

3087 E. Main Street Extension
Spartanburg, SC 29329



CONTACT

Andy Hayes 864-706-0189
ahayes@spencerhines.com



Ben Hines 864-542-4777
benhines@spencerhines.com



WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
380 S. Pine Street, 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.

- 7860± sq. ft. retail building on Spartanburg's eastside.
- Currently configured with 4980± sq. ft. retail space & 2880± sq. ft. restaurant space
- Kitchen equipment negotiable
- 310'± feet of road frontage
- Built in 2007
- Situated on .71± acres
- Spartanburg County Tax Map # 3-13-00-247.00 & 3-13-00-245.01

SALE PRICE:
\$750,000



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

RETAIL

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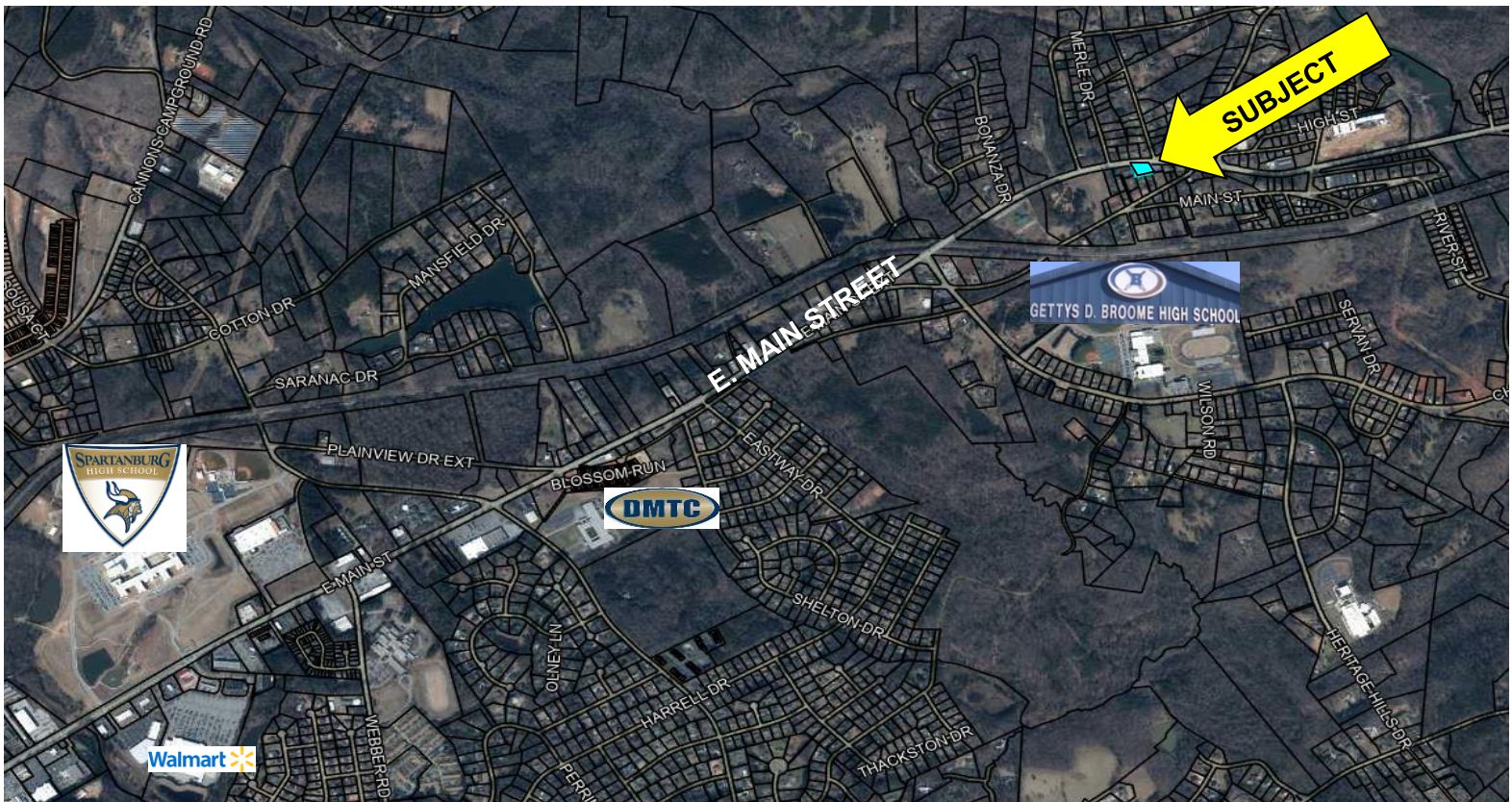
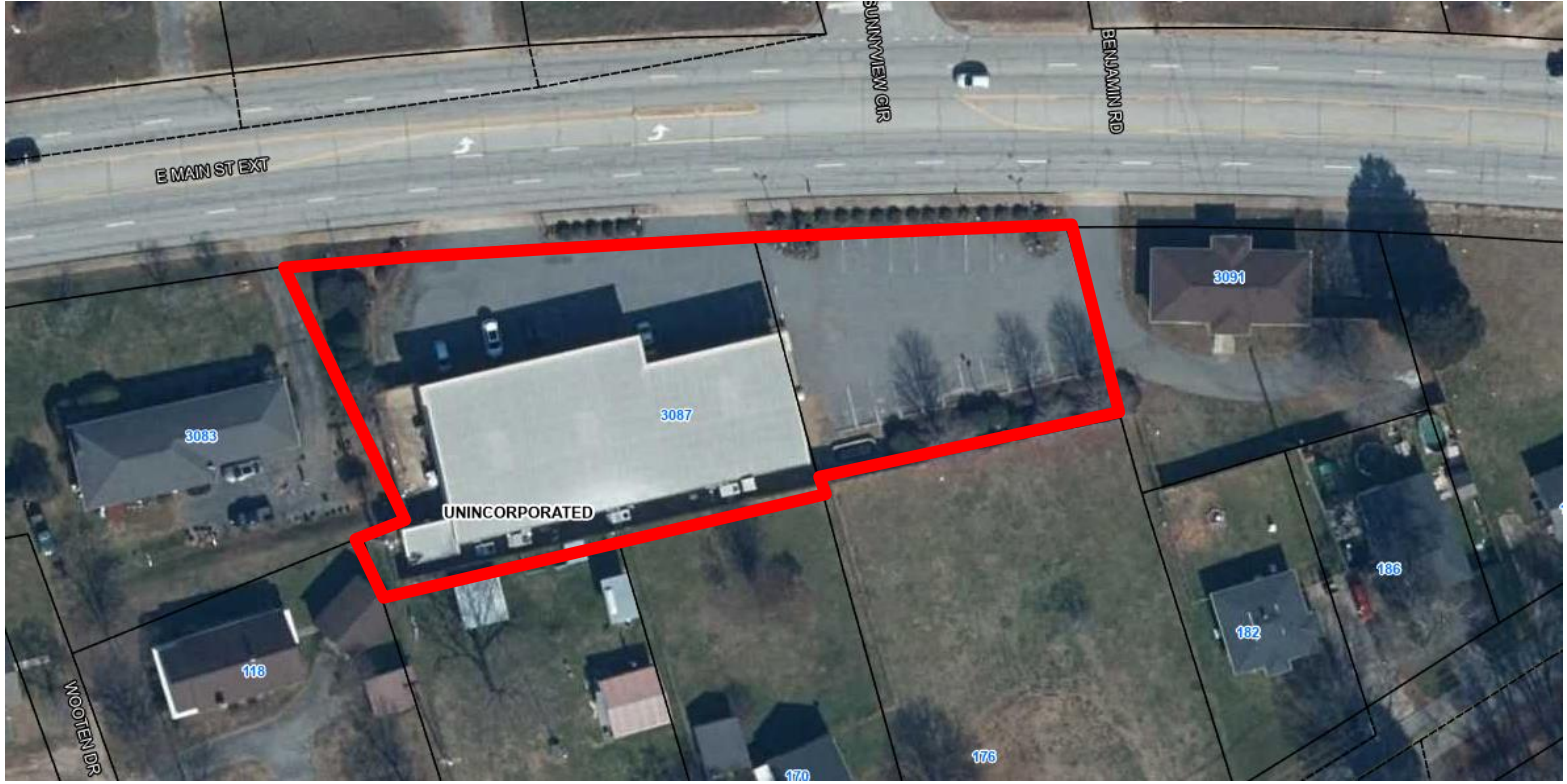
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SPENCER/HINES
P R O P E R T I E S

