



CONTACT

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.

- 2484± sq. ft. renovated office/ retail building close to downtown!
- Great location backing up to Converse Heights neighborhood. Mary Black Rail Trail across the street.
- 6 rooms, kitchen, 2 bathrooms
- 11 parking spaces
- High visibility with over 21,000 vehicles per day
- Spartanburg County Tax Map # 7-12-16-247.00
- Zoned LOD – Limited Office District

LEASE RATE: \$14 sq. ft., Net, Net, Net



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

OFFICE/RETAIL

485 S. Pine Street
Spartanburg, SC



CONTACT | 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.



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

OFFICE/RETAIL

485 S. Pine Street
Spartanburg, SC



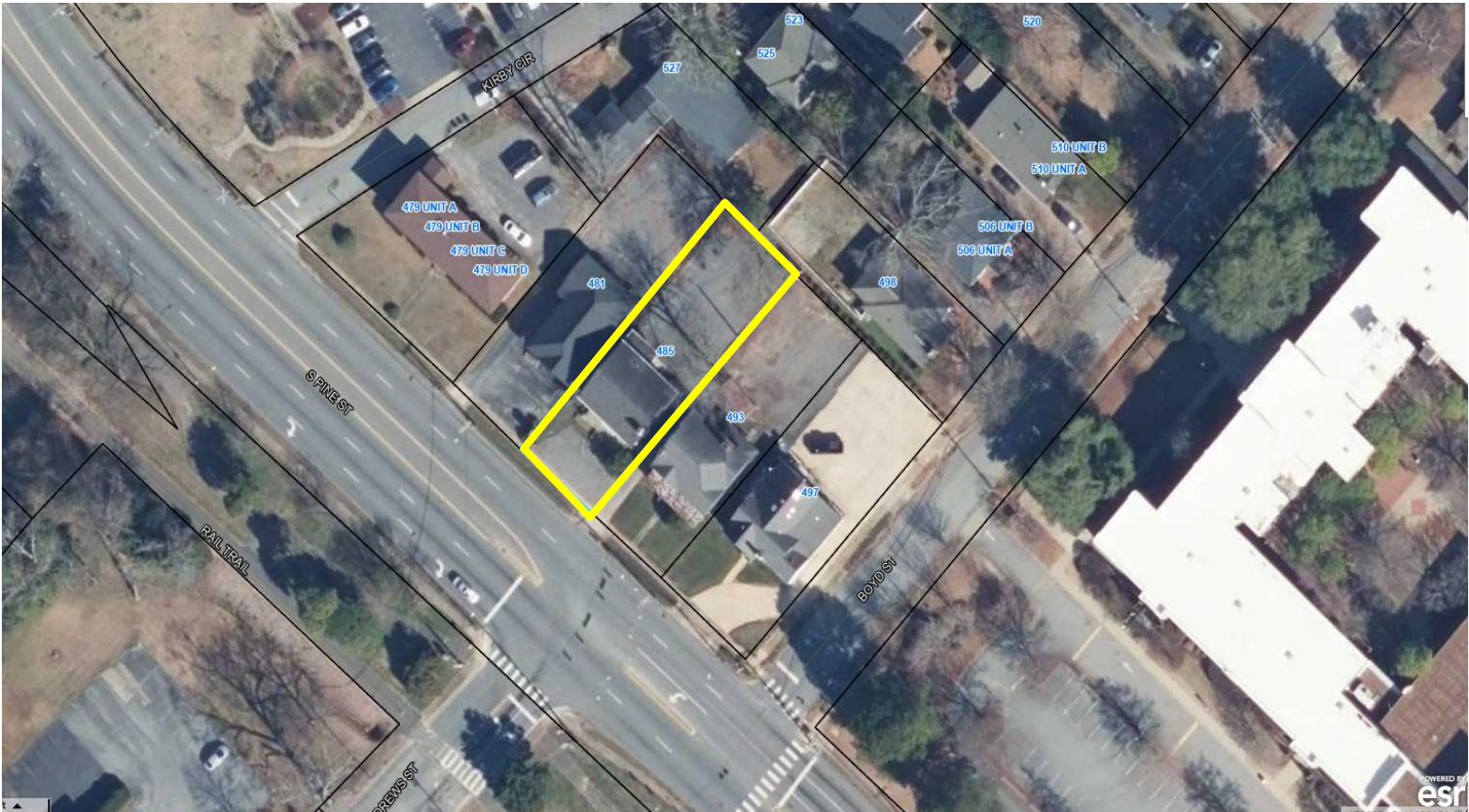
No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.



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

OFFICE/RETAIL

485 S. Pine Street
Spartanburg, SC



WWW.SPENCERHINES.COM

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.



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

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



\$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



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**

\$32M

DIRECT SPENDING
from sports events
and meetings in 2024

85

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

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.

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**



VISIONARY INVESTORS