

FOR SALE



NAI Earle Furman

351 E HENRY STREET | SPARTANBURG, SC 29302

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VIEW AERIAL TOUR



PROPERTY SUMMARY

Address	351 E. Henry Street Spartanburg, SC 29302
Total GLA	±11,088
Total Land Size	±2.52 Acres
Year Built	1970
Type of Ownership	Fee Simple
Zoned	B-3 General Business District

PROPERTY HIGHLIGHTS

- **Sale/Leaseback Option:** Available with Il Samuels Restaurant & Catering.
- **Vacant Parcels Available:** The entire property sits on 2.52 acres with 2 vacant parcels available.
- **Great Location:** Located only a few blocks from the heart of Downtown Spartanburg. The property is adjacent to the newly renovated YMCA and also fronts almost 740 ft on the Mary Black Foundation Rail Trail.
- **Booming Downtown Spartanburg Market:** Spartanburg downtown community has had a surge of investment since 2000.

FINANCIAL SUMMARY

PARCEL A:

Building Size	±11,088 SF
Land Size	±0.91 Acres
NOI	\$113,150
List Price	\$1,750,000
Tenants	Il Samuels Restaurant & Catering, Job Impulse, Mama Sue's Kitchen, Almost Pink, City of Spartanburg

PARCEL B:

Land Size	±0.71 Acres on Henry St
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PARCEL C:

Land Size	±0.9 Acres on Ribault St
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SPARTANBURG, SOUTH CAROLINA



\$567 million in development
since 2000



\$148 million in development
in the past 2 years



\$82 million announced
& in progress



67 Businesses opened in
the last 18 months



25,105 Jobs within 1.5
miles of Morgan Square

SITE PLAN



Two Samuels

RESTAURANT | CATERING



From casual dining to private events, full service catering and corporate luncheons, Two Samuels pays attention to every detail that goes in to a meal.

After graduating from the George Dean Johnson School of Business, Carter Ridgeway joined the Two Samuels team in May of 2008. Between the new restaurant venture and an ever-expanding catering business, Two Samuels Restaurant & Catering continues to innovate and grow, striving to reach and serve more clients across the state of South Carolina and Southern and Western North Carolina.

The name comes from the owners, Samuel Boman Ridgeway and Carter Samuel Ridgeway. Today, their restaurant and catering business operate independently of themselves allowing for limitless possibilities for both but still associated together to brand the name. Their goal is to provide the best culinary experience and service in the South.

Job Impulse

JobImpulse is an experienced international personnel services provider that demonstrates a history of exceptional success since its founding in 2006. Today, they maintain over 50 sites in 12 countries with more than 9,000 employees worldwide. They find personnel solutions that are precisely tailored to the needs of both companies and employees, with the highest professionalism and the best contacts in many branches of industry and commercial sectors. JobImpulse's motto is "We bring people to their destination".

- Qualified personnel
- Efficient and tailor-made solutions
- International presence with over 50 sites in 12 countries
- Goal-oriented action with the needs of clients and employees
- Sustainable measures and processes

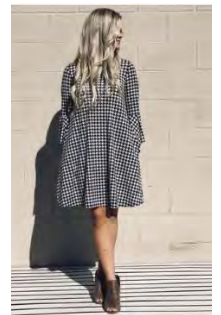
ALMOST PINK

Almost Pink was established in 2005 as a family owned and operated company. They sell young ladies and women's clothing. With a slogan "Trendy clothing at happy prices", they like to keep their prices reasonable and help their customers get the look they are searching for.