RETAIL

1595 E. Main Street
Duncan, SC



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SPENCER/HINES

PROPERTIES

 **ONESPARTANBURG INC.**

SCAN TO
SEE OUR
NEW SPACE



BY THE NUMBERS

onespartanburginc.com



2021 U.S.
**CHAMBER OF
THE YEAR**



\$1.9B
CAPITAL
INVESTMENT

80%
NEW

20%
EXPANSION

Equivalent to \$5.4M every single day



44
PROJECTS



4,045
JOBS



SPEC SPACE
10M+ SQ FT
planned or
under construction

PROJECT BREAKDOWN BY INDUSTRY



Spartanburg faces a continued demand for industrial space, and a rising demand for Class A office space. With the momentum happening in our community, with all the investment being made in the city and county, I am confident we will find users that jump at the opportunity to occupy newly developed spaces.

JOHN MONTGOMERY
Colliers International

DOWNTOWN DEVELOPMENT

Agape Care Group and MP Cloud Technologies relocated corporate headquarters to Downtown Spartanburg, and The M Peters Group announced the largest ever private sector investment in downtown.

90.4%
OFFICE
OCCUPANCY RATE

95.6%
RETAIL
OCCUPANCY RATE

92%
MULTIFAMILY
OCCUPANCY RATE



2,200+
HOUSING UNITS
in the pipeline or under
construction



33,742
PEDESTRIANS
on Main Street
every week

There's a lot of good reasons to be in Spartanburg. Market studies show that Spartanburg is ready for impactful developments. The community is very welcoming and leadership asks 'how can we help?' - you don't hear that in a lot of places. It's a beautiful city with great people, plus the employment being generated is incredible.

MARK PETERS
M Peters Group



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

BUSINESS



\$53.3M
CAPITAL PENNY
SALES TAX



\$123K
SMALL BUSINESS
FUND AWARDED



Bringing Back the Burg helped my small business. I was a new business owner. I didn't know what to do, I had depleted my funds. When they told me about the Recovery Fund I said 'Yes! That is what I need!' I was able to stay afloat. I am thankful and grateful.

KESHA WILLIAMS
Little ME Childcare Center



208+
SUPPLIER
CONNECTIONS
a renewed focus for
OneSpartanburg, Inc.



2.9%
UNEMPLOYMENT
RATE

The OneSpartanburg, Inc. team did a magnificent job supporting Oshkosh Defense during a 2-day Supplier Event. We had the chance to meet with over 100 companies and forge the start of many relationships that will provide win-wins for our community.

DON BENT
OshKosh Defense

OneSpartanburg, Inc. successfully advocated for a permanently pedestrian Main Street-Morgan Square, the COVID-19 Liability Immunity Act, the Schools of Innovation Act of 2021, a historic \$12M state budget allocation that represents a stake in the ground moment for our community, and supported Spartanburg School District 5 in advocating for a successful \$295M bond referendum.



\$4.3M
A-TAX
SPARTANBURG
COUNTY



\$5.3M
H-TAX
SPARTANBURG
COUNTY



Spartanburg proved itself as a safe, hospitable destination, hosting notable groups including the Southeast Tourism Society and South Carolina Recreation and Parks Association.

ANDY CAJKA
Spartanburg Marriott
Southern Hospitality Group



29%
INCREASE IN
HOTEL ROOM
DEMAND
compared to 2020



33%
INCREASE IN
REVENUE PER
AVAILABLE ROOM
compared to 2020

HBO's We're Here provided a unique opportunity to tell Spartanburg's story to a national audience. The episode showcased our charming city, rich history, and most importantly our welcoming community.

