



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

RETAIL LAND PARCELS

Highway 9
Boiling Springs, SC 29316



SALE PRICE:

Parcel A - \$1,500,000

Parcel B - \$1,750,000

Andy Hayes 864-706-0189
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CONTACT

Ben Hines 864-542-4777
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WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

380 S. Pine Street, Spartanburg, SC - 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.

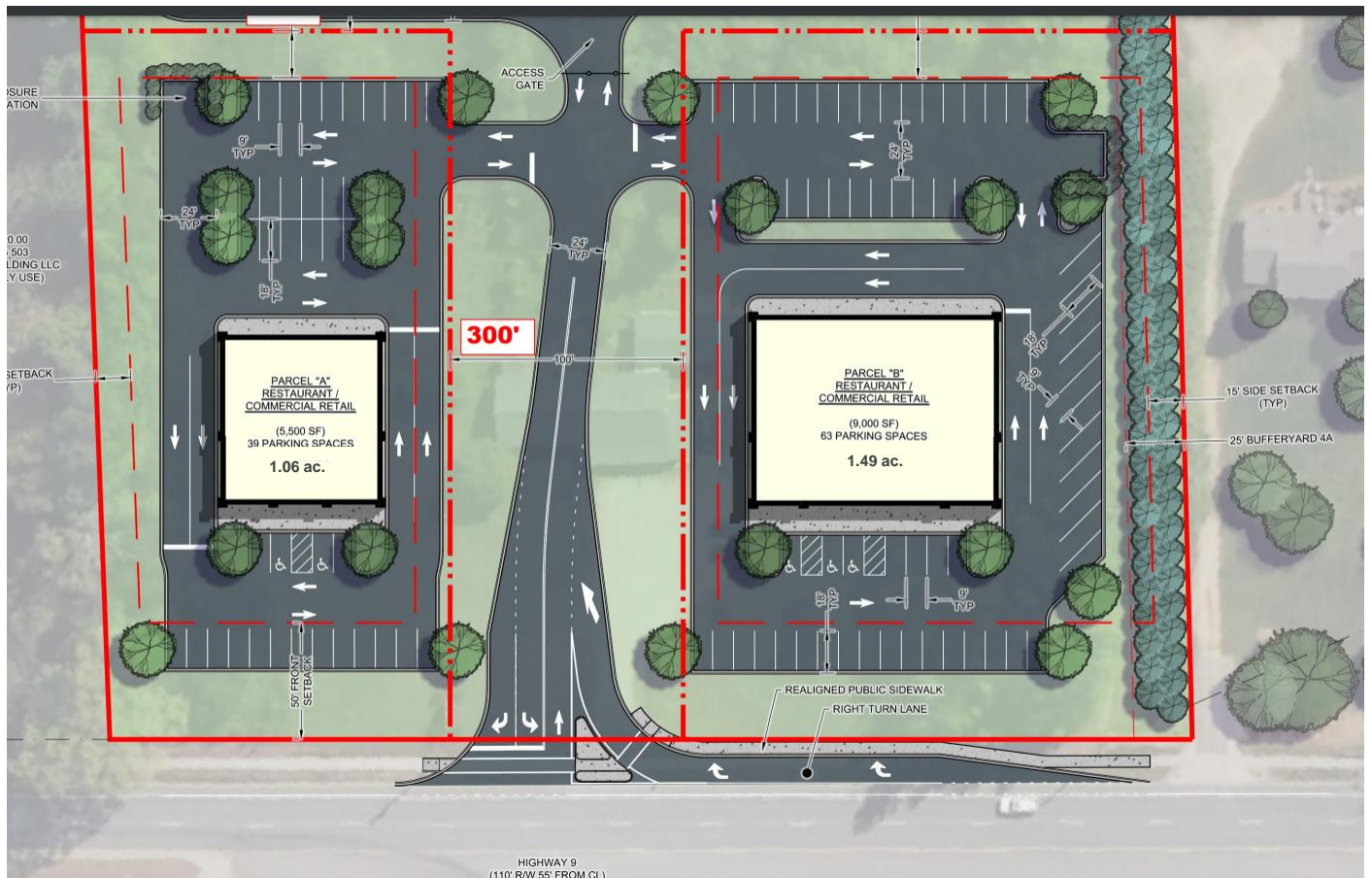
- Two outparcels available
Parcel A – 1.06+- acres
Parcel B - 1.49+- acres.
- Seller will rough grade each property and install storm water retention with all utilities to site (including water, sewer and natural gas)
- Highly visible Highway 9 dynamic corridor
- Next door to brand new Publix development which includes Spinx and Founders Credit Union
- Hwy 9 traffic count: 29,000+- VPD
- Additional land in the rear, suitable for retail, mini storage or multifamily
- Tax Map # 2-36-00-122.02
- 67,000 +- people reside within a 5 mile radius
- Parcel C - 9.26± acres in rear also available for sale, ground lease or build-to-suit.



