



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,147	34,543	71,333
Population (2028)	7,693	36,828	75,699
Average HH Income	\$67,105	\$66,189	\$63,482
Median Age	36.7	35.6	36.6

Property Features

- New Retail Development
- Outparcel of Clement Oaks Master Development
- Restaurant, Retail or Office Use
- Warm Vanilla Shell Delivery
- Expected Delivery Date: Q3 2024
- Located on Hwy 9 Easy Access to I-85
- High Traffic Corridor:
VPD on Hwy 9: 28,789
VPD on I-85: 72,393

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

Guy Harris 864-316-1318
guyharris@spencerhines.com

Guy Harris Jr. 864-415-9995
harrisguyjr@spencerhines.com

