

CONTACT

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

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.

- .89 acre outparcel to new Super Target in Boiling Springs!
- Seller will provide rough graded pad and stormwater detention in place.
- All utilities to site including water, sewer and gas.
- Parcel subject to restrictive covenants.
- Spartanburg County Tax Map 2-44-00-013.07
- 67,000± people reside within a 5 mile radius
- Average annual household income- \$71,000±

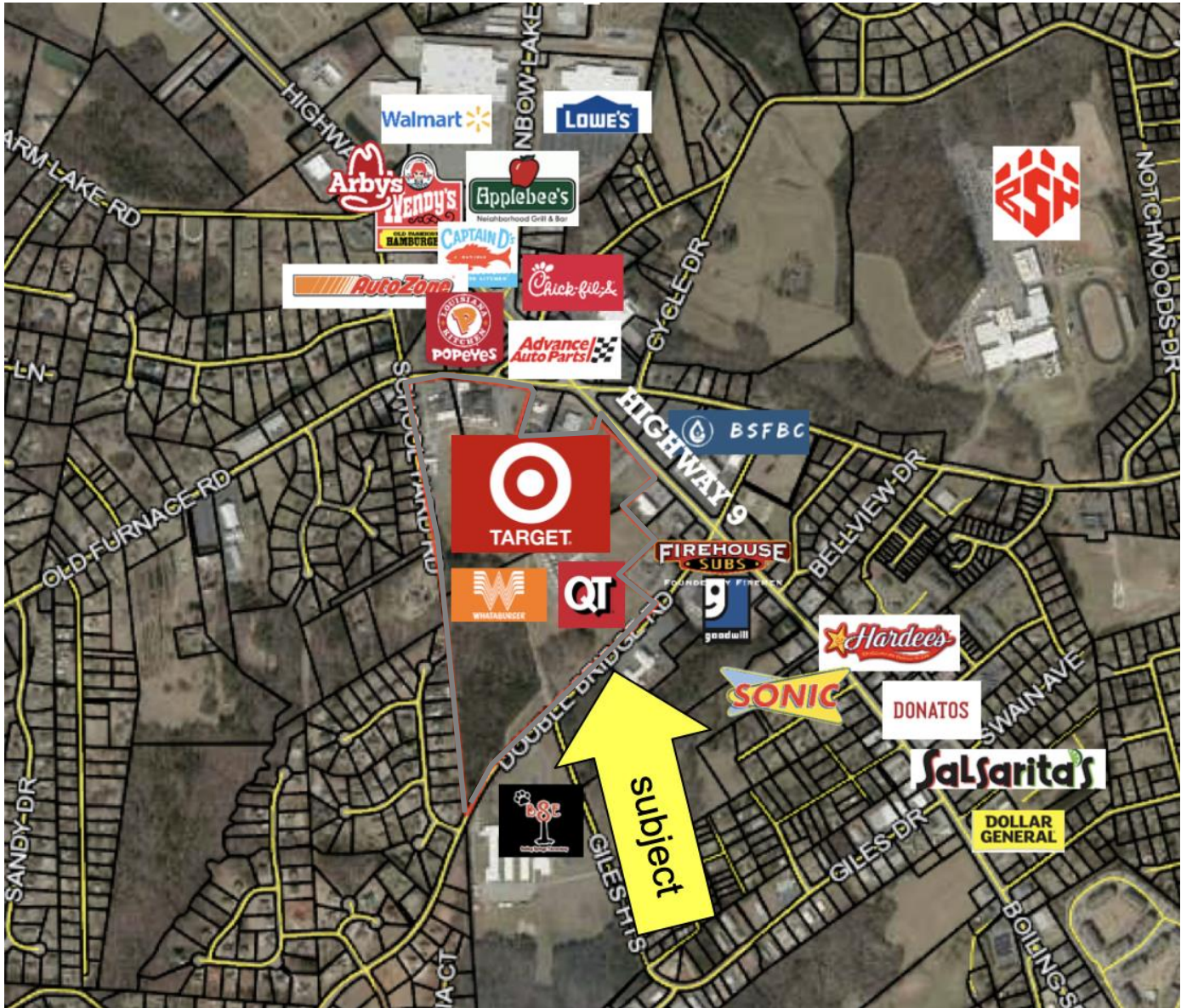
SALE PRICE:
\$450,000



SPENCER/HINES
P R O P E R T I E S

RETAIL or OFFICE PAD

861 Double Bridge Road
Boiling Springs, SC 29316



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Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	5,202	39,756	71,870
2022 Estimate	4,523	35,028	63,661
2010 Census	2,994	26,402	50,316
Growth 2022 - 2027	15.01%	13.50%	12.89%
Growth 2010 - 2022	51.07%	32.67%	26.52%
2022 Population by Hispanic Origin	236	1,945	5,565
2022 Population	4,523	35,028	63,661
White	3,660 80.92%	28,113 80.26%	49,216 77.31%
Black	518 11.45%	4,634 13.23%	10,350 16.26%
Am. Indian & Alaskan	28 0.62%	151 0.43%	393 0.62%
Asian	223 4.93%	1,429 4.08%	2,279 3.58%
Hawaiian & Pacific Island	1 0.02%	16 0.05%	50 0.08%
Other	92 2.03%	686 1.96%	1,373 2.16%
U.S. Armed Forces	4	11	11
Households			
2027 Projection	2,002	15,022	26,659
2022 Estimate	1,738	13,216	23,560
2010 Census	1,146	9,918	18,432
Growth 2022 - 2027	15.19%	13.67%	13.15%
Growth 2010 - 2022	51.66%	33.25%	27.82%
Owner Occupied	1,270 73.07%	9,752 73.79%	16,730 71.01%
Renter Occupied	468 26.93%	3,463 26.20%	6,830 28.99%
2022 Households by HH Income	1,738	13,216	23,562
Income: <\$25,000	260 14.96%	2,323 17.58%	4,657 19.76%
Income: \$25,000 - \$50,000	295 16.97%	2,557 19.35%	4,878 20.70%
Income: \$50,000 - \$75,000	329 18.93%	2,982 22.56%	5,040 21.39%
Income: \$75,000 - \$100,000	276 15.88%	2,129 16.11%	3,505 14.88%
Income: \$100,000 - \$125,000	193 11.10%	1,242 9.40%	2,085 8.85%
Income: \$125,000 - \$150,000	127 7.31%	706 5.34%	1,210 5.14%
Income: \$150,000 - \$200,000	84 4.83%	545 4.12%	1,105 4.69%
Income: \$200,000+	174 10.01%	732 5.54%	1,082 4.59%
2022 Avg Household Income	\$96,717	\$80,326	\$76,237
2022 Med Household Income	\$73,891	\$64,782	\$61,410