

**OWNER
MOTIVATED!**

Southport Road
Spartanburg, SC



SALE PRICE:

~~\$800,000~~ **REDUCED!**
\$480,000

Andy Hayes 864-706-0189
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CONTACT

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WWW.SPENCERHINES.COM

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

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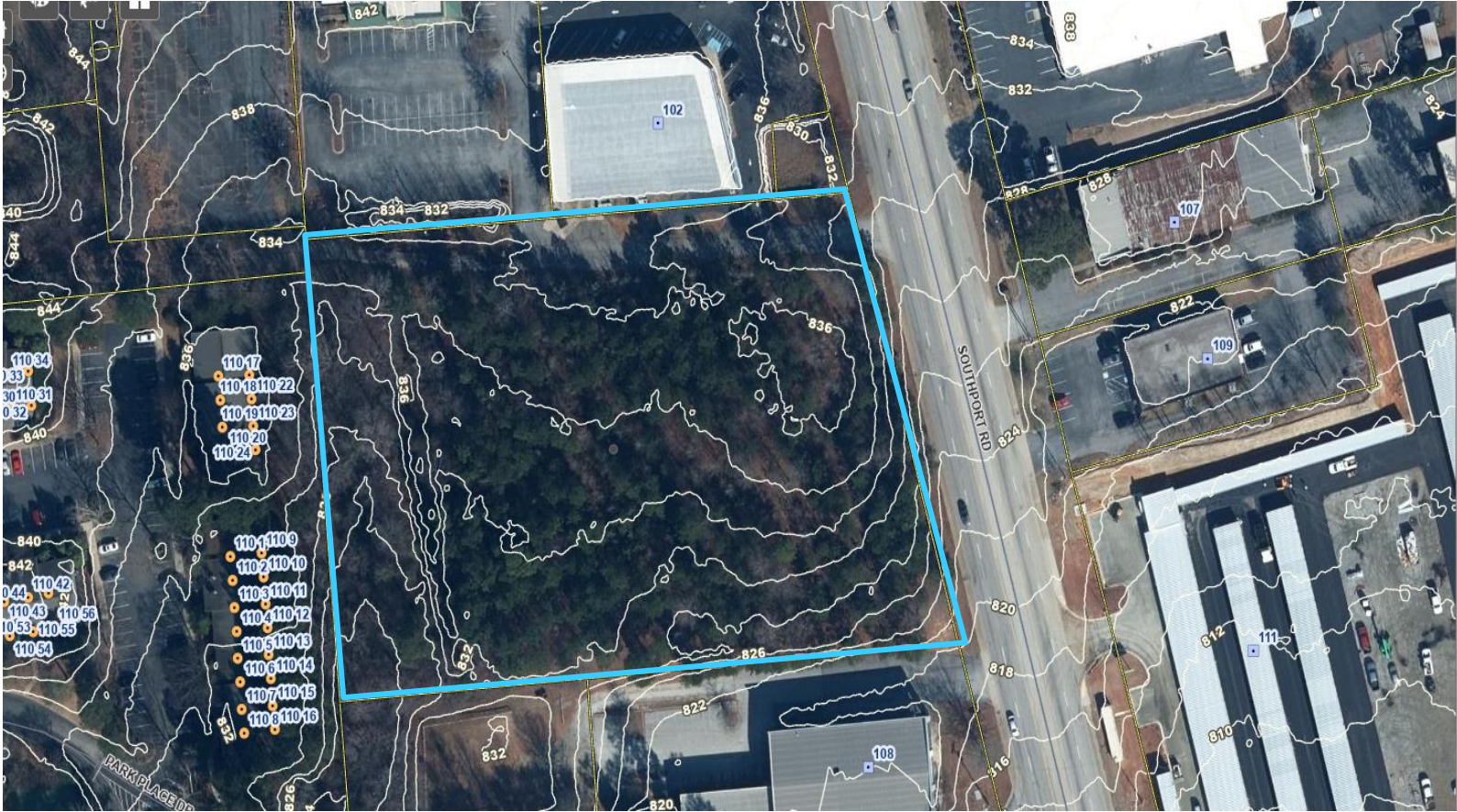
- 3.2± acres located on Southport Road just off of John B. White Sr. Blvd.
- 323'± road frontage; 493± depth
- Zoned B-1 - General Business District
- Level topo
- All utilities to site
- Spartanburg County Tax Map # 6-21-14-064.03

