



DEVELOPMENT OPPORTUNITY!

LAND +/- 4.7 ACRES

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

2252 E Main Street
Spartanburg, SC



- 4.69+/- acres just off E. Main Street's rapidly growing commercial corridor (Hwy 29).
- Next to Home Depot, Access off Plainview Drive
- Owner will subdivide
- Over 27,000+ VPD on E. Main Street
- Spartanburg County Tax Map # 7-09-00-013.09
- No zoning – located in Spartanburg County – subject to the Unified Land Management Ordinance.
- High growth area with 3,000± planned new residential units nearby
- Sewer is located on adjacent parcel
- Great retail, multi-family or mixed use development opportunity!

CONTACT

Chad Roache – 864-275-0477

chad@spencerhines.com

Andy Hayes 864-706-0189

ahayes@spencerhines.com



WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
215 N. Pine Street, 1st floor, 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.

REDUCED

\$795,000

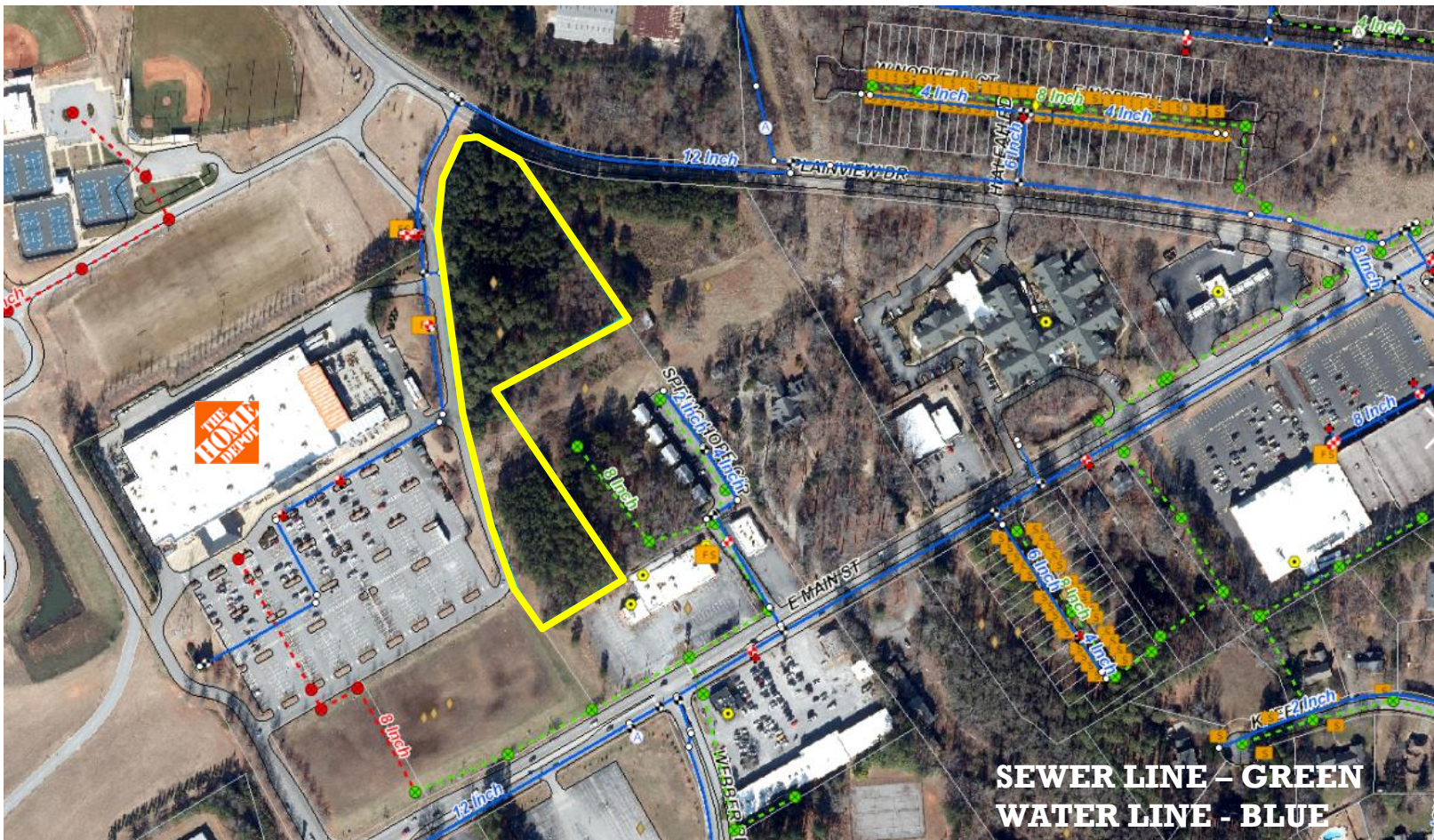
SALE PRICE: \$1,000,000



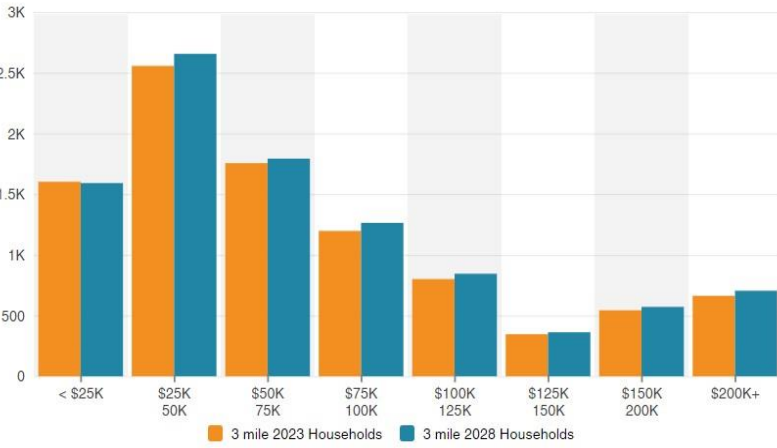
SPENCER/HINES P R O P E R T I E S

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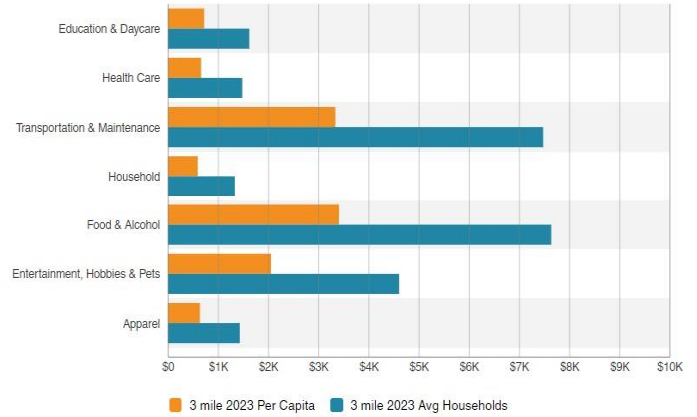
2252 E Main St
Spartanburg, SC



Household Income



Per Capita & Avg Household Spending



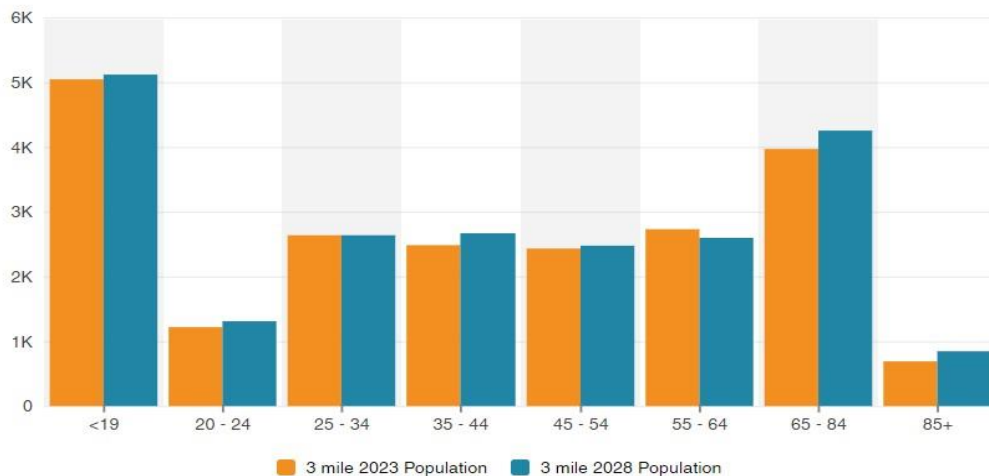
Income

	1 mile	3 mile	5 mile
Avg Household Income	\$78,289	\$81,286	\$68,421
Median Household Income	\$62,500	\$57,217	\$47,802
< \$25,000	217	1,603	6,257
\$25,000 - 50,000	295	2,557	6,384
\$50,000 - 75,000	220	1,756	4,416
\$75,000 - 100,000	176	1,198	2,873
\$100,000 - 125,000	160	801	1,622
\$125,000 - 150,000	31	347	882
\$150,000 - 200,000	127	544	934
\$200,000+	38	663	1,194

Population

	1 mile	3 mile	5 mile
2010 Population	3,008	21,504	56,427
2023 Population	2,759	21,213	59,069
2028 Population Projection	2,816	21,913	61,583
Annual Growth 2010-2023	-0.6%	-0.1%	0.4%
Annual Growth 2023-2028	0.4%	0.7%	0.9%
Median Age	46.7	41.7	38.9
Bachelor's Degree or Higher	47%	36%	28%
U.S. Armed Forces	0	5	75

Population By Age





SPENCER/HINES PROPERTIES

2025

BY THE NUMBERS



onespartanburginc.com

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.

\$745M*

CAPITAL INVESTMENT

37%
NEW
63%
EXPANSION

Equal to **\$2.04 million** every single day

13M SQ FT

SPEC SPACE
planned or under
construction



23*

PROJECTS

1,220*

JOBS

90

REQUESTS FOR
INFORMATION

What a great year for existing industry expansion across Spartanburg County. Companies we recruited have found success here, and that success has enabled many of them to reinvest in their facilities, their operations, and ultimately, in our people. It was also an exciting year for several sectors we are heavily courting, including life-sciences and biotechnology, and the soft mobility sector. All indicators are that we have another banner year ahead.

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

PROJECT BREAKDOWN BY INDUSTRY

49.0%
Advanced
Manufacturing

13.3%
Advanced
Materials

5.6%
Automotive

5.6%
Distribution &
Logistics

6.7%
Life Sciences

2.2%
Commercial

4.4%
Aerospace

10.0%
Agribusiness

2.2%
Multifamily

1.0%
Unclassified/
Unknown

DOWNTOWN DEVELOPMENT

95.9%

OFFICE
OCCUPANCY RATE

91.3%

RETAIL
OCCUPANCY RATE

84.9%*

MULTIFAMILY
OCCUPANCY RATE

3,700+

HOUSING UNITS
in the pipeline or under
construction within 5 miles
of Downtown Spartanburg

39,462

PEDESTRIANS
on Main Street
every week



\$611.3 MILLION IN DEVELOPMENT

Underway or in the pipeline in Downtown Spartanburg, including Fifth Third Park, home of the Hub City Spartanburgers, a Planetarium, and soon, a City-County Joint Municipal Complex

*Occupancy rate reflects several new multifamily projects entering market in 2025



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

6

LEGISLATIVE PRIORITIES
progressed during the 2024
Legislative Session

4.7%

UNEMPLOYMENT RATE
across Spartanburg County
through November 2024

57.2%

**LABOR FORCE
PARTICIPATION RATE**

POWER UP SPARTANBURG

Power Up Spartanburg, an Initiative of Spartanburg County and OneSpartanburg, Inc., is a movement to transform Spartanburg County into the #1 place in the U.S. to start, run, and grow a small or minority business.

\$136K

**AVERAGE REVENUE
GROWTH**
among self-reporting Power
Up participants in 2024

180

JOBS CREATED
among self-reporting
Power Up participants in
2024

12

NEW CONTRACTS
secured by small businesses
through Power Up: Securing
Contracts, valued at a total
of more than \$1 million.

\$32M

DIRECT SPENDING
from sports events
and meetings in 2024

85

**SPORTS EVENTS AND
MEETINGS RECRUITED TO
SPARTANBURG COUNTY**
which included
20 different sports

HOSTED

RENDEZVOUS SOUTH
First S.C. Destination to Host
50+ meeting/event planners
50+ southern destination teams

**NCAA DIVISION II MEN'S AND WOMEN'S
CROSS-COUNTRY REGIONALS**

AWARDED

**2025 S.C. GOVERNOR'S CONFERENCE
ON TRAVEL & TOURISM**

**2026 NCAA DIVISION I AND DIVISION II MEN'S
AND WOMEN'S CROSS-COUNTRY REGIONALS**



South Carolina

VISIONARY INVESTORS