ 
TOTAL HOURS OF
WORKSHOPS &
MENTORSHIPS SESSIONS

\$6.3M 
H-TAX
SPARTANBURG
COUNTY
November 2023

6% 
INCREASE IN
HOTEL ROOM
DEMAND
compared to 2022

\$95.4M
ANNUAL HOTEL
REVENUE
11.1% increase 
compared to 2022

7% 
INCREASE IN
REVENUE PER
AVAILABLE ROOM
compared to 2022

18 
PROPERTIES IN THE PREFERRED
HOTEL PROGRAM

HOSTED 
NCAA MENS & WOMENS
DIVISION I CROSS COUNTRY
REGIONAL CHAMPIONSHIPS
40 men's teams
41 women's teams
480+ athletes

AWARDED 
RENDEZVOUS SOUTH
First destination to host in S.C.
50+ meeting/event planners
50+ southern destination teams