

GLENDALE MILLS

351 Broadway St, Glendale, SC 29346



**DRONE
VIDEO**



FOR SALE

PROPERTY HIGHLIGHTS

- Stunning 19th Century Glendale Mill Tower
- Historic site with outstanding character
- Most stunning ±16.49 acres in Spartanburg County
- Incomparable views
- Enormous architectural and historic significance
- Dedicated to preserving the historic significance of this property
- Potential Federal, State, and Textile tax credits available
- **PRICE: \$1,750,000**



NAI Earle Furman

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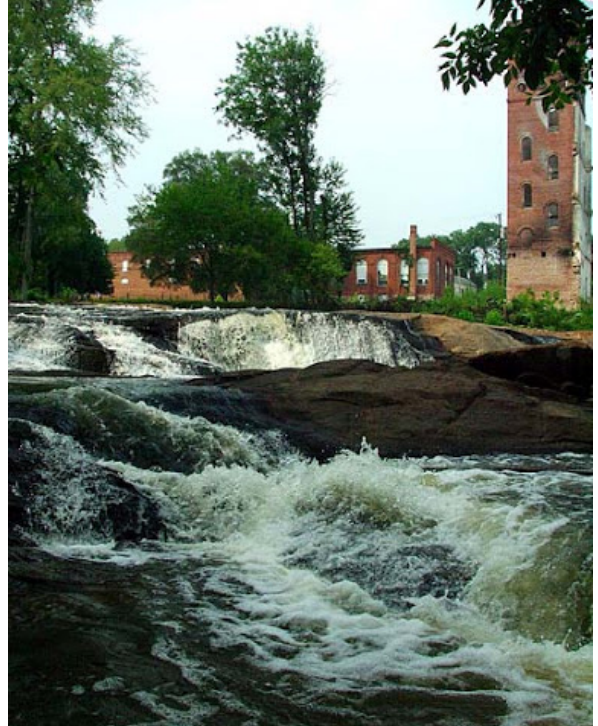
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ADDITIONAL LOCATION HIGHLIGHTS



Wofford's Goodall Environmental Studies Center

Wofford College turned to McMillan Pazdan Smith's vast historic preservation experience to transform and safeguard the 1902 Glendale Mill Administration Office Building into a modern, LEED Platinum interdisciplinary academic center. Located on three acres along Lawson's Fork Creek in eastern Spartanburg County, the renovated and restored 2,000 SF building is Wofford's first permanent facility located off their main urban campus and houses their Environmental Studies program.



The Lawson's Fork has its headwaters in Inman, S.C., and it flows into the Pacolet River downstream of Glendale. The river flows over a dam that was built in the early 1900s to help power Glendale's textile mill. It replaced an older dam that was washed out in the flood of 1903. The textile mill was located behind this location before it was destroyed by a catastrophic fire in 2004. The metal bridge above the dam was erected in the 1920s to replace an earlier metal bridge. It has been a pedestrian bridge since the 1970s when a concrete road bridge was built upstream.