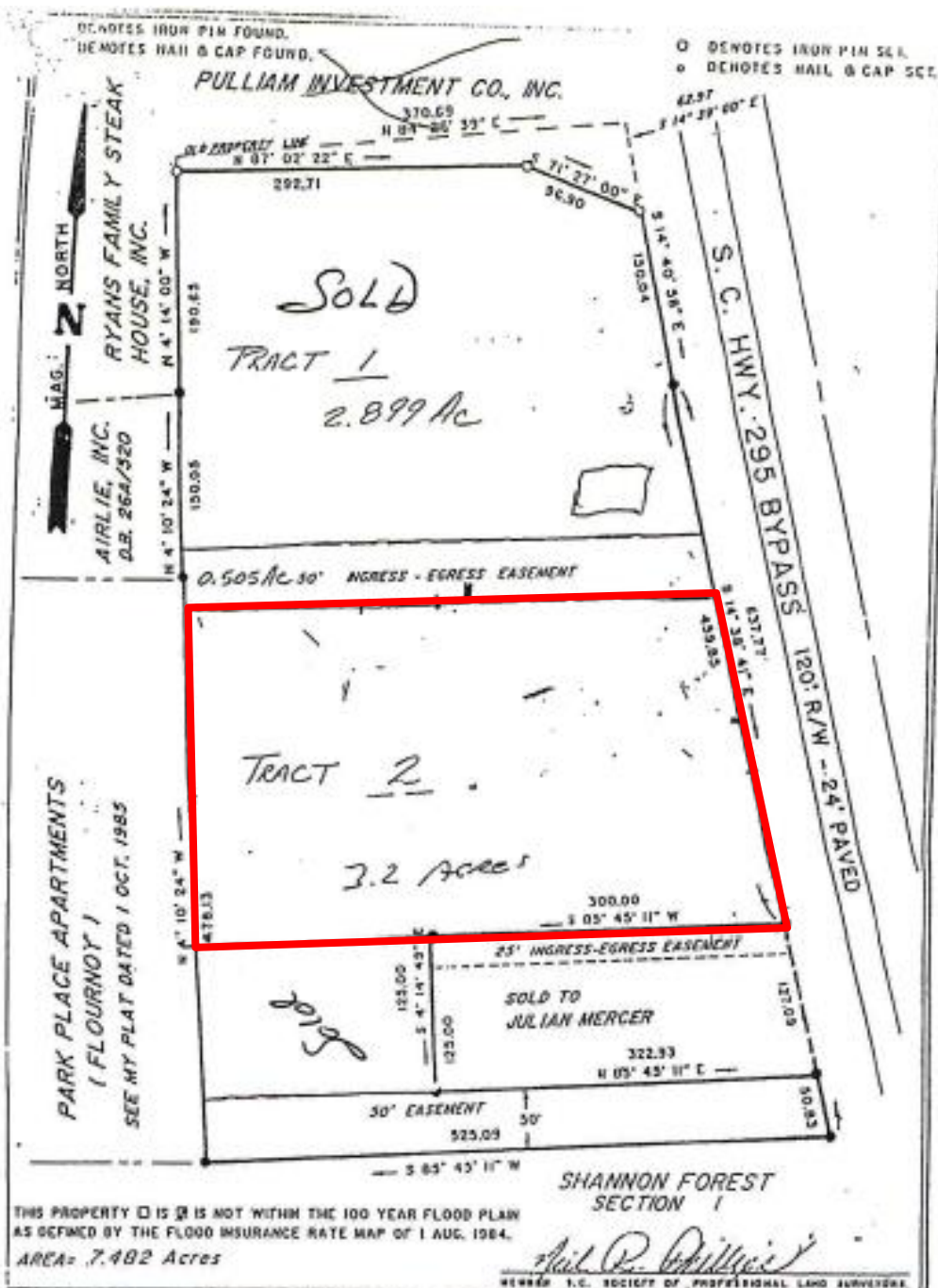


SPENCER/HINES
P R O P E R T I E S

LAND

Southport Road
Spartanburg, SC





SURVEY FOR:

PULLIAM INVESTMENT CO., INC.

BEING OLD TRACTS C, D & A PORTION OF LOT D AS SHOWN ON MY PLAT FOR PULLIAM INVESTMENT CO., INC. DATED 1 OCT. 1985.

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/10,000. BEFORE BALANCING, AND THE AREA WAS DETERMINED BY COMPUTER.

COUNTY: SPARTANBURG	TOWN OR COMMUNITY: NEAR CITY LIMITS OF SPARTANBURG	STATE: SOUTH CAROLINA
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DATE: MAY 1986	BLOCK MAP: SHEET: G-21-14	P/O PARCEL: G4	FIELD CHIEF:	DRAWN BY: NANCY DERRY
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SCALE: 1"=100'

SURVEYED BY: HEIL R. PHILLIPS, PROFESSIONAL LAND SURVEYOR

1982

SEAL:





SPENCER/HINES

PROPERTIES



ONE SPARTANBURG 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



44
PROJECTS



4,045
JOBS

Equivalent to \$5.4M every single day

PROJECT BREAKDOWN BY INDUSTRY

20%

Advanced
Manufacturing

5%

Advanced
Materials

9%

Automotive

7%

Commercial

34%

Distribution &
Logistics

5%

Life Sciences

5%

Multifamily

5%

Office/Shared
Services

10%

Unclassified/
Unknown



**SPEC
SPACE**

10M+ SQ FT
planned or
under construction

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

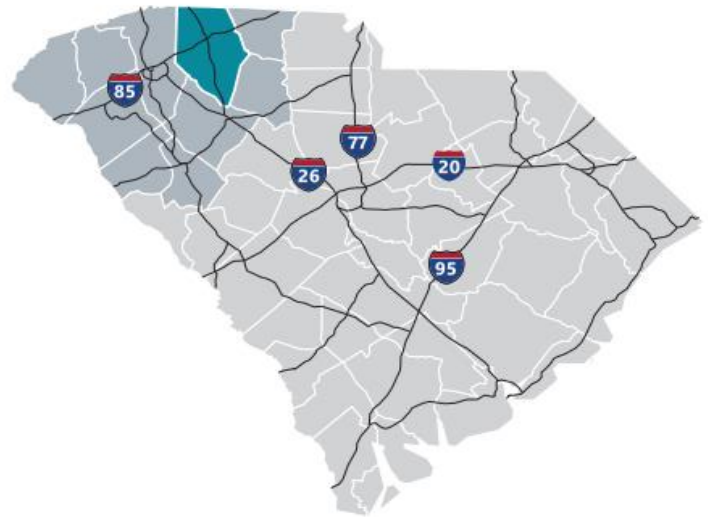
PROPERTIES





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%

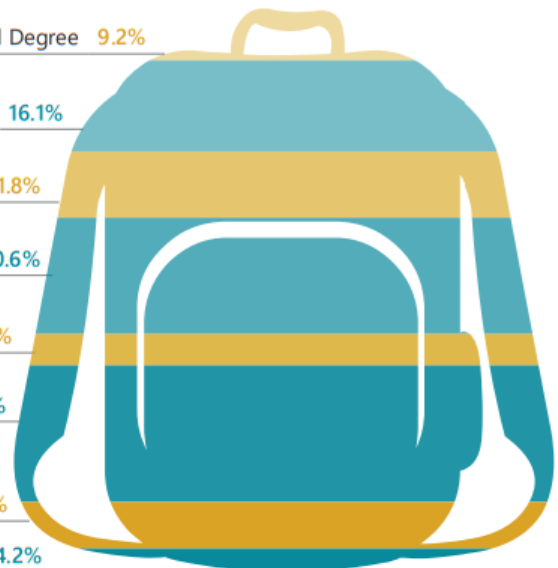
Some College, No Degree 20.6%

GED/ Alternative Credential 5.7%

High School Graduate 24.3%

9th to 12th Grade, No Diploma 8.3%

Less than 9th Grade 4.2%





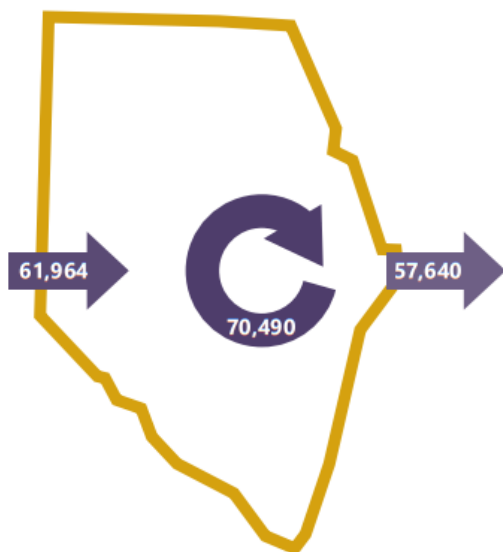
2018 Commuting Patterns

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%

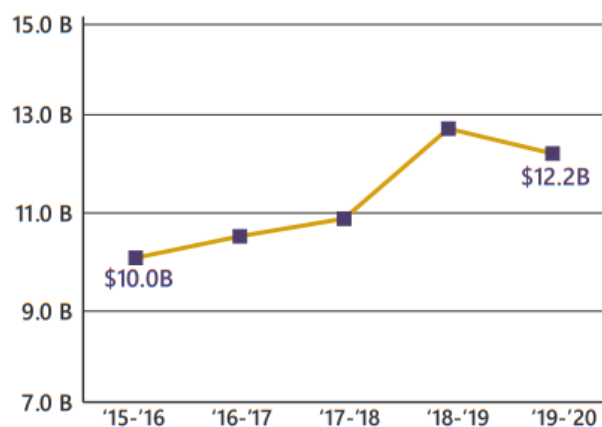
2020 Employment by Industry

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

474

Manufacturing

1,576

Retail

833

Hospitality

2,101

Professional
Services

267

Transportation
and Warehousing