

# FOR SALE

307 Union Street Spartanburg, SC 29306

**\$339,000**



Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

## Land | 0.75 Acres

- All utilities available
- 120 apartments approved to be built at Union & Kennedy Street
- Highly visible intersection in Downtown Spartanburg
- Borders Mary Black Rail Trail
- 2019 Traffic Count: 10,700
- Great restaurant or townhouse site

### 5 MILES INFORMATION



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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📍 **1 Real Estate Way**  
 Spartanburg, SC 29302  
 naiearlefurman.com

# 2020



ONESPARTANBURG INC.

# BY THE NUMBERS

Year to date as of January 8, 2021

onespartanburginc.com

## ECONOMY

### CAPITAL INVESTMENT

# \$433,607,625\*

<b>43%</b> New \$186,509,573	<b>57%</b> Expansion \$247,098,052
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# 25 Projects

# 446\* New Jobs

## ECONOMIC PIPELINE ACTIVITY

# 135 PROJECTS AND RFI

<b>36%</b>  Advanced Manufacturing	<b>6%</b>  Advanced Materials	<b>1%</b>  Aerospace
<b>7%</b>  Agribusiness	<b>7%</b>  Automotive	<b>2%</b>  Commercial
<b>15%</b>  Distribution & Logistics	<b>4%</b>  Life Sciences	<b>10%</b>  Multifamily
<b>5%</b>  Office/Shared Services	<b>7%</b>  Unclassified/Unknown	

# 10 COUNTRIES REPRESENTED

-  Canada
-  China
-  France
-  Germany
-  India
-  Italy
-  Netherlands
-  South Korea
-  Switzerland
-  Taiwan

## URBAN DEVELOPMENT Spartanburg Central Business District

# 95.1% OFFICE OCCUPANCY RATE

# 93.7% RETAIL OCCUPANCY RATE

# 91% MULTIFAMILY OCCUPANCY RATE

# 79,200~ Number of visits to Morgan Square *Placer Labs Inc.*

# 2,000+ Multifamily housing units under construction or in the pipeline

\* As a matter of policy, OneSpartanburg, Inc. only reports investment and job totals from projects in which OneSpartanburg, Inc. and our economic development partners facilitated. OneSpartanburg, Inc. does not report investment or job totals from projects in which we were not engaged.

# BUSINESS

 **4.92%** ▲  
INCREASE IN CAPITAL PENNY SALES TAX COLLECTION  
compared to 2019

 **6.89%** ▲  
INCREASE IN GSP AIR CARGO  
compared to 2019

 **2.1%** ▲  
INCREASE IN UNEMPLOYMENT  
compared to 2019

## SMALL BUSINESS FUND


**\$734,628**   
SMALL BUSINESS FUND CONTRIBUTIONS

**29**   
LOANS UNDERWAY APPROVED OR CLOSED

**137**   
APPLICATIONS

Minority  


Women  


**\$72,331**   
AWARDED

Minority  


Women  


# TOURISM

 **3.8%** ▲  
INCREASE IN HOTEL ROOM SUPPLY  
compared to 2019

 **26.7%** ▼  
DECREASE IN HOTEL ROOM DEMAND  
compared to 2019

 **29.3%** ▼  
DECREASE IN OCCUPANCY  
compared to 2019

 **38.0%** ▼  
DECREASE IN REVENUE PER AVAILABLE ROOM  
compared to 2019

## SPORTS

**2ND**   
YEAR HOSTING USA SOFTBALL JUNIOR OLYMPIC CUP

**4**   
NCAA BID AWARDS  
\$1,119,728  
Economic Output / Impact

**6,558~**  
Room Nights

## MEETING

**HOSTED**   
SC RECREATION & PARKS ASSOCIATION'S 75TH ANNUAL CONFERENCE — the first state association in-person conference since COVID-19

**AWARDED**   
SOUTHEAST TOURISM SOCIETY CONNECTIONS CONFERENCE — the largest meeting booked since COVID-19

**14**  
Regions Represented

**300~**  
Room Nights

## MARKETING

**9**   
PROPERTIES PARTICIPATING IN THE DESTINATION MARKETING FUND

**15**   
MILLION AD IMPRESSIONS SERVED