

SALE PRICE:
\$295,000

CONTACT

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WWW.SPENCERHINES.COM

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

- 1.07+/- acres on Cedar Springs Rd.
- Less than 1/8 mile from the Intersection of Southport Road & Cedar Springs Road.
- Approximately 300' road frontage
- Spartanburg County Tax Map # 7-21-03-001.02
- All utilities available to site
- Growing corridor – great location for fast food, restaurant or retail.
- 3-Mile Median HH Income: \$45,656 • 3-Mile Population: 25,864 • 3 mile Households: 11,149

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.



SPENCER/HINES P R O P E R T I E S

LAND

Cedar Springs Road
Spartanburg, SC



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TOPO MAP

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2020 BY THE NUMBERS

Year to date as of January 8, 2021

onespartanburginc.com

ECONOMY

CAPITAL INVESTMENT

\$433,607,625*

43% New \$186,509,573	57% Expansion \$247,098,052
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 **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



SPENCER/HINES PROPERTIES

BUSINESS

4.92% ▲
INCREASE IN CAPITAL PENNY SALES TAX COLLECTION
compared to 2019

12.0% ▲
INCREASE IN GSP AIR CARGO
compared to 2019

2.1% ▲
INCREASE IN UNEMPLOYMENT
compared to 2019

SMALL BUSINESS FUND

\$734,628 🏪
SMALL BUSINESS FUND CONTRIBUTIONS

29 ✓
LOANS UNDERWAY APPROVED OR CLOSED

137 📁
APPLICATIONS

Minority
👤👤👤👤👤👤👤👤👤👤

Women
👩👩👩👩👩👩👩👩👩👩

\$72,331 😊
AWARDED

Minority
👤👤👤👤👤👤👤👤👤👤

Women
👩👩👩👩👩👩👩👩👩👩

TOURISM

4.0% ▲
INCREASE IN HOTEL ROOM SUPPLY
compared to 2019

25.9% ▼
DECREASE IN HOTEL ROOM DEMAND
compared to 2019

28.7% ▼
DECREASE IN OCCUPANCY
compared to 2019

37.4% ▼
DECREASE IN REVENUE PER AVAILABLE ROOM
compared to 2019

SPORTS

2ND 🏆
YEAR HOSTING USA SOFTBALL JUNIOR OLYMPIC CUP

4 .X.
NCAA BID AWARDS
\$1,119,728
Economic Output / Impact

6,558~
Room Nights

MEETING

HOSTED 🏠
SC RECREATION & PARKS ASSOCIATION'S 75TH ANNUAL CONFERENCE — the first state association in-person conference since COVID-19

AWARDED 👥
SOUTHEAST TOURISM SOCIETY CONNECTIONS CONFERENCE — the largest meeting booked since COVID-19

14
Regions Represented

300~
Room Nights

MARKETING

9 📍
PROPERTIES PARTICIPATING IN THE DESTINATION MARKETING FUND

15 📊
MILLION AD IMPRESSIONS SERVED



VISIONARY INVESTORS



SPENCER/HINES

PROPERTIES

SOUTH CAROLINA RANKINGS

#2

BUSINESS CLIMATE

Site Selection,
Surveyed Executives

A

MANUFACTURING INDUSTRY HEALTH

Ball State Manufacturing Scorecard

#3

STATE FOR DOING BUSINESS

Area Development

#2

FASTEST GROWING STATE

in the Eastern U.S.

#1

BUSINESS INCENTIVE PROGRAMS

Area Development

#4

REGULATORY ENVIRONMENT

Area Development

A DIVERSE ECONOMY

Once known as the "Textile Capital of the World," the Upstate is known today as a place where we **don't just make products, we engineer them.** Businesses here are world leaders in development and application of innovative technologies and perfecters of production processes.

From Milliken's ResOTM **flame-resistant fabrics** protecting first responders, to **rapid prototyping** and 3D printing at GE's Advanced Manufacturing Works, to **corporate strategy** and planning at headquarters facilities, business moves here as companies meet today's demands and anticipate tomorrow's challenges.

