



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

OFFICE

901 S. Pine Street  
Spartanburg, SC



- 6872 +/- sq. ft. professional office on S. Pine Street
- 2 levels - main & lower floor
- Lobby, multiple private offices, multi-purpose room, conference room, breakroom, 4 restrooms
- .712± acres
- 23 parks
- Zoning – Limited Office District (LOD)
- Spartanburg County Tax Map # 7-17-01-07-071.01
- Great location - close to downtown

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



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



CONTACT

[WWW.SPENCERHINES.COM](http://WWW.SPENCERHINES.COM)

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

380 S. Pine Street, Spartanburg, SC - 864.583.1001

**SALE PRICE:**  
**\$655,000**  
**LEASE RATE:**  
**\$12 sq. ft. Net, Net, Net**

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.

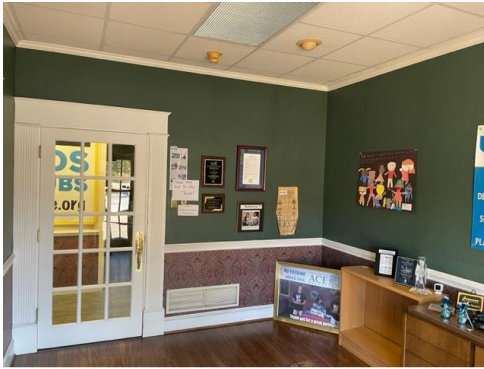
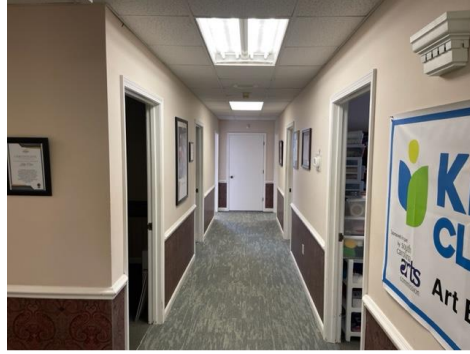




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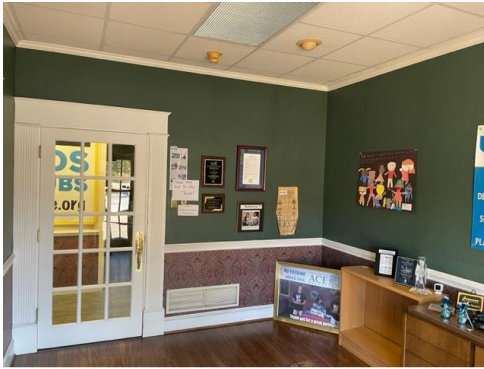
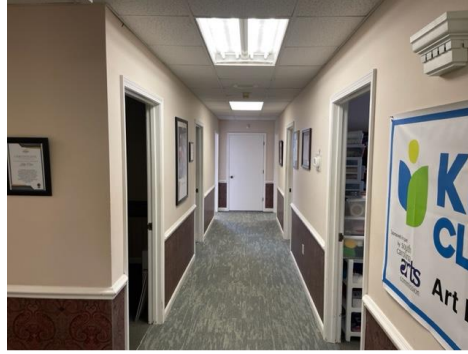