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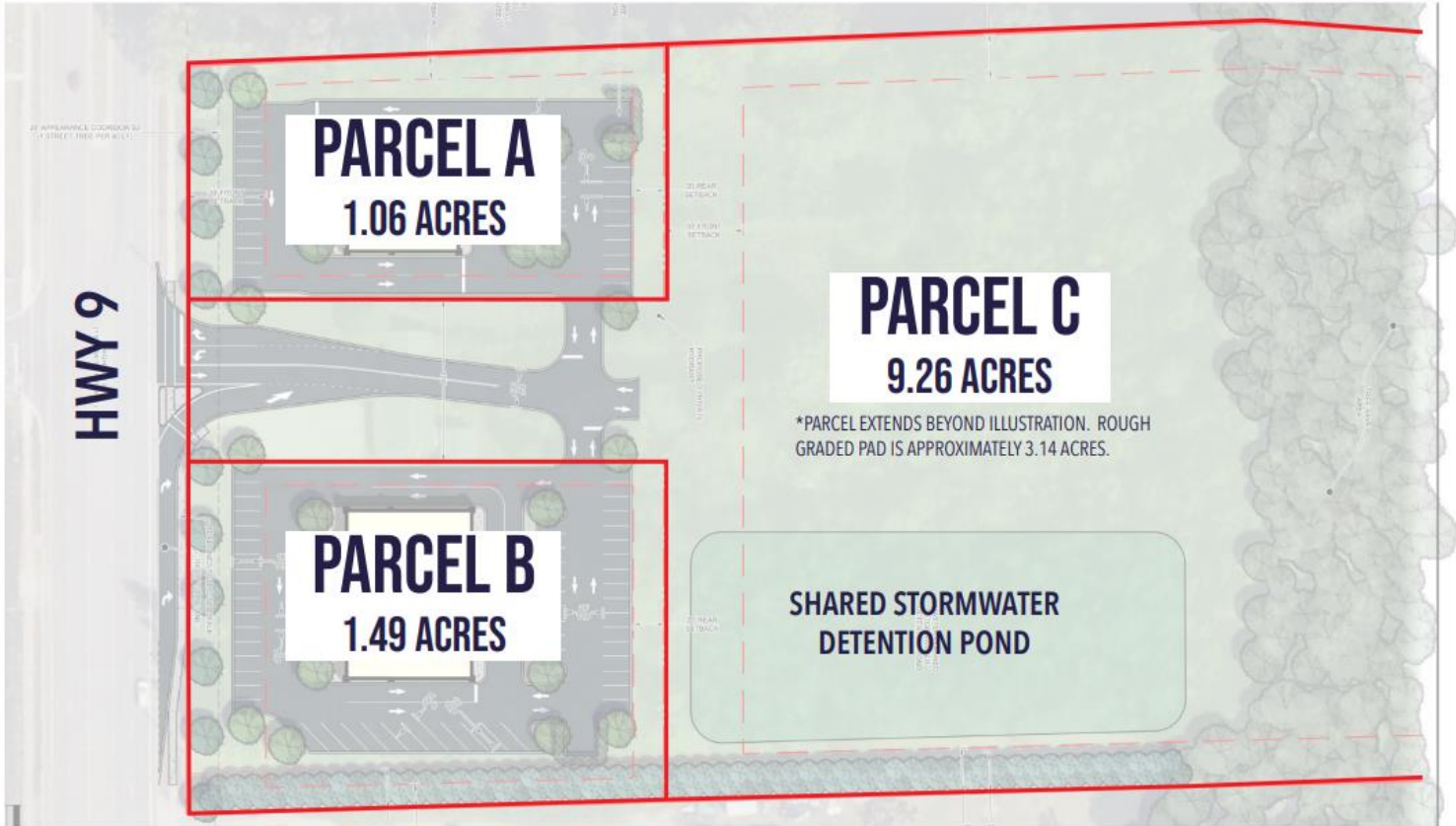




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FOR SALE | LEASE

RESTAURANT | RETAIL SITES - COMING 2024

- Located adjacent to new Publix Shopping Center and across the street from Tractor Supply
- Land Sale, Ground Lease, Built to Suit, or Multi-Tenant Retail Center options available
- Water and sewer stubbed to each parcel; REA prepared for Access Easements and Shared Stormwater Pond

4370 HIGHWAY 9, BOILING SPRINGS, SC

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