

# Office/Retail Space For Lease!

3394 Highway 9, Boiling Springs, SC



**+/- 1,500 SF**

**\$19.75/SF NNN**

## Great Location on Highway 9!

- Available April 1, 2024
- Large Open Space for Retail or Office Use!
- Plenty of Parking On-Site!
- Conveniently Located In the Heart of Boiling Springs!
- Close to Businesses, Churches, Shopping, and Restaurants
- Owner will not allow Salon, Nail Spa, Tobacco & Vape uses

**CONTACT**

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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS  
380 S. Pine Street, Spartanburg, SC 29302 - 864.583.1001

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.



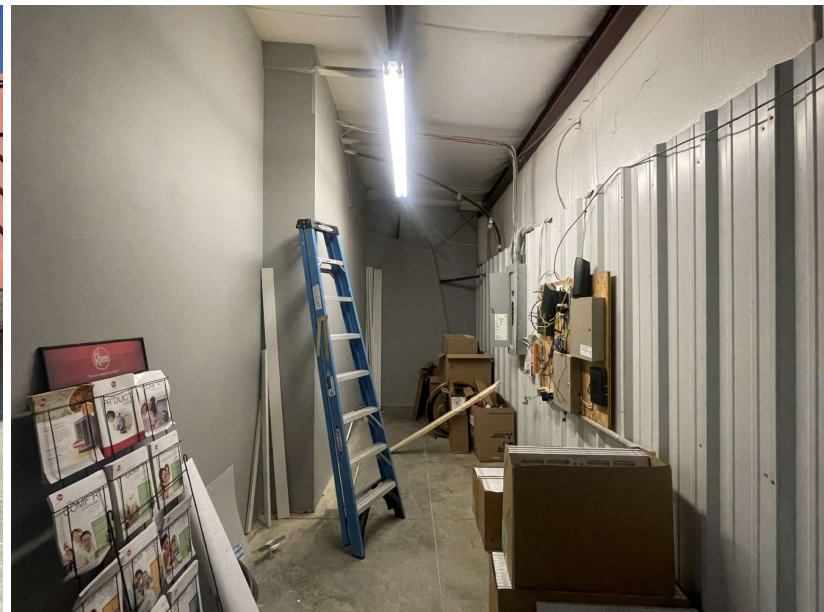
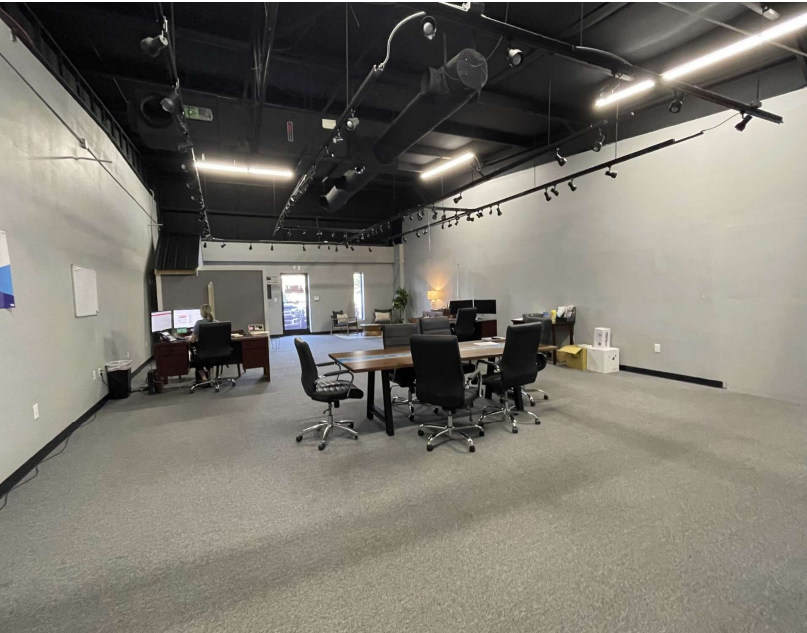
### Key Facts

- Landlord pays for Water
- Neighboring Businesses:  
Momentum Chiropractic,  
Star Nails and Spa  
Soul Asia Massage
- 2-Mile Demographics (2023)
  - Population: 18,013
  - Households - 6,838
  - Ave. HH Income - \$75,651
  - Traffic Count: 28,847



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