PONTHEOLLA ABERNATHY
Clevedale Historic Inn & Gardens

GSP International Airport, recognized as the best small airport in North America, served 1.6M passengers



South Carolina



SPENCER/HINES

PROPERTIES

INDUSTRIAL

Street
Spartanburg, SC

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

LOCKHEED MARTIN TORAY AIRBUS AEROSPACE

17 OEMs
within a day's drive of Upstate SC

AUTOMOTIVE

BMW MICHELIN ZF

Industrial engineering concentration
3 TIMES
national average (Upstate SC)

ENGINEERED MATERIALS

FAFL Milliken TEIJIN

180+
food industry companies
in the Upstate

FOOD MANUFACTURING

Nestlé Keurig DrPepper

4,350
Upstate STEM
graduates in 2018

LIFE SCIENCES

LONZA Abbott Arthrex

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

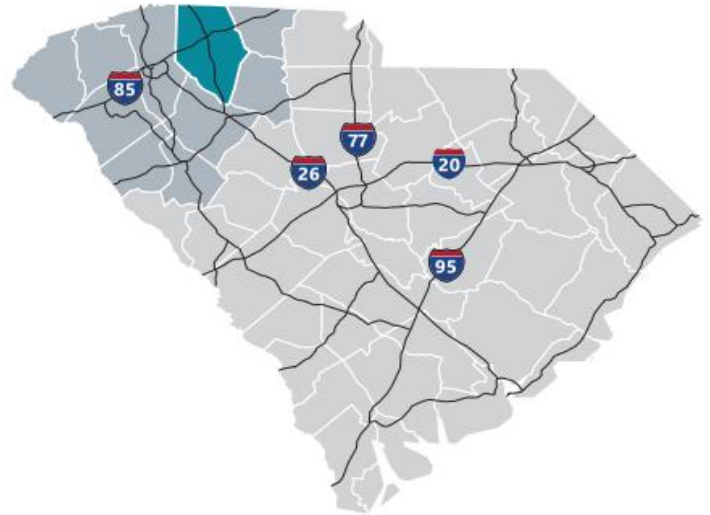
OFFICE & PROFESSIONAL

SYNNEX Denny's TD Bank



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

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%

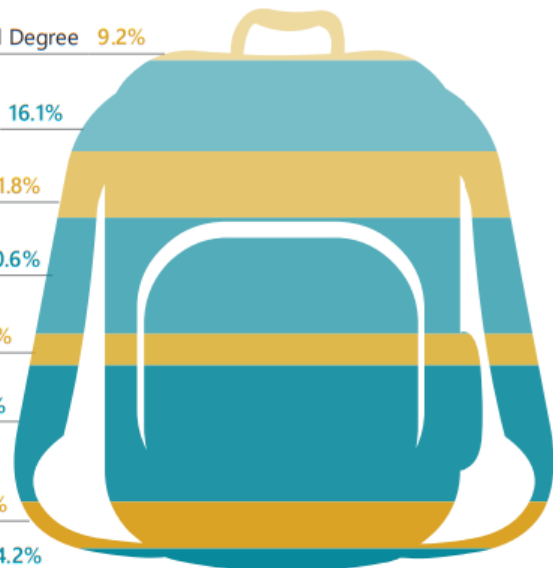
Some College, No Degree 20.6%

GED/ Alternative Credential 5.7%

High School Graduate 24.3%

9th to 12th Grade, No Diploma 8.3%

Less than 9th Grade 4.2%





SPENCER/HINES

PROPERTIES



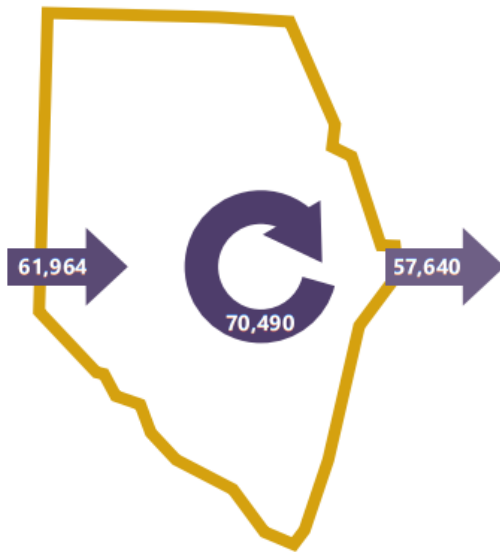
2018 Commuting Patterns

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%

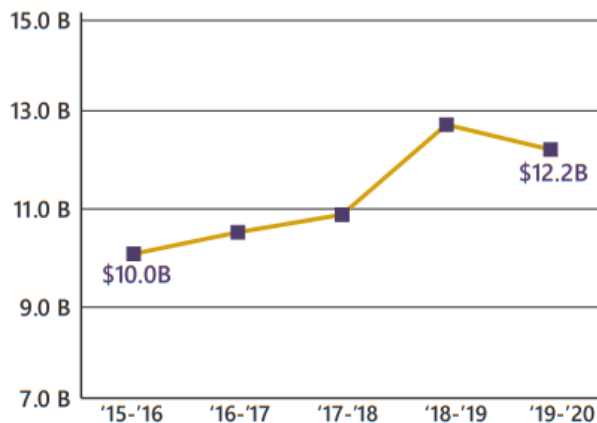
2020 Employment by Industry

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





Upstate SC Region

A diverse range of companies seeking a competitive advantage have found a business-friendly trifecta in Upstate South Carolina: a top-ranked business climate, a world-class research environment and a superb quality of life. They are drawn here by our favorable tax rates, market accessibility and the quality and availability of our workforce. Supporting this is our dedication to