

# HIGHWAY 9 OPPORTUNITY!

3214 Boiling Springs Road, Boiling Springs, SC



## For Ground Lease, Build-to-Suit, or Sale

- Great Development Opportunity!
- +/- 0.45 Acres on a Corner on Highway 9
- **Ground Lease:** \$4,200/Month (NNN)
- **For Sale:** Contact Broker
- Utilities On Site
- 104 Feet of Road Frontage on Highway 9
- 0.5 Miles to Target Development
- 2.3 Miles to Interstate 85
- Traffic: 33,400 VPD

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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.

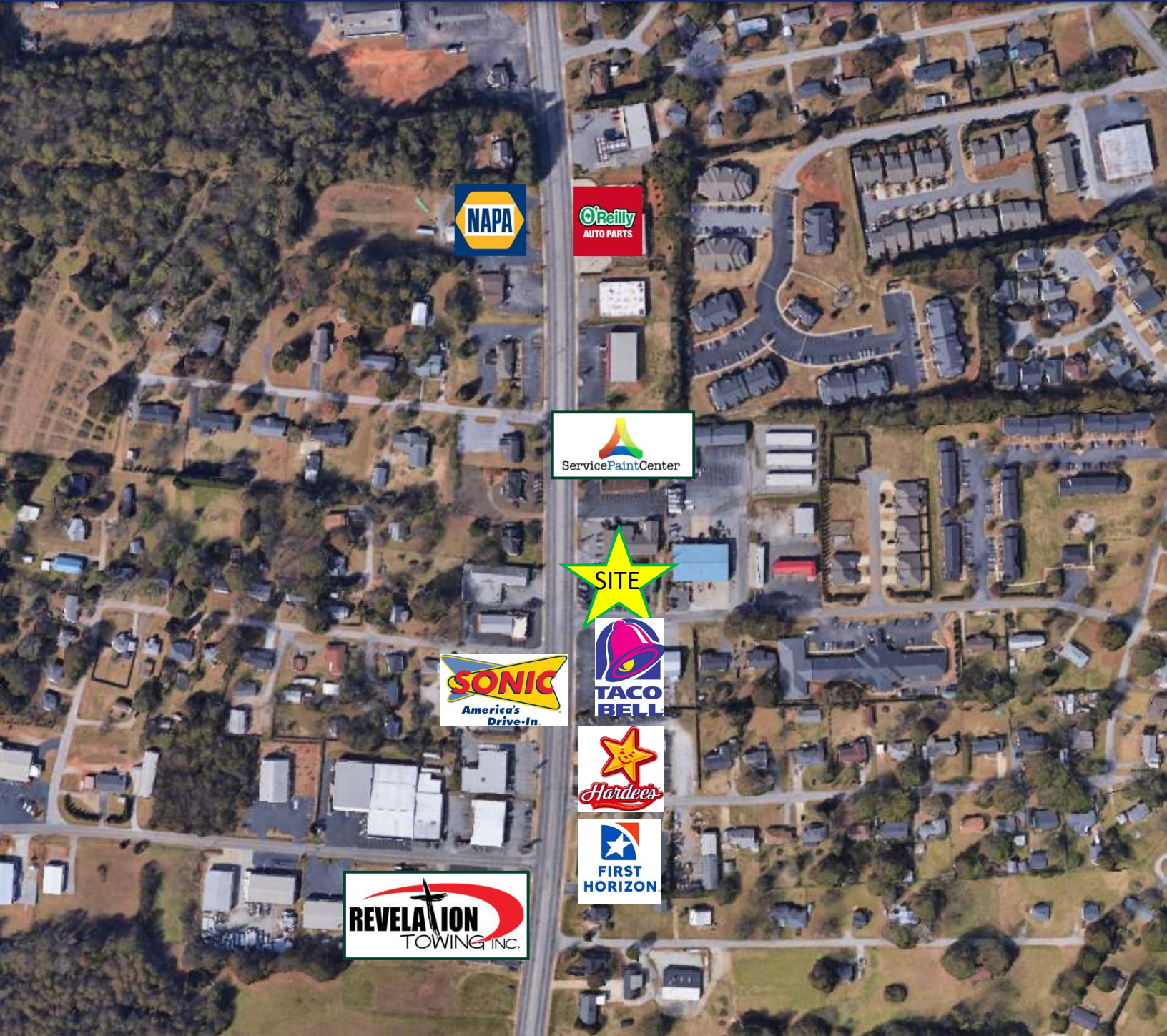


## **CONTACT**

Grayson Atkins – 864.316.0702  
[graysonatkins@spencerhines.com](mailto:graysonatkins@spencerhines.com)

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