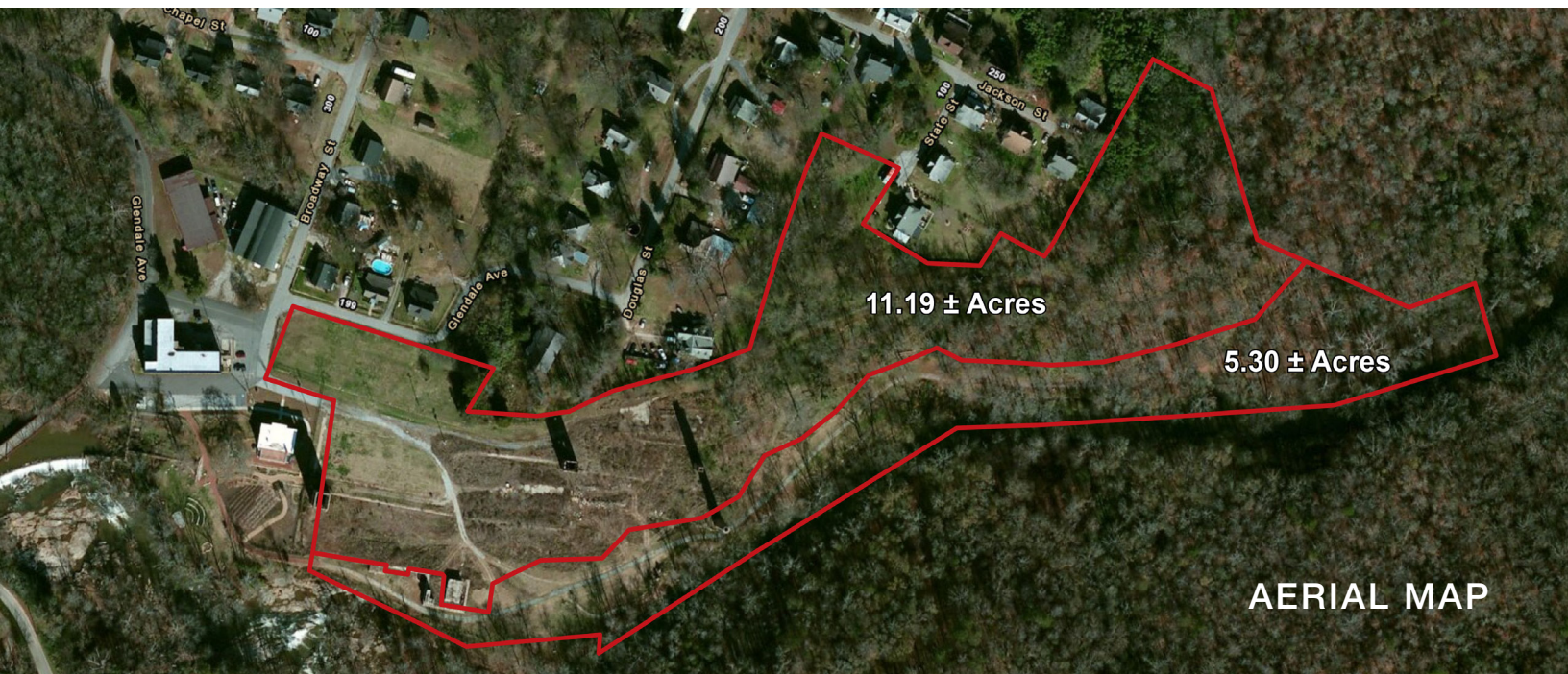
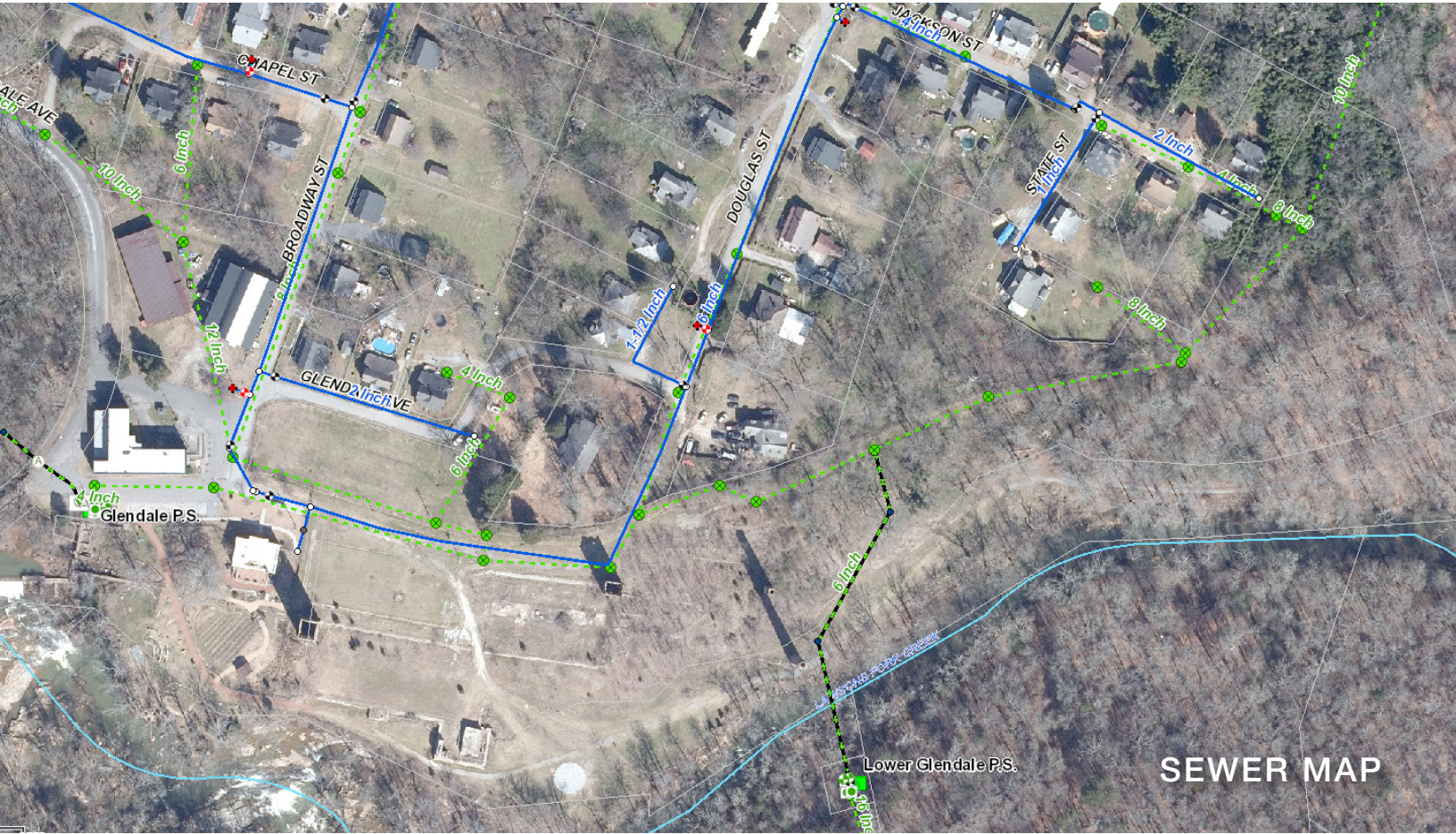