research and innovation, including R&D facilities for Michelin, Fuji and General Electric and research centers that support the automotive, life sciences, plastics and photonics industries. And it's all set in a region where cost of living is about 10 percent lower than the national average and cultural and recreational opportunities cater to a diverse range of tastes.



Total Population

	2010	2020	2025	Growth Rate ¹
Upstate SC Region	1,362,073	1,534,241	1,622,166	1.12%
South Carolina	4,625,364	5,282,232	5,629,430	1.28%
United States	308,745,538	333,793,107	346,021,282	0.72%

¹Projected Annual Growth Rate 2020-2025

Population by Age

	2010	2020	2025
Under 5	6.5%	5.8%	5.7%
5 to 9	6.4%	6.2%	5.9%
10 to 14	6.6%	6.2%	6.3%
15 to 24	14.2%	12.6%	12.4%
25 to 34	12.1%	13.0%	11.9%
35 to 44	13.3%	12.2%	12.7%
45 to 54	14.4%	12.9%	12.1%
55 to 64	12.4%	13.4%	13.0%
65+	14.0%	17.7%	19.8%
Median Age	38.2	39.9	40.9

38.1% of the of 2020 population is prime working age

Population by Race & Ethnicity

	2010	2020	2025
White	75.5%	74.8%	74.2%
Black	18.3%	17.5%	17.1%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	1.4%	1.9%	2.2%
Hawaiian/ Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	2.8%	3.3%	3.7%
Two or More Races	1.6%	2.2%	2.5%
Hispanic Origin (Any Race)	5.5%	6.7%	7.5%

Households & Families

	2010	2020	2025
Total Households	532,065	599,337	633,863
Total Families	363,466	402,006	422,779
Average HH Size	2.49	2.50	2.50
Renter Occupied*	26.8%	28.9%	29.1%
Owner Occupied*	61.2%	59.8%	59.9%

*Housing tenure data is a percentage of total occupied housing units

Median Household Income

	2020	2025
Upstate SC Region	\$53,145	\$56,449
South Carolina	\$53,366	\$56,881
United States	\$62,203	\$67,325

Per Capita Income

	2020	2025
Upstate SC Region	\$28,532	\$31,624
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 10.2%

Bachelor's Degree 17.3%

Associate's Degree 11.0%

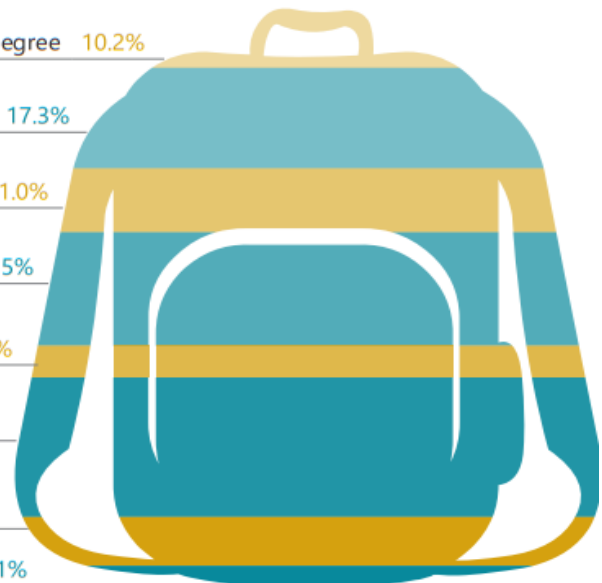
Some College, No Degree 19.5%

GED/ Alternative Credential 5.6%

High School Graduate 24.0%

9th to 12th Grade, No Diploma 8.4%

Less than 9th Grade 4.1%





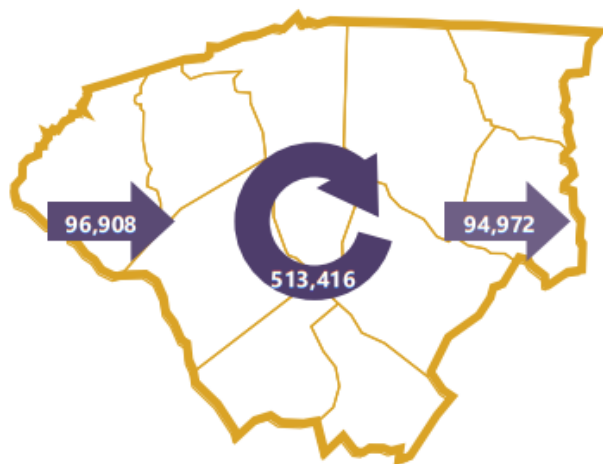
2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	:	44.4%
10-24 miles	:	28.7%
25-50 miles	:	12.0%
50 miles or more	:	14.9%

73.1% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in the Upstate SC Region	:	513,416
Commute into the Upstate SC Region	:	96,908
Commute Out of the Upstate SC Region	:	94,972

Where Do Upstate SC Region Workers Live?

Greenville County	30.7%
Spartanburg County	17.5%
Anderson County	12.0%
Pickens County	6.9%
Oconee County	4.1%
Laurens County	3.8%
Greenwood County	3.6%
Cherokee County	3.0%
Richland County	1.6%
Union County	1.3%

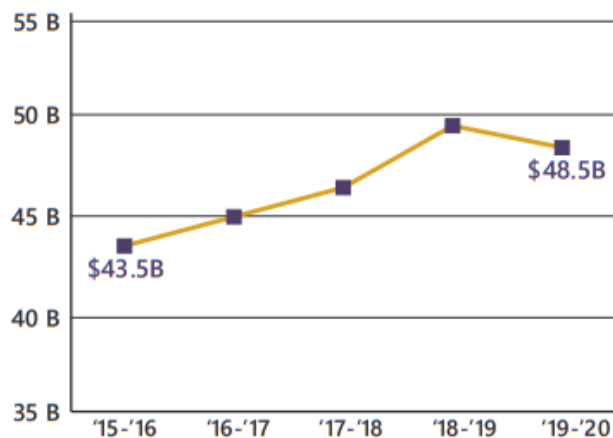
2020 Employment by Industry

Agriculture/Mining	0.5%	3,336
Construction	6.5%	42,463
Manufacturing	20.5%	134,865
Wholesale Trade	2.5%	16,633
Retail Trade	9.9%	65,195
Transportation/Utilities	4.9%	32,266
Information	1.4%	9,136
Finance/Insurance/Real Estate	5.2%	33,928
Services	45.8%	300,541
Public Administration	2.9%	18,732
Total	100%	657,095

2020 Civilian Population in Labor Force (16+)

Labor Force	89.8%
Unemployed	10.2%

Gross Retail Sales by Fiscal Year



2020 Business Establishments by Industry