400+ aerospace-related companies in South Carolina

AEROSPACE

17 OEMs within a day's drive of Upstate SC

AUTOMOTIVE

Industrial engineering concentration
3 TIMES national average (Upstate SC)

ENGINEERED MATERIALS

180+ food industry companies in the Upstate

FOOD MANUFACTURING

4,350 Upstate STEM graduates in 2018

LIFE SCIENCES

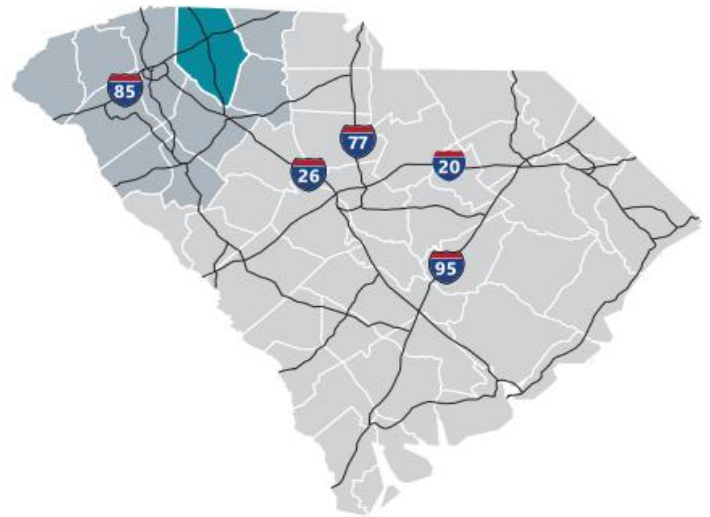
245+ global, national and North American headquarters located in the Upstate

OFFICE & PROFESSIONAL



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



SPENCER/HINES

PROPERTIES

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%

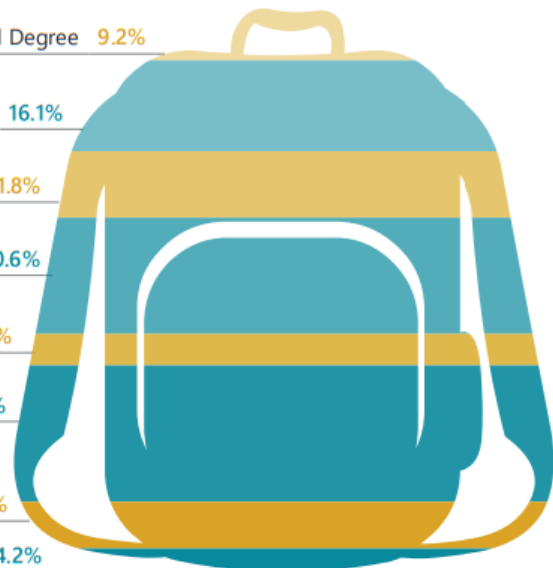
Some College, No Degree 20.6%

GED/ Alternative Credential 5.7%

High School Graduate 24.3%

9th to 12th Grade, No Diploma 8.3%

Less than 9th Grade 4.2%





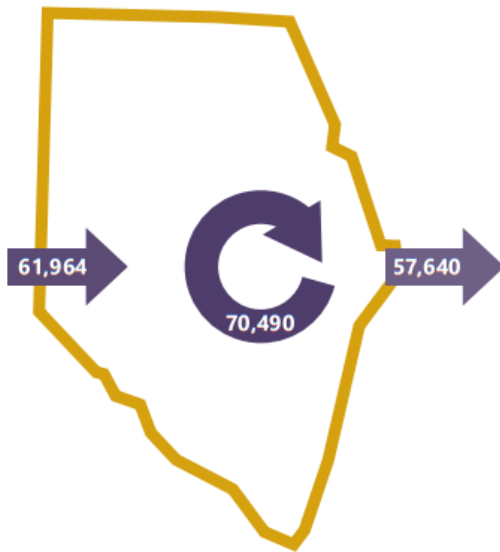
2018 Commuting Patterns

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%

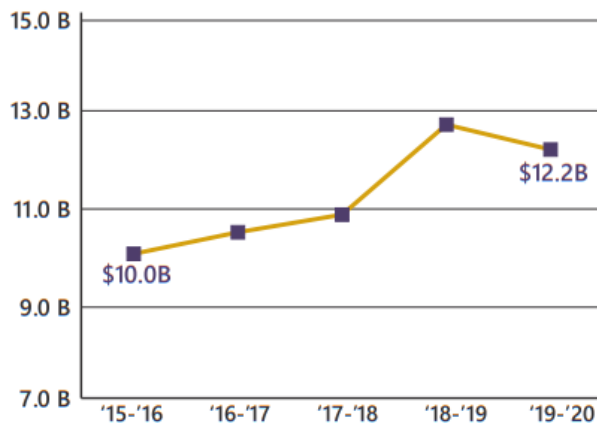
2020 Employment by Industry

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