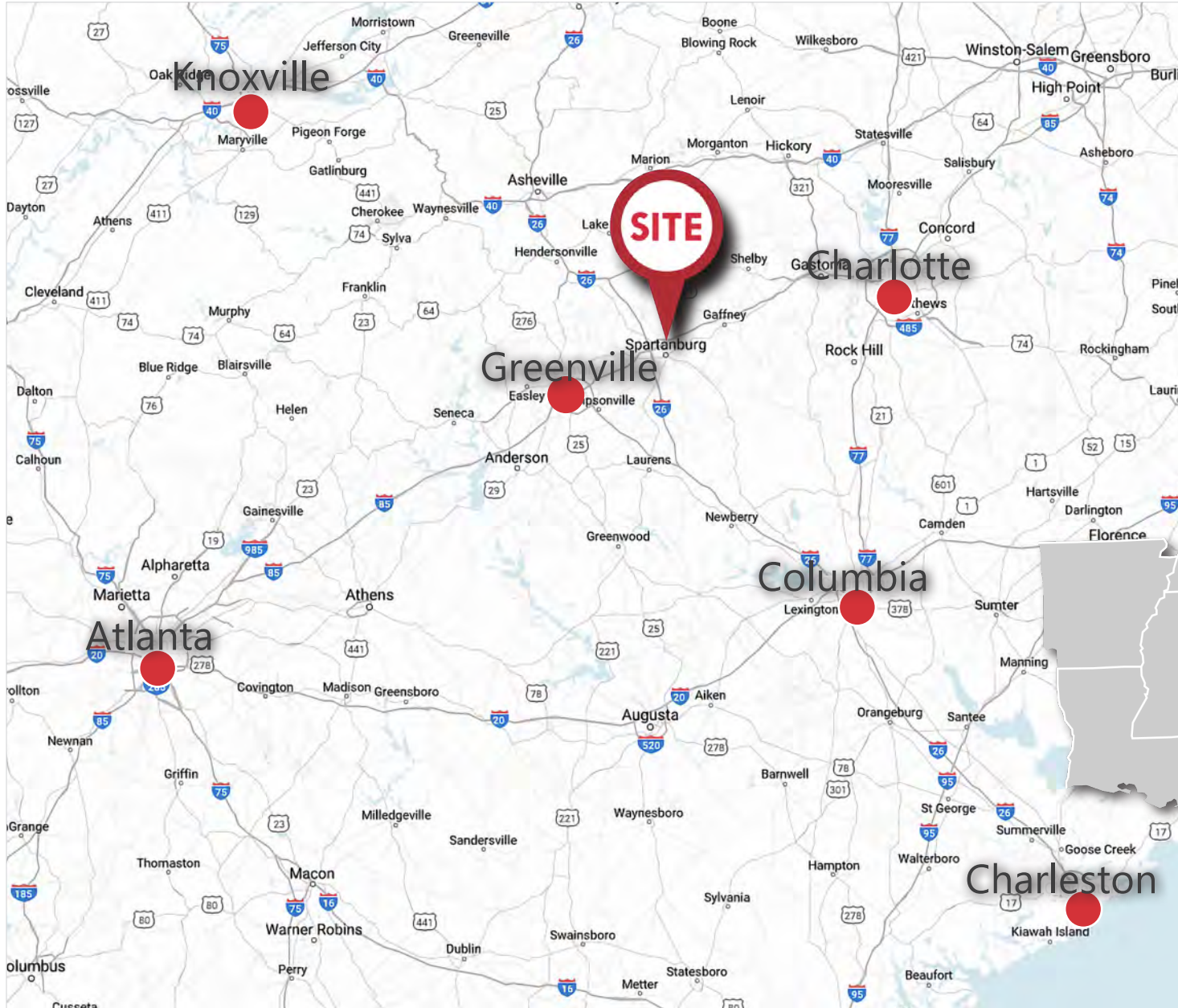
Almost Pink Locations:

- Union (first store)
- Gaffney
- Spartanburg
- Sullivan's Island

Online store: www.almostpinkshop.com



REGIONAL MAP

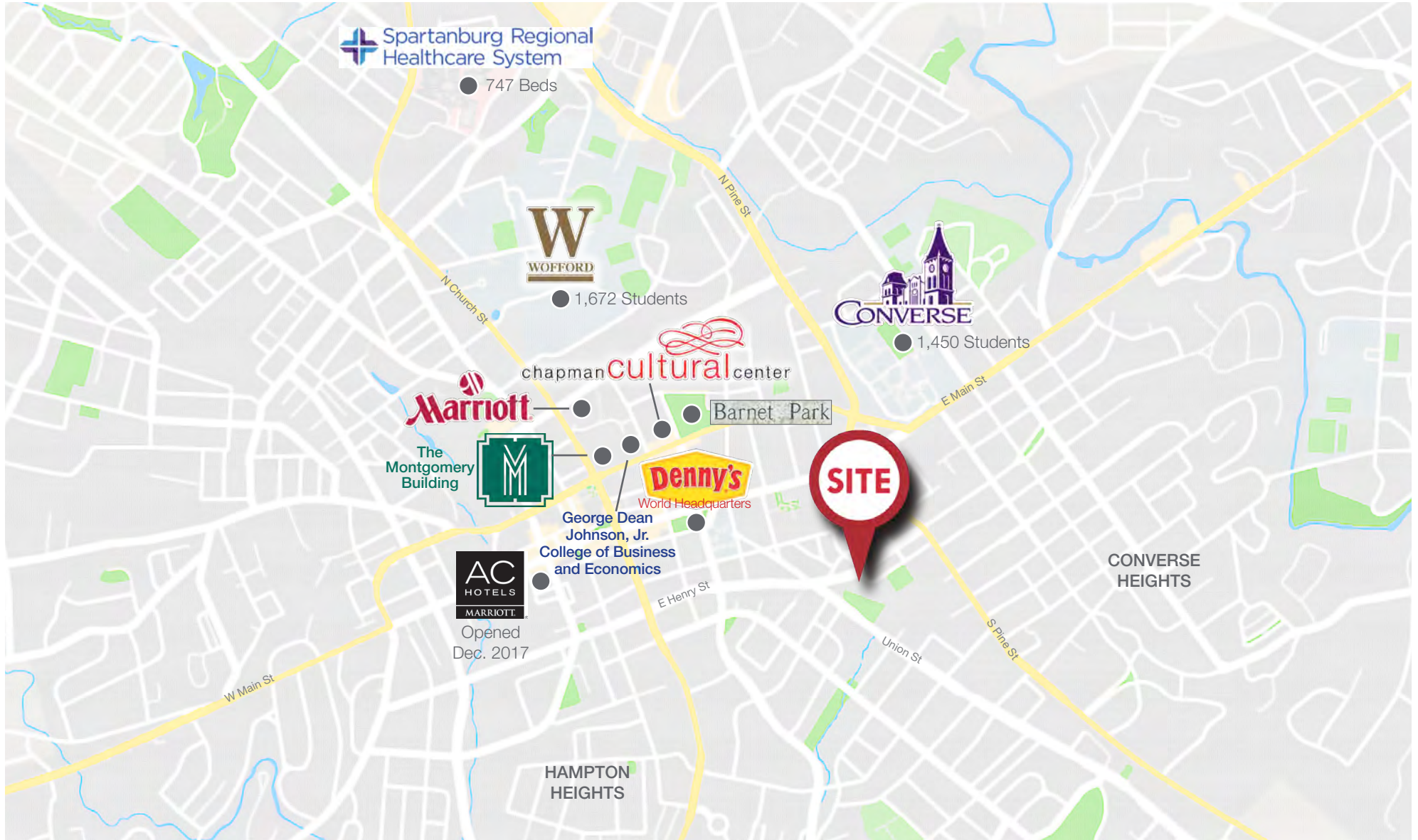


DISTANCE

Greenville, SC	33.6 miles
Charlotte, NC	73.4 miles
Columbia, SC	92.9 miles
Atlanta, GA	176 miles
Knoxville, TN	176 miles
Charleston, SC	203 miles



LOCAL MAP



2,700 PARKING SPACES

in downtown — all free on nights
and weekends

Chapman Cultural Center has
360,000 VISITORS
every year

There are more than
**3,000 hotel rooms & 400,000
SF of meeting space**
in downtown



Morgan Square

Located at the **intersection of Interstates 85 and 26**, Spartanburg is within driving distance of three international airports and less than a half-day's drive from Asheville, Atlanta, Charlotte, Charleston, Greenville and Nashville.

4th Largest County
in SC by population

- 306,854 - Spartanburg County
- 37,498 - City of Spartanburg
- 15,000 - College Students



Downtown Spartanburg was designated as the second **Cultural Arts District** in South Carolina

chapman **cultural** center serves as the heart of the arts community.

Home to the **world headquarters** of **Denny's** and **Milliken**, the **ONLY** **BMW** Manufacturing Co. plant in the **United States**, more than **100** international businesses, and **seven colleges and universities**.

