



SALE PRICE:

~~\$1,500,000~~

REDUCED!!
~~\$1,375,000~~

\$1,275,000

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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.

- Charles Pinckney Wofford House
- Located on E. Main Street at the entrance to the Converse Heights neighborhood and directly across from Converse College
- Multiple rooms – could be converted to professional office.
- Prior uses include gift shop & restaurant.
- 4688± sq. ft.
- Situated on .48± acres
- Built in 1909 and extensively renovated within the last 10 years.
- Designed by Atlanta architect Gottfried Norman.
- Highly visibility with approx. 26,000 VPD
- Minutes to downtown
- Property is currently split zoned – LOD (Limited Office District) & R8
- Street parking available

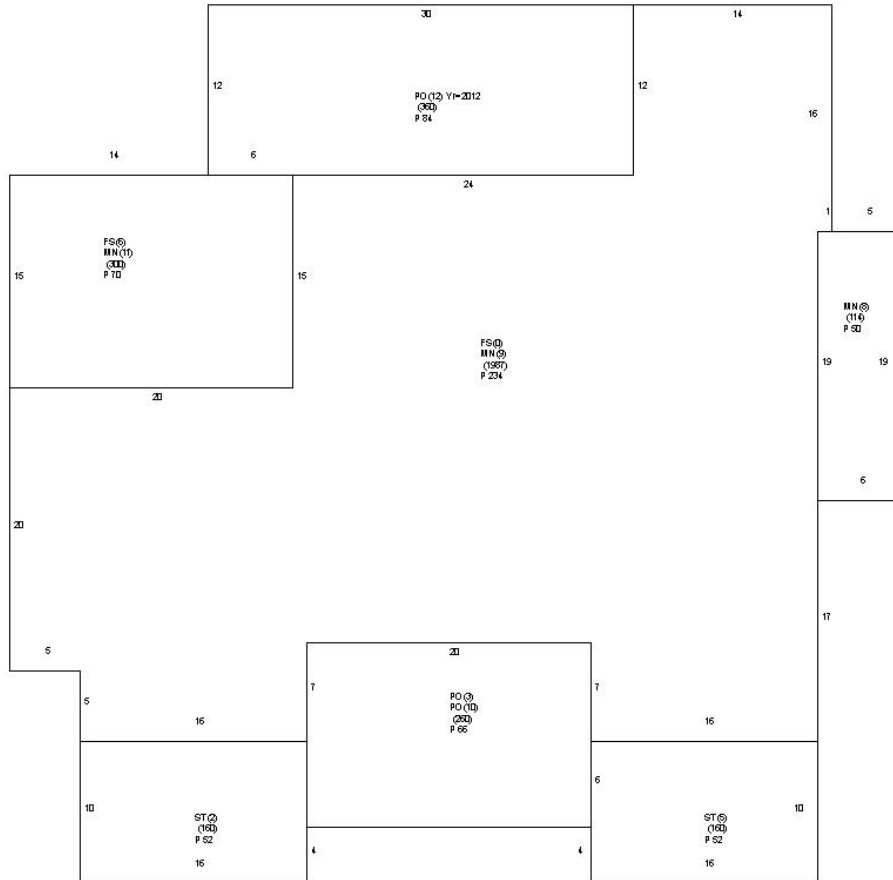




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Spartanburg, SC 29302

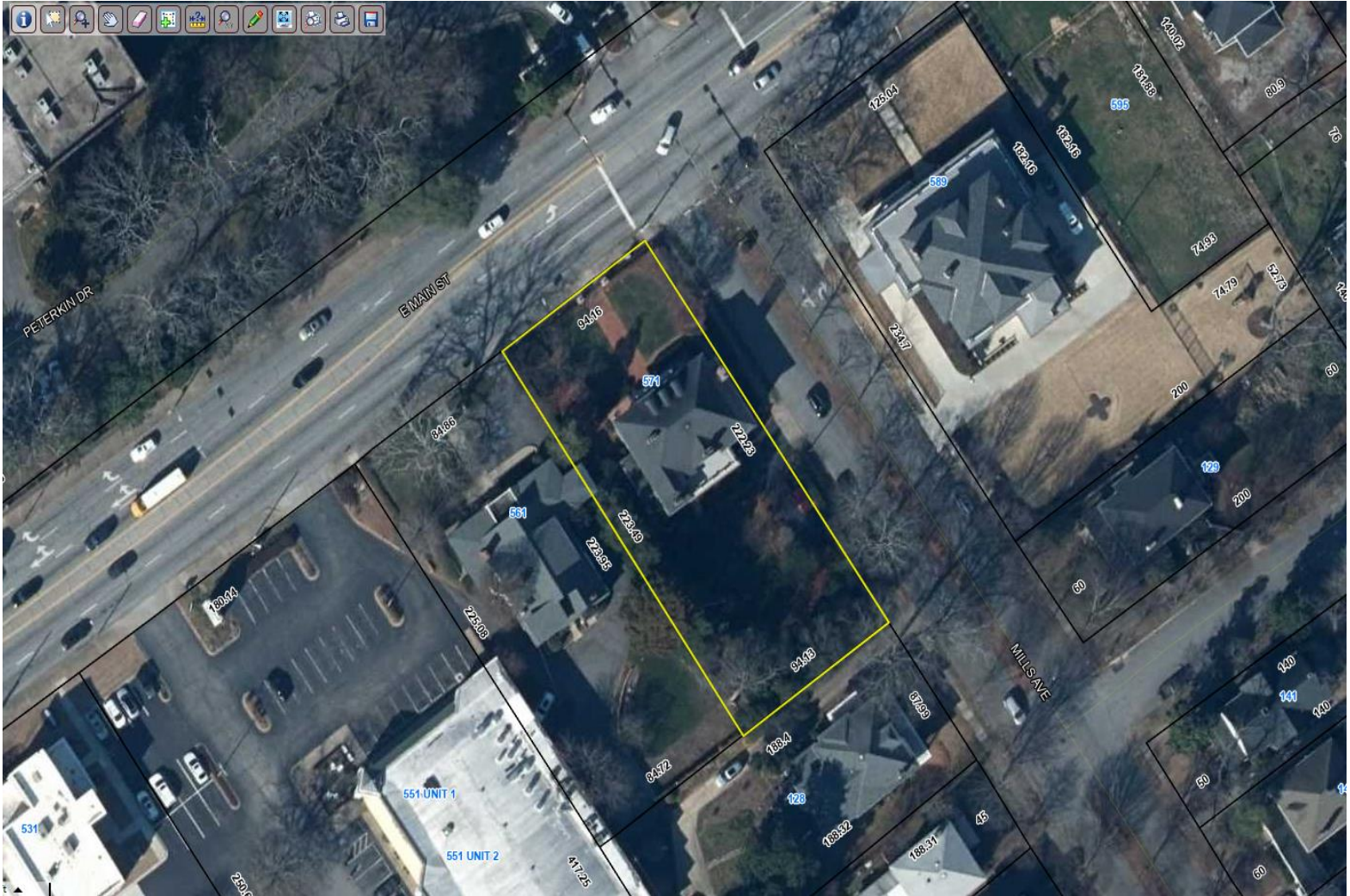




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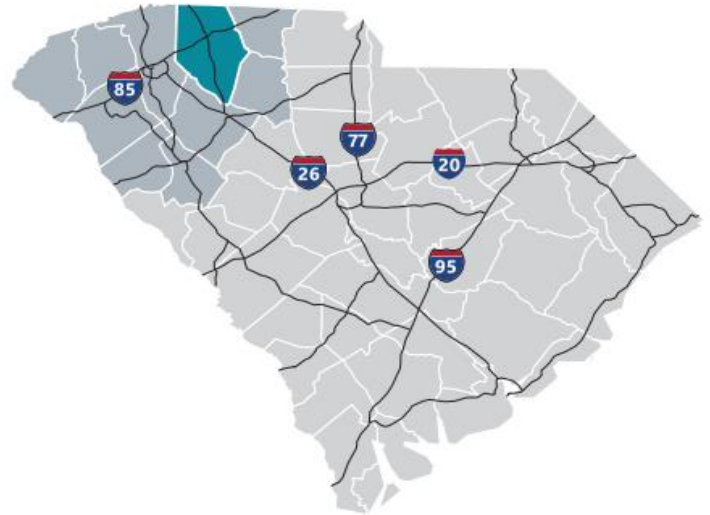






Spartanburg County

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