



## 1303 Main Street

NEWBERRY, SOUTH CAROLINA 29108

TAX MAP #343-5-4-8

### PROPERTY DETAILS:

- For Sale
- \$725,000
- Subject site is the last prominent building in Downtown Newberry to be redeveloped/renovated
- On Historical Register
- Tax credit available  
20% Federal Tax Credit  
25% State Historic Tax Credit  
25% Abandoned Building Credit
- 2020 Taxes: \$5,504.33
- NOI: \$31,724.50
- Verizon Wireless has long-term roof lease
- ± 17,000 SF over 5 floors plus basement space
- Located in the heart of downtown at signalized intersection
- Former bank full of charm (centralized marble staircase with iron railings, original wood doors)
- Elevator
- Parking available



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ADDITIONAL PHOTOS



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### THE NEW NEWBERRY



#### *Economy*

- Newberry County has developed a substantial manufacturing base despite its roots based in agriculture
- Companies are attracted by the skilled workforce, outstanding transportation network, and quality of the community

#### *Development & Growth*

- Trucast (2017 \$3M expansion)
- Samsung Electronics (2017 \$380M development)
- MM Technics (2016 \$13M development)
- West Fraser (2016 \$33M expansion)
- Sea Pro Boats (2015 \$5.5M development)

#### *Spotlight on Samsung Electronics*

- Early 2018 Samsung opened its first US appliance manufacturing plant in Newberry County
- \$380 million development
- 450,000 SF facility  
Added additional 150,000 SF to existing building
- Now has 900 full-time employees
- Samsung is happy with its choice a year later; "The plant in Newberry has been a huge success."
- It will continue to hire more employees, growing the workforce to nearly 1,000 by 2020.

#### *Events & Festivals*

- Irish Fling celebrates Irish tradition and St. Patrick's Day
- Pork in the Park barbecue cook-off from cooks all over the Southeast
- Taste of Newberry offers sample food and drinks from local county restaurants
- Newberry Oktoberfest, a festival of German heritage, is the city's largest event
- Christmas in Newberry is an annual tree lighting with festive music

#### *Arts & Culture*

- Newberry Opera House built in 1882  
Renovation helped the revitalization of downtown  
Hosts musicals, operas, concerts and dance performances
- Newberry Arts Center hosts programs and art experiences for all ages

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## ABOUT NEWBERRY

### Economic Profile

- Population (within city limits): 10,372
- Median Household Income: \$47,083  
Up 33% from \$35,235 in 2016
- Unemployment: 2.4%  
Down from 4.8% in 2016  
Lower than SC and US
- Newberry retail sales have met or exceeded SC's average sales for the past 2 years.  
\*SC Department of Employment & Workforce

### Location

- Situated on I-26
- Adjacent to the metropolitan statistical areas of Columbia and Greenville
- Midlands region of South Carolina
- 38 miles NW of Columbia, 66 miles E of Greenville, and 79 miles SW of Charlotte, NC

### Education

- Newberry County School District
- Newberry Academy (K-12, private)
- Newberry Christian Academy (K-12, private)
- Newberry College: 1,190 enrolled students
- Piedmont Technical College: 700 students
- The Center for Accelerated Training in Technology

### Recognition

- The 100 Best Small Towns in America - Crampton
- The 50 Best Small Southern Towns in America - Sweitzer & Field
- 50 Most Charming Small Towns in America - The Travel Channel
- Newberry College: Best Regional Colleges in the South in 2019 (#12) - U.S. News & World Report

## POPULATION

1 mile	3 mile	5 mile
<b>6,297</b>	<b>14,178</b>	<b>16,574</b>
2021 POPULATION	2021 POPULATION	2021 POPULATION
<b>6,380</b>	<b>14,329</b>	<b>16,744</b>
2026 PROJECTION	2026 PROJECTION	2026 PROJECTION

## HOUSEHOLDS

1 mile	3 mile	5 mile
<b>2,222</b>	<b>5,283</b>	<b>6,218</b>
2021 HOUSEHOLDS	2021 HOUSEHOLDS	2021 HOUSEHOLDS
<b>2,249</b>	<b>5,334</b>	<b>6,277</b>
2026 PROJECTION	2026 PROJECTION	2026 PROJECTION

## INCOME

1 mile	3 mile	5 mile
<b>\$47,832</b>	<b>\$50,691</b>	<b>\$52,272</b>
2021 AVG INCOME	2021 AVG INCOME	2021 AVG INCOME