

FOR SALE or LEASE

300 E. Henry St. Spartanburg, SC 29302

NAI Earle Furman

\$545,000



Office | 5,400 SF

- Class A office space with great visibility (10,700 VPD Union Street)
- 120 apartments approved to be built on adjoining property
- Second floor available for lease (2,700 SF)
- First floor fully leased, \$40,000 annual income
- Open floor plan
- Two blocks from CBD
- Zoned Urban Center District
- Mary Black Rail Trail access across the street
- Lease rate: \$16.00/SF NNN



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314 S Pine St.
Spartanburg, SC 29302
naief.com

2019 BY THE NUMBERS

ECONOMY

\$340,226,687

Capital Investment | 27 Projects

751

New Jobs

59% NEW

41% EXPANSION

PROJECTS BY SECTOR (THROUGH NOVEMBER 2019)

40%
ADVANCED
MANUFACTURING

7%
ADVANCED
MATERIALS

1%
AEROSPACE

3%
AGRIBUSINESS

11%
AUTOMOTIVE

8%
DISTRIBUTION AND
LOGISTICS

6%
LIFE SCIENCES

11%
OFFICE /
SHARED SPACES

13%
UNCLASSIFIED /
UNKNOWN

11
COUNTRIES
REPRESENTED

CANADA
CHINA
FRANCE
GERMANY
INDIA
ITALY
JAPAN
NETHERLANDS
SOUTH AFRICA
SWEDEN
TURKEY

DOWNTOWN DEVELOPMENT

\$50 MILLION

Development
in the Past Year

\$292 MILLION

Development
in Progress or Announced

25,255

Jobs within 1.5 miles of
Morgan Square

34

Businesses Opened /
Announced in Last 18 Mos.



13

RESTAURANTS



4

RETAIL



7

OFFICES



3

HOSPITALITY
ENTERTAINMENT
EDUCATION



7

RESIDENTIAL

95.6%

Office Space
Class A Occupancy Rate

97.1%

Residential Rental Units
Occupancy Rate

239,500

Monthly Foot Traffic
12 Month Average

TOURISM

5 CONSECUTIVE
YEARS OF TAX
REVENUE GROWTH

\$5 MILLION

County Hospitality
Tax Revenue

6.5%

\$5.2 MILLION

City Hospitality
Tax Revenue

4.6%

#1 FASTEST HOTEL
STOCK GROWTH
IN SOUTH CAROLINA

1.3 MILLION

Total Room Supply in
Spartanburg County

8.2%

\$92.27

Average Hotel
Room Rate

1.03%

19,804

Contracted Room
Nights from Group
Sales Work

68%

Average Occupancy
Rate for Spartanburg
County Hotels

\$83 MILLION

Total Room
Revenue
Up 7.7%

 CAROLINA PANTHERS CAMP

 AIRPORT

 MARKETING

25TH
ANNIVERSARY

GSP
GREENVILLE-SPARTANBURG
INTERNATIONAL AIRPORT

7 PROPERTIES
JOINED THE
DESTINATION
MARKETING FUND

66,305

Panthers Camp Visitors

1,232,665

Passengers Deplaning
GSP Airport

5TH CONSECUTIVE
YEAR

| Consumer Confidence
Increase

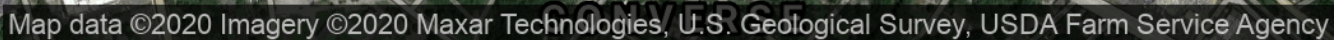
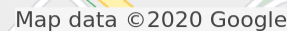
| VisitSpartanburg.com
Visit Increase

4TH BEST IN
25 YEAR HISTORY

UP **12.89%**



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