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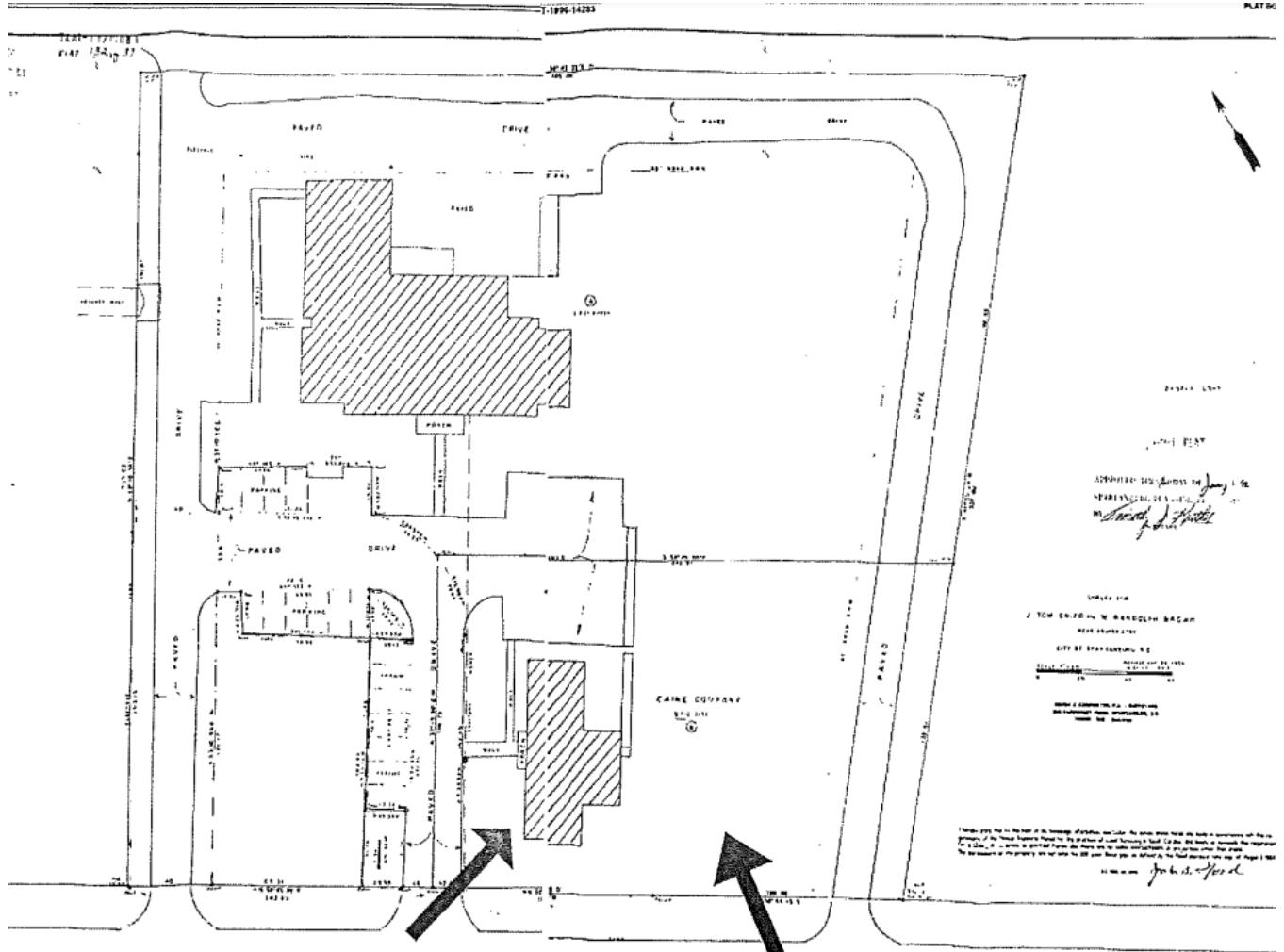




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APPROVED FOR RECORD BY JAMES L. WILSON  
SPARTANBURG, SOUTH CAROLINA  
JAN 1 1996

UNLESS SHOWN  
BY TOM ENGLISH, W. BENEDICTUS BAGAN  
NEAR SPARTANBURG,  
CITY OF SPARTANBURG, SC  
DEVELOPER

THESE PLANS ARE THE PROPERTY OF THE ENGINEER, ARCHITECT, AND LAND SURVEYOR WHOSE NAME IS SHOWN ON THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER, ARCHITECT, AND LAND SURVEYOR. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER, ARCHITECT, AND LAND SURVEYOR.

