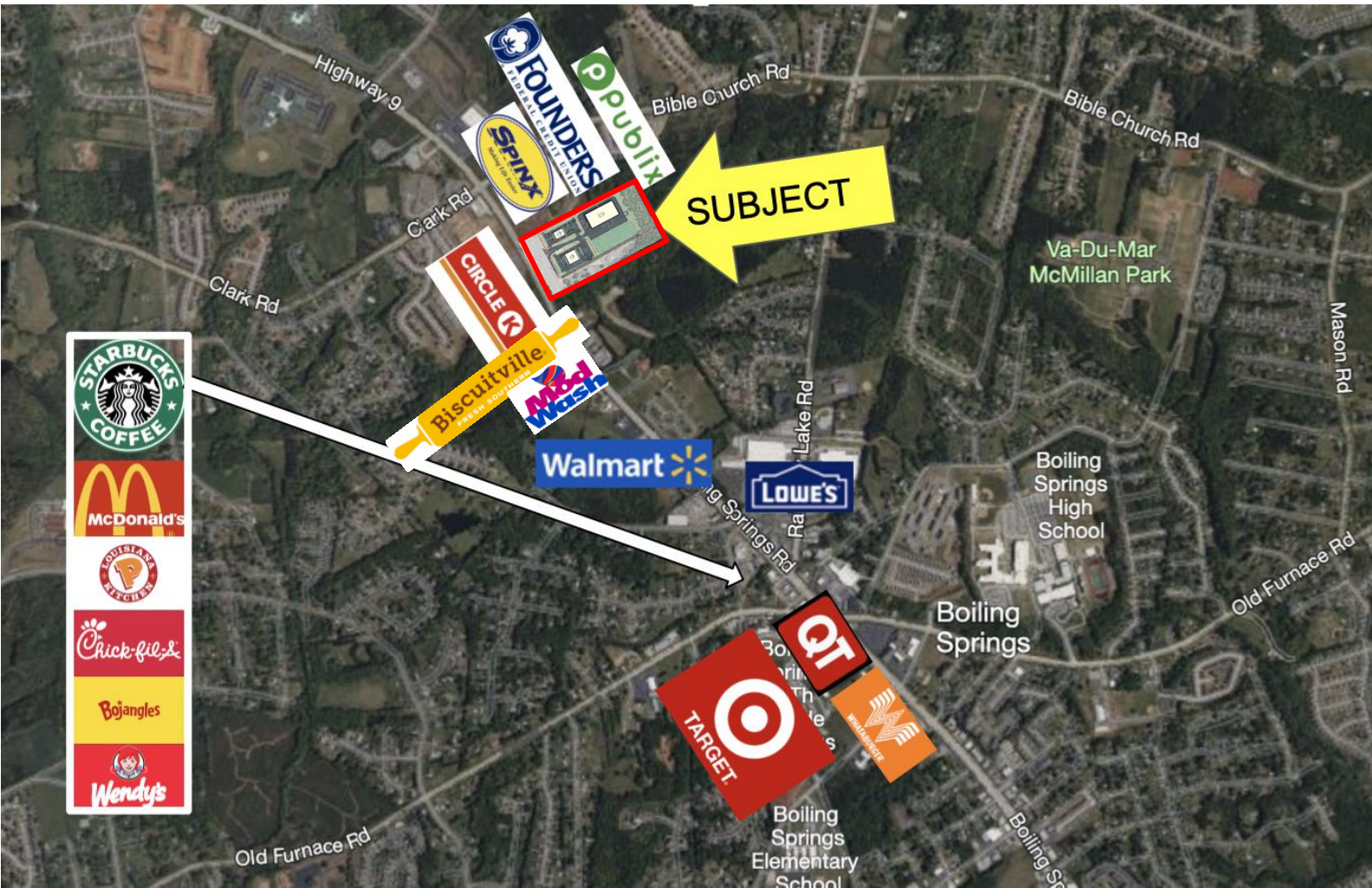




# SPENCER/HINES P R O P E R T I E S

## Retail

4370 Highway 9  
Boiling Springs, SC 29316



**LEASE RATE:**  
\$38 sq. ft. Net, Net, Net  
end cap - \$42 sq. ft. Net, Net, Net

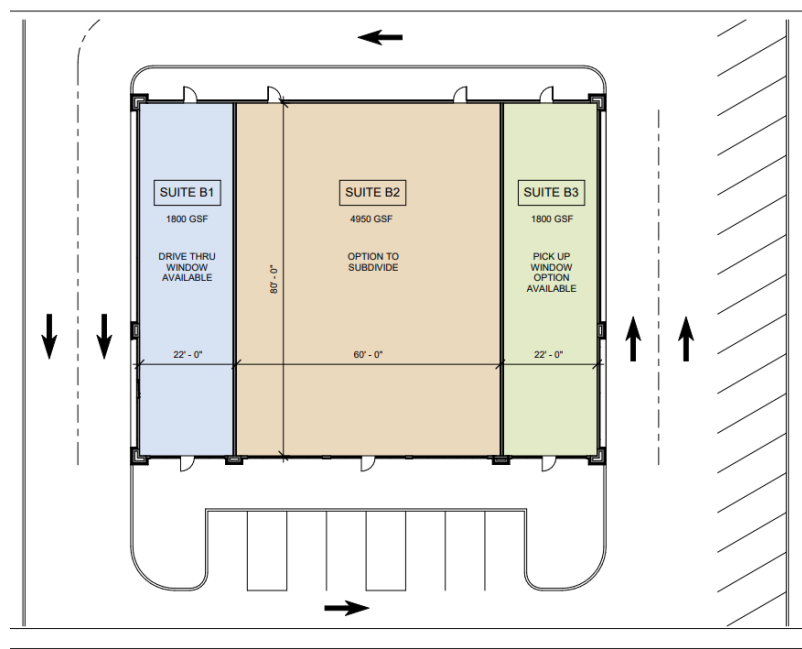
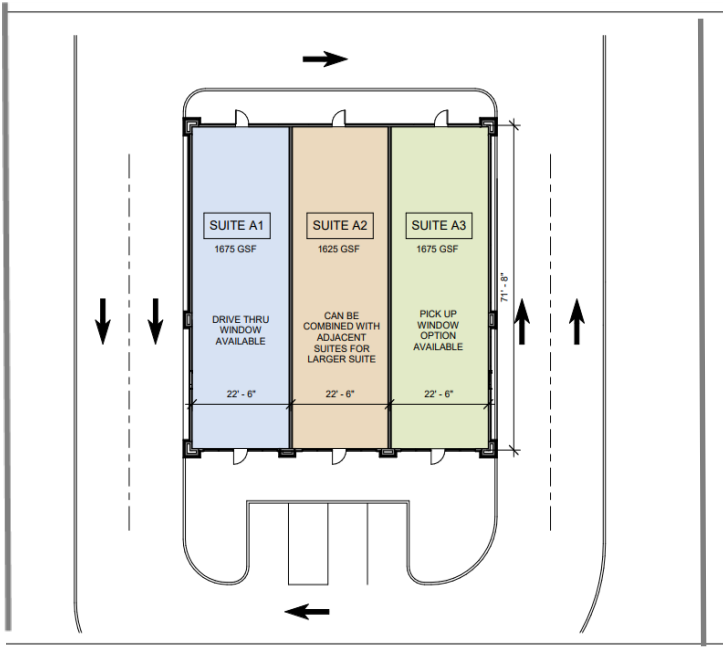
**CONTACT**  
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benhines@spencerhines.com   
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[WWW.SPENCERHINES.COM](http://WWW.SPENCERHINES.COM)

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.

- Retail lease space on Highway 9  
Parcel A – up to 4985± sq. ft.  
Parcel B - up to 8550± sq. ft.
- Next door to brand new Publix development which includes Spinx and Founders Credit Union
- Hwy 9 traffic count: 29,000+- VPD
- Tax Map # 2-36-00-122.02
- 67,000 +- people reside within a 5 mile radius
- Average annual household income- \$71,000±

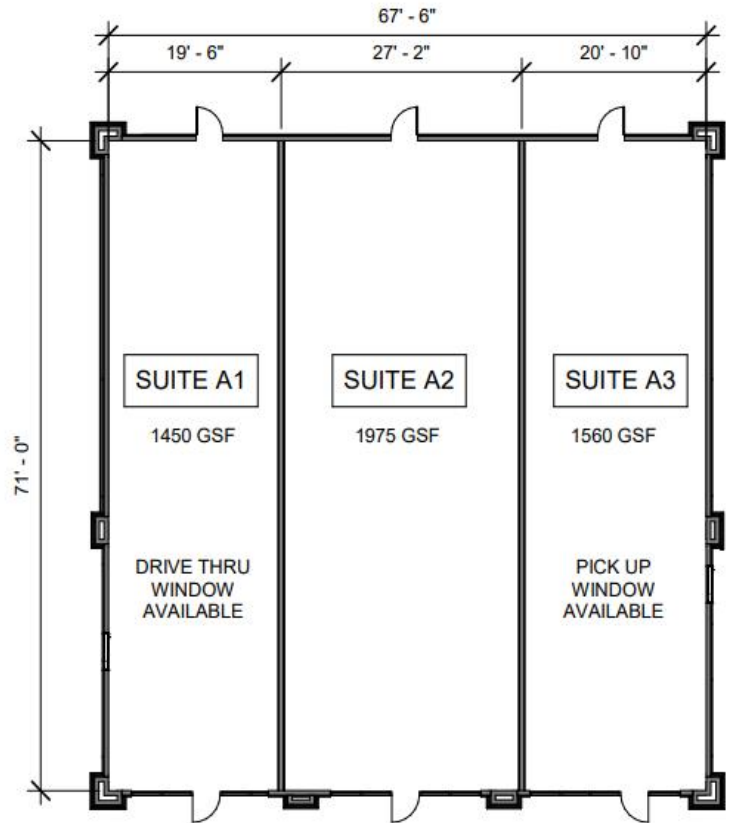




Site Plan Rendering



Building Elevation



**PARCEL A** 5,000 SF  
FOR SALE | LEASE

- Rental Rate: **\$38-\$45/SF/YR**
- Built-to-suit options available for tenants
- Available by Q3/2024
- Options for land purchase

**4370 HIGHWAY 9, BOILING SPRINGS, SC**

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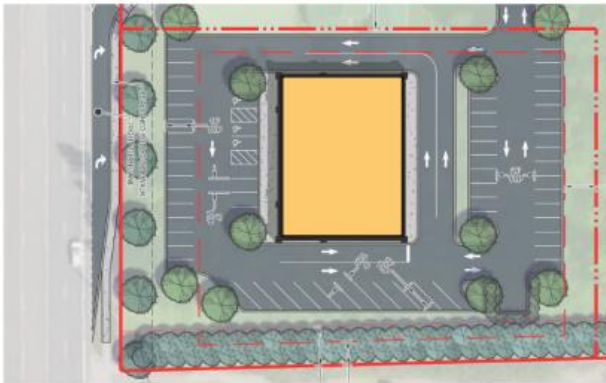




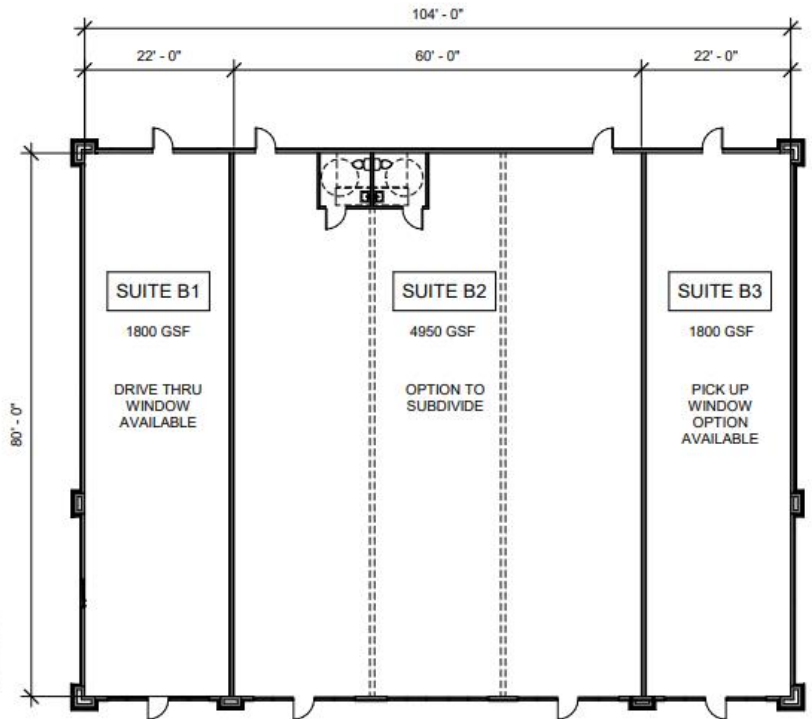
**SPENCER/HINES**  
P R O P E R T I E S

Retail

4370 Highway 9  
Boiling Springs, SC 29316



Site Plan Rendering



Conceptual Rendering

**PARCEL B** 8,500 SF

FOR SALE | LEASE

- Rental Rate: **\$38-\$45/SF/YR**
- Built-to-suit options available for tenants
- Available by Q3/2024
- Options for land purchase

**4370 HIGHWAY 9, BOILING SPRINGS, SC**

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