



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

LAND

Highway 9
Boiling Springs, SC 29316



SALE PRICE:
Parcel C - \$1,300,000

CONTACT

Andy Hayes 864-706-0189
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Ben Hines 864-542-4777
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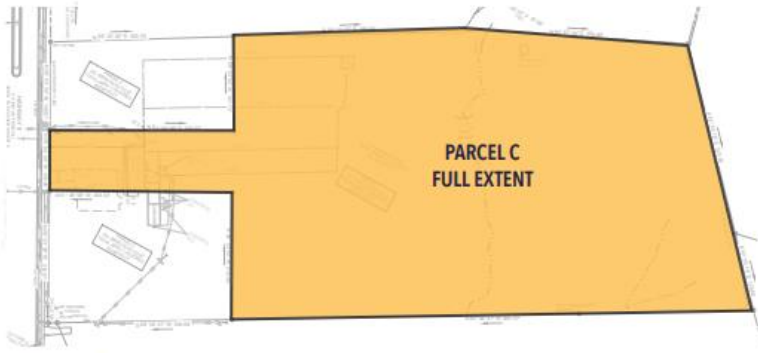


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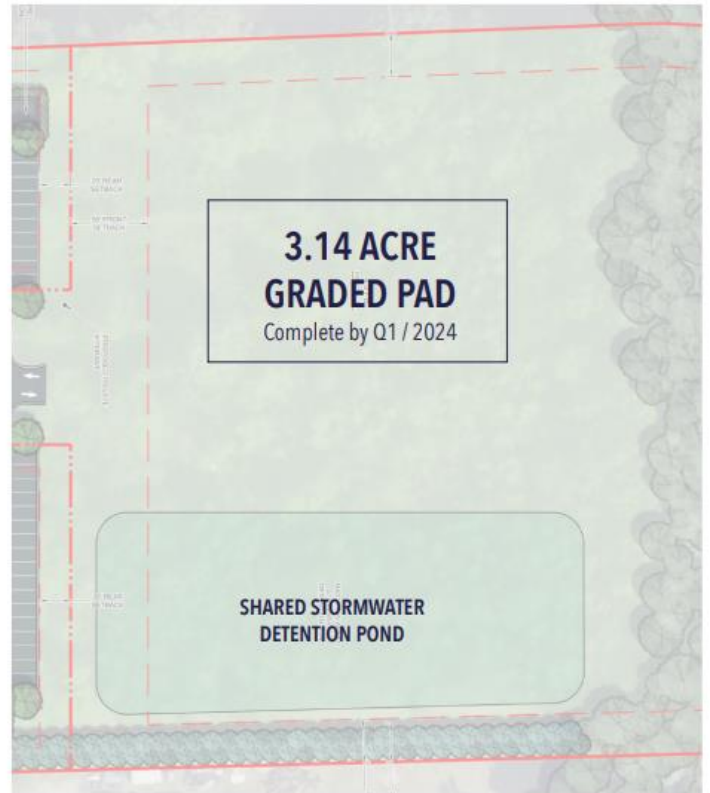
COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
380 S. Pine Street, Spartanburg, SC - 864.583.1001

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 principals.

- 9.2 ± ac. on Highway 9 with 3.14 ± ac. rough graded pad.
- 100' access road from Hwy 9
- Shared stormwater detention pond on site.
- All utilities available
- Additional retail pads A (1.04± ac) & B (1.49± ac.) also available.
- 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±



Property Survey



- Purchase price: **\$1,300,000**
- Mass grading phase includes 3.14 acre rough graded pad
- Parcel to own main access drive and shared stormwater detention pond
- Suitable uses include Retail, Self Storage, or Multi-Family
- Options for Ground Lease available

PARCEL C 9.26 ACRES

FOR SALE | LEASE

4370 HIGHWAY 9, BOILING SPRINGS, SC

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