Glendale Shoals Bridge



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CLICK [HERE](#) TO VIEW THE FULL MAP SET

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Distance From Property

	3 Mile	5 Miles	10 Miles
Population			
2020	14,820	38,879	126,829
2025 Projected	17,463	44,700	156,557
Growth 2020-2025	1.18%	1.19%	1.15%
2020 Median Age	46.2	44.9	38.6
2020 Total Daytime Population	14,584	43,788	161,676
Households			
2020	6,034	16,058	50,026
2025 Projected	7,427	19,210	62,000
Average Household Income			
2020	\$90,936	\$80,299	\$64,820
2025 Projected	\$99,612	\$87,185	\$70,506



DAYTIME POPULATION
10-MILES

Source: esri

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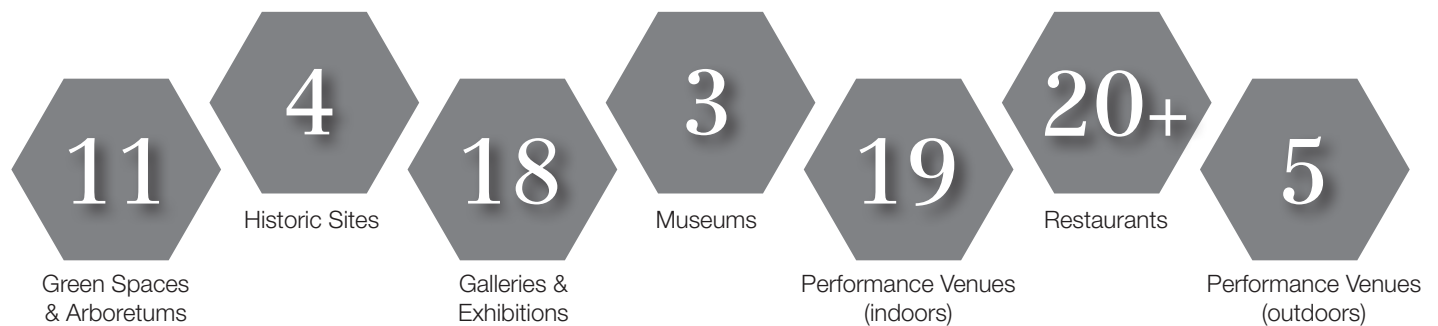
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CITY OF SPARTANBURG

Spartanburg is unmatched statewide in economic development for new investment and job creation, home to a thriving cultural district and diverse educational institutions, and recognized for its award winning wellness initiatives and culture of health.

With nearly **40,000 residents** in the City of Spartanburg and more than 15,000 college students, Spartanburg is the **fourth largest county** in South Carolina, by population.

Downtown Spartanburg is a vibrant, dynamic home for the arts, boasting the \$45 million Chapman Cultural Center, some of the best art galleries in the South, and an independent press and bookshop respected throughout the literary community. There is also the unique 2-mile Hub City Music Trail that chronicles Spartanburg's significant musical heritage.



BUSINESS CLIMATE

Spartanburg is a thriving, business-friendly city that serves as **corporate headquarters** for companies such as Advance America, QS/1 Data Systems, Denny's, and Milliken & Company, just to name a few. Additionally, BMW's only North American manufacturing plant is located in the county bringing significant economic benefit to the area.

LOCATION

Spartanburg is conveniently situated at the junction of **I-26 and I-85**, making it easily accessible to and from other metropolitan areas.

Charlotte, NC	75 miles
Columbia, SC	95 miles
Atlanta, GA	125 miles
Charleston, SC	200 miles

HIGHER EDUCATION

Spartanburg is a major center for higher education, with **seven colleges and universities** that have a collective enrollment of nearly **15,000 students**. The institutions are a major economic driver for the City and larger region, and a number of partnerships between the schools and businesses are creating significant strategic advantages in workforce training, research, and economic development.



More than **2.61 million passengers** served in 2019 by 5 major airlines offering 50 non-stop daily departures to 17 major cities and 23 airports across the country.

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SPARTANBURG ACCOLADES

#15 on the 2020 Best Performing Cities in the U.S. list according to The Milken Institute (Yahoo Finance)

Spartanburg County gained more population from mid-2017 to mid-2018 than Charleston and Dorchester counties combined — 7,256 people (Post and Courier)

#4 in Economic Strength, and #8 overall, on Area Development's Leading Metro Locations list (Area Development)

9th Coolest Town in America (Matador Network)

8th Fastest growing millennial population among small metros between 2012-2017 (Headlight Data)

Recognized by Food & Wine

Recognized in The New York Times

#7 Best Midsize Cities for Jobs 2018 (Forbes)

#4 Best Place to Work in Manufacturing (Smart Asset)

#6 Industrial Absorption Rate in the U.S. (CoStar)

#5 Free Trade Zone (Site Selection Magazine)

Forbes' list of The World's Greatest Modern Art Where You Least Expect to Find It

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