S. PINE

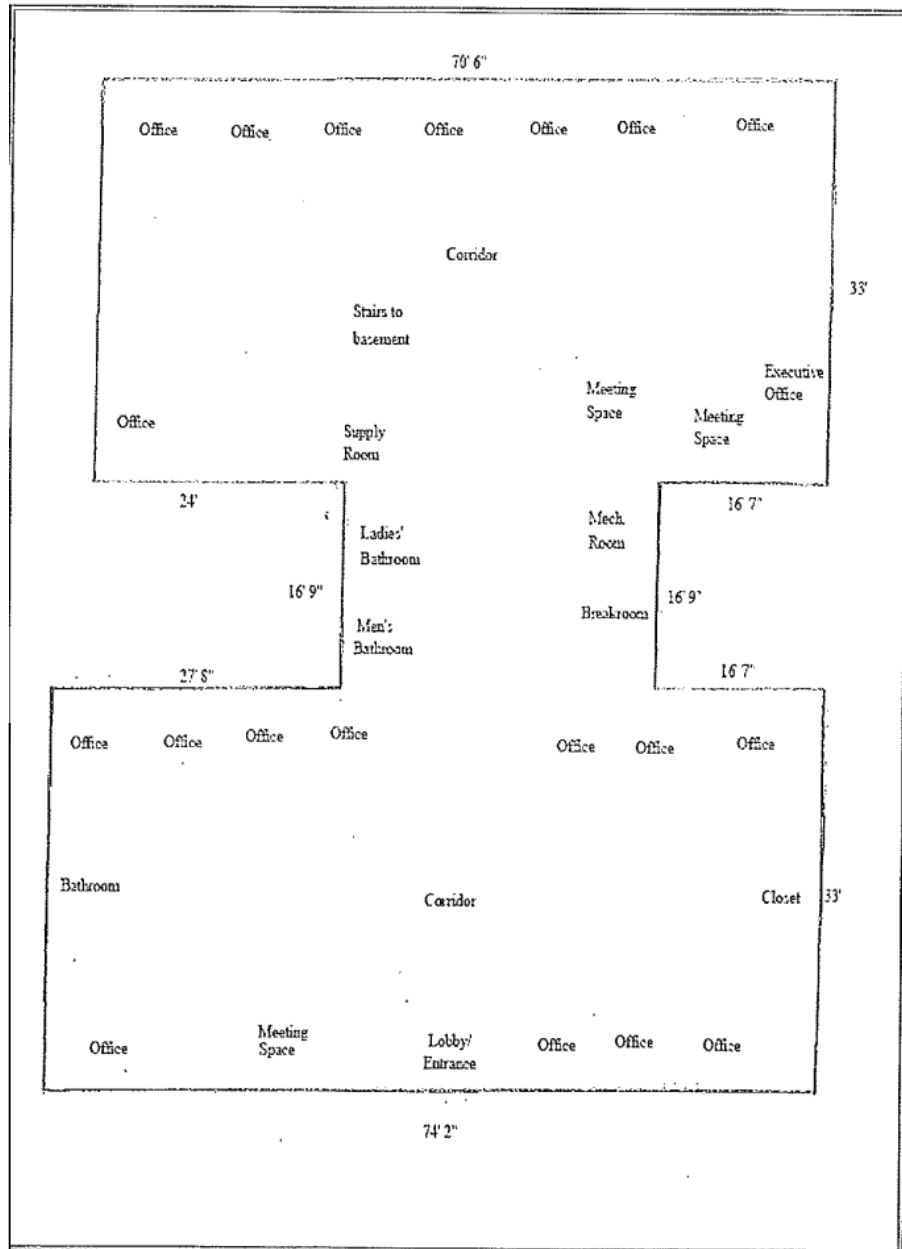
SHWAY NO 9

STREET

BY PAVED

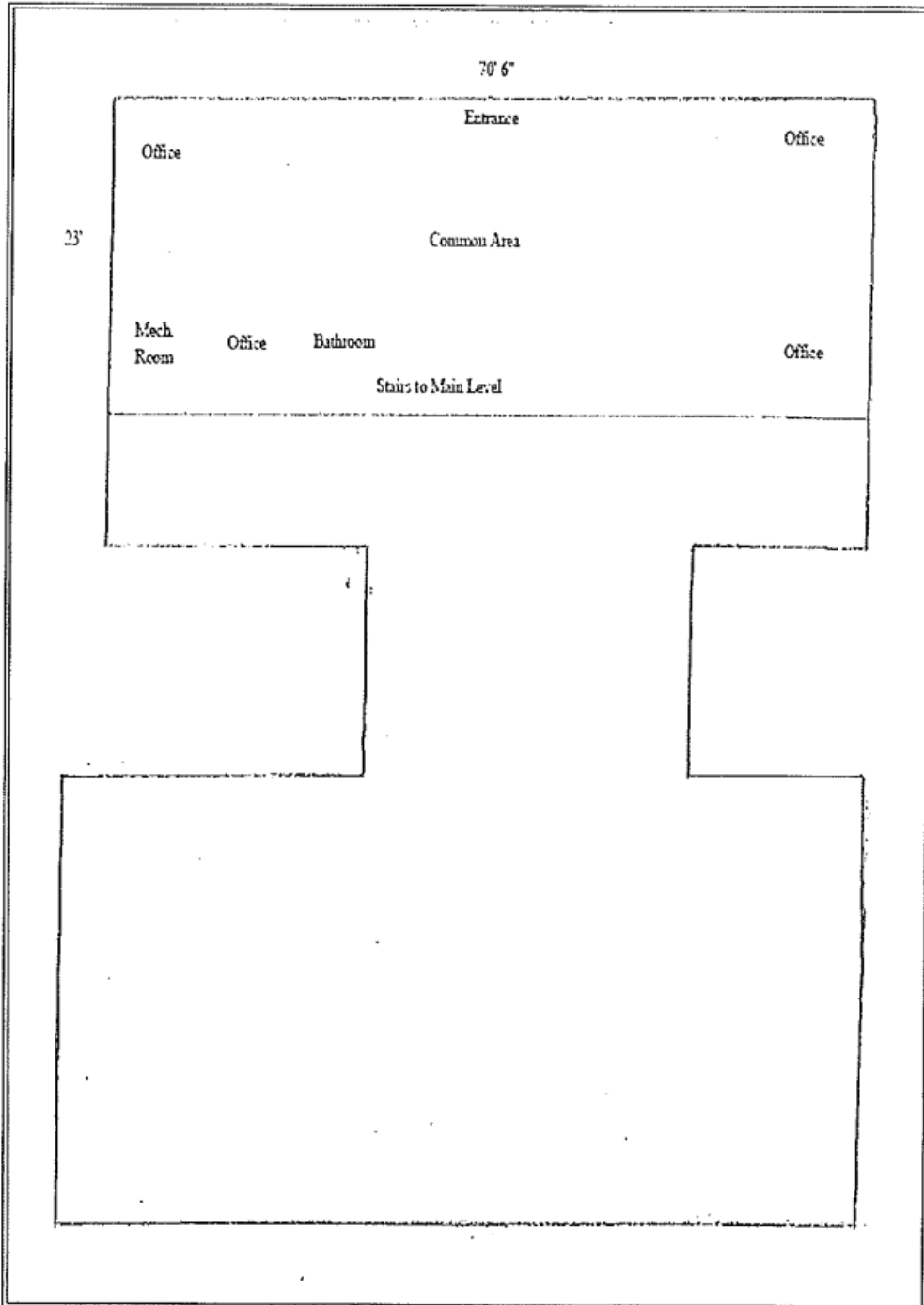


**Building Floor Plan Sketch  
Above Grade Level**



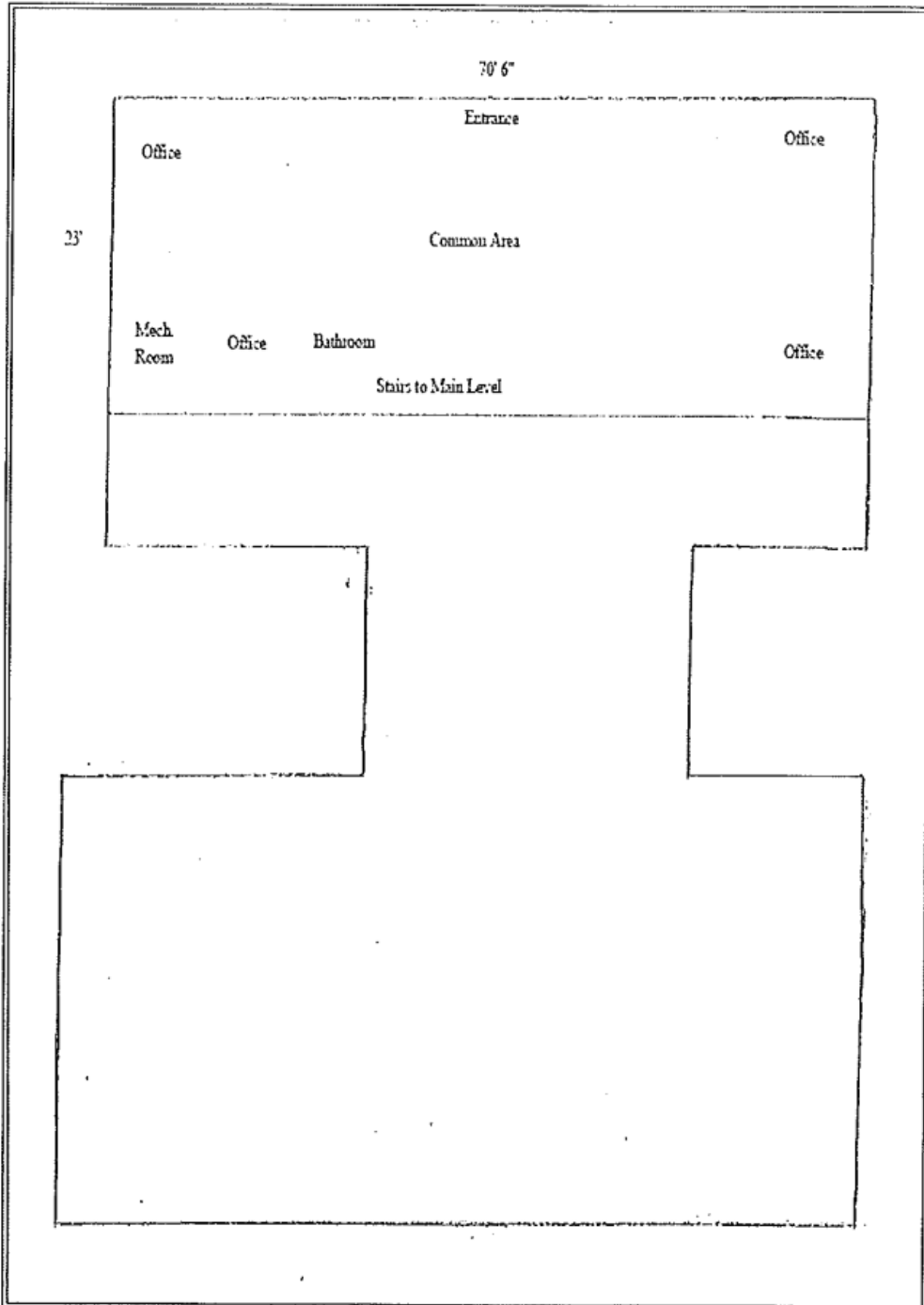


**Building Floor Plan Sketch  
Below Grade Level**





**Building Floor Plan Sketch  
Below Grade Level**







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# SPENCER/HINES PROPERTIES



# 2022

## BY THE NUMBERS



**\$3.2B\***  
CAPITAL INVESTMENT

85%  
NEW

15%  
EXPANSION

Equal to \$8.8M every single day



**36\***  
PROJECTS



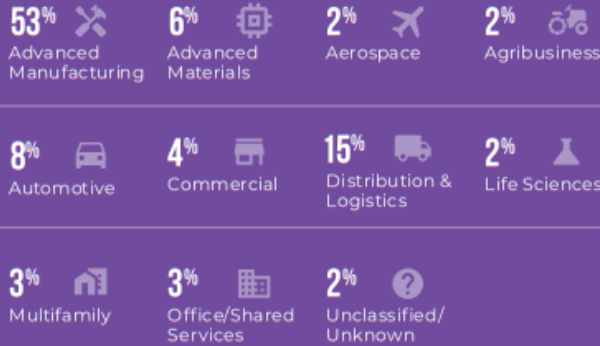
**1,742\***  
JOBS



**SPEC SPACE**

**12M SQ FT**  
planned or under construction

### PROJECT BREAKDOWN BY INDUSTRY



Spartanburg County is riding a wave of momentum in all facets of our economic development strategy. We remain a regional leader in job creation and industrial growth, as evidenced by BMW Group's \$1.7 billion announcement in October. And thanks to intentional recruitment efforts, Spartanburg continues attracting knowledge-based and corporate jobs, with several key office development projects coming in the near-future.

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

\*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.

### DOWNTOWN DEVELOPMENT

**96.6%**  
OFFICE OCCUPANCY RATE

**97.1%**  
RETAIL OCCUPANCY RATE

**93.2%**  
MULTIFAMILY OCCUPANCY RATE



**3,500+**  
HOUSING UNITS  
in the pipeline or under construction within 5 miles of Downtown Spartanburg



**42,571**  
PEDESTRIANS  
on Main Street every week

Downtown Spartanburg continued its evolution into a 24-7 destination, with newcomers living and working downtown thanks to new residential developments and professional opportunities. Pedestrian traffic increased from 33k in 2021 to 45k in 2022. The City of Spartanburg's Morgan Square Committee is committed to a strategically-redesigned square, better able to grow alongside Spartanburg. And thanks to the penny sales tax, construction is ongoing on Spartanburg County's new Judicial Center, with additional projects coming soon.

**ALLEN SMITH**  
President & CEO  
OneSpartanburg, Inc.



# SPENCER/HINES PROPERTIES

BUSINESS



**\$61.9M**  
CAPITAL PENNY  
SALES TAX  
REVENUE



**\$6M**  
SMALL & MINORITY  
BUSINESS  
DEVELOPMENT  
FUNDING



**42**  
LOCAL  
SUPPLIERS  
connected to regional  
manufacturers



**2.6%**  
UNEMPLOYMENT  
RATE  
November 2022



Steps we've taken to advocate on behalf of our business community led to significant wins in 2022. In collaboration with public and private partners, our Small and Minority Business Development Strategy was funded to the tune of \$6 million by Spartanburg County Council. In addition, advocacy efforts at the state level led to increased funding allocations in the state budget, allowing for transformative projects across Spartanburg County to move forward.

**JOHN KIMBRELL**  
Chief Business Affairs Officer  
OneSpartanburg, Inc.

TOURISM



**\$67.9M**  
ANNUAL HOTEL  
REVENUE



**\$5.7M**  
H-TAX  
SPARTANBURG  
COUNTY



**7.8%**  
INCREASE IN  
HOTEL ROOM  
DEMAND  
compared to 2021



**17.6%**  
INCREASE IN  
REVENUE PER  
AVAILABLE ROOM  
compared to 2021



Thanks to tourism development growth, much of it generated by sports tourism wins, we are more able than ever before to drive business to Spartanburg County hotels. With growth in events, conferences, tournaments, and more hosted in Spartanburg—like our first NCAA Division I level event, set for later this year—comes growth in hotel room nights, restaurant spending, and the overall economic impact visitors have in our community.

**BILLY DUNLAP**  
Chief Tourism Development Officer  
OneSpartanburg, Inc.