GSP INTERNATIONAL AIRPORT
ROGER MILLIKEN FIELD

More than **2.32 million passengers** served in 2018 by 6 major airlines offering 50 non-stop daily departures to 19 major cities and 23 airports across the country.

#1 HOSPITAL in SC

Spartanburg Medical Center (part of the Spartanburg Regional Healthcare System) was named the #1 Hospital in South Carolina by U.S. News and World Report (2015).

Only summer home of the **CAROLINA PANTHERS**

Ranked as one of the **top five training camps in the NFL** for fan friendliness.

There are more than **200 miles** of walking and biking trails in Spartanburg County between Croft State Park, the Palmetto Trail, the Mary Black Foundation Rail Trail and the Cottonwood Trail.



MARY BLACK RAIL TRAIL

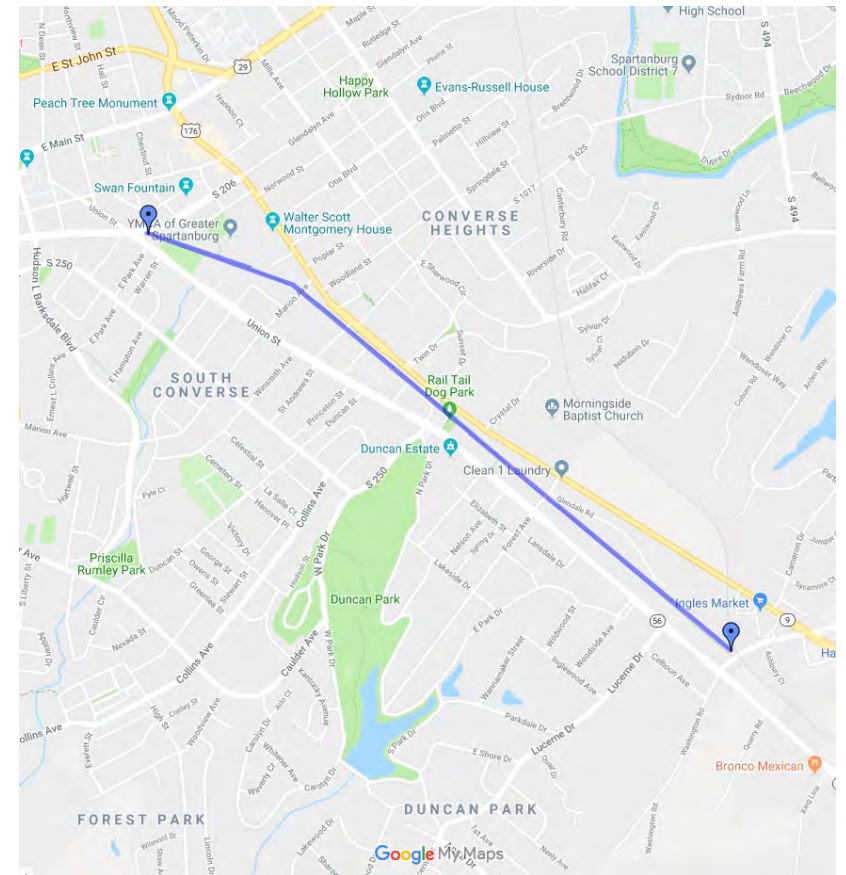


TRAIL STATS

Length	1.9 miles
Trail End Points	East Henry Street Union Street Country Club Road
Trail Surface	Asphalt
Trail Activities	Bike, Inline Skating, Mountain Biking, Walking



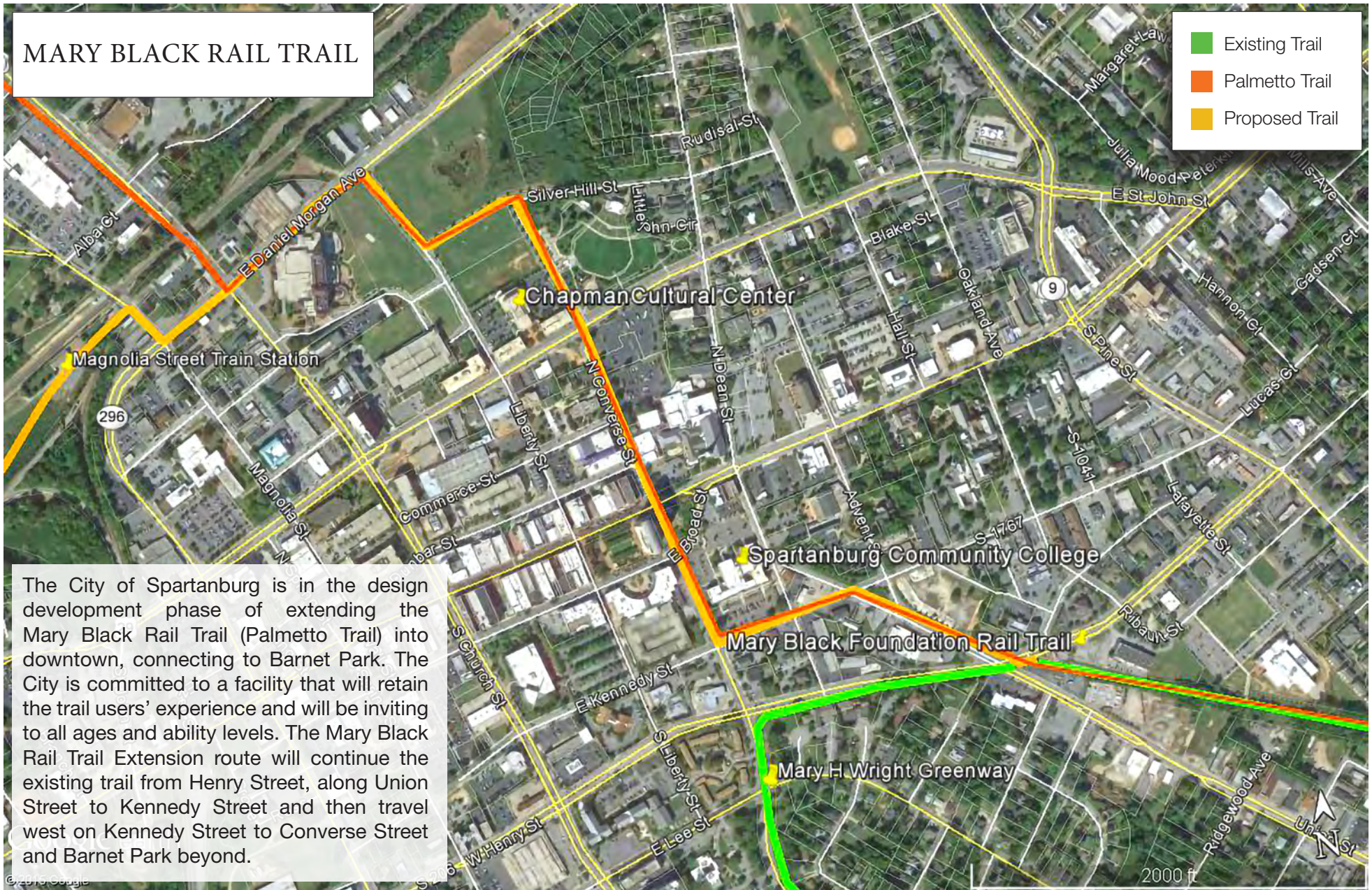
Completed and opened in 2004, the Mary Black Rail Trail, built on what was once a section the Norfolk Southern rail line, is a 2-mile long trail just south of downtown. Bikes are available for rent from the B-Cycle station at the trailhead at Henry and Union streets. Adjacent to the state-of-the-art YMCA that opened in 2012, the Rail Trail passes by the City's first dog park, the appropriately named Rail Tail, whose entrance sits just across from Duncan Park on Union Street. On most days, dozens of people can be found strolling, jogging, biking, and skating on the trail from just before sunrise to well after dark. This is the most popular walking and cycling trail in Spartanburg County, and one of the finest rails-to-trail projects to be found anywhere.



The Mary Black Rail Trail is just a short segment of what will eventually become the 12-mile Hub City Connector, which itself will be part of the larger Palmetto Trail, a proposed 425-mile trail across South Carolina. The paved Mary Black Rail Trail is flat and passes through part of Spartanburg's industrial neighborhood. You can access the trail from some of Spartanburg's community plazas: on East Henry St near Ricky's Drive-In, on Forest Avenue and at Country Club Road.

MARY BLACK RAIL TRAIL

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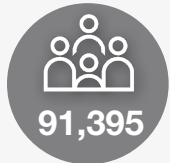
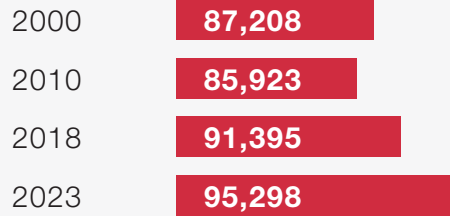


The City of Spartanburg is in the design development phase of extending the Mary Black Rail Trail (Palmetto Trail) into downtown, connecting to Barnet Park. The City is committed to a facility that will retain the trail users' experience and will be inviting to all ages and ability levels. The Mary Black Rail Trail Extension route will continue the existing trail from Henry Street, along Union Street to Kennedy Street and then travel west on Kennedy Street to Converse Street and Barnet Park beyond.

DEMOGRAPHICS

POPULATION TRENDS

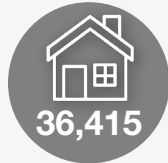
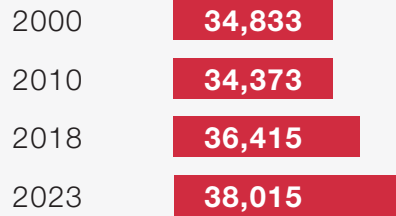
5-Mile



91,395 2018

HOUSEHOLD TRENDS

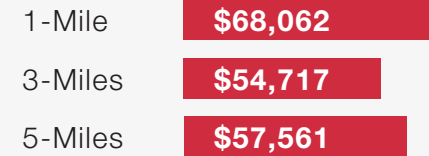
5-Mile



36,415 2018

AVERAGE HOUSEHOLD INCOME

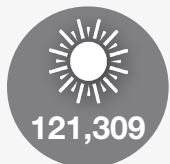
2018



\$57,561 5-Mile

DAYTIME POPULATION

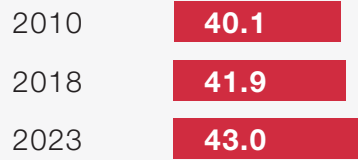
2018



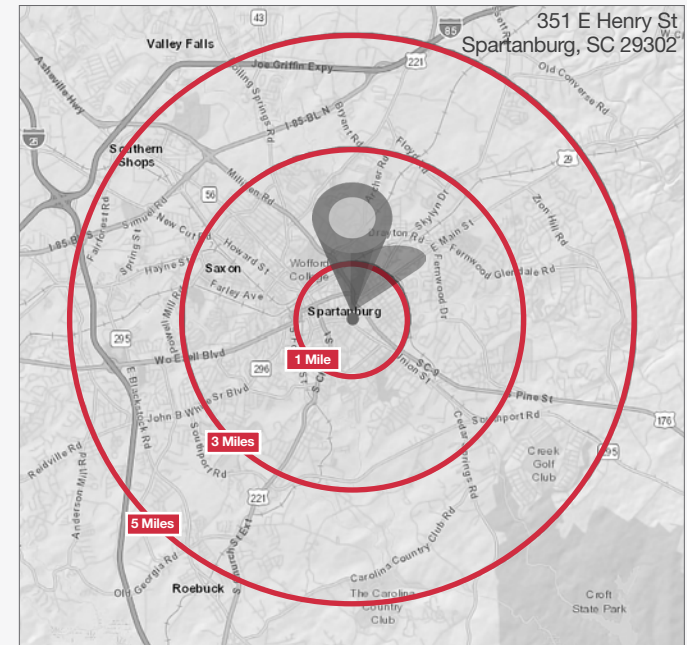
121,309 5-Mile

MEDIAN AGE

5-Mile



41.9 2018 (5-Mile)



2019 Esri

The logo for NAI Earle Furman features the letters 'NAI' in a bold, black, sans-serif font. The letter 'A' is stylized with a red diagonal slash through it. To the right of 'NAI', the words 'Earle Furman' are written in a smaller, black, sans-serif font.

NAI Earle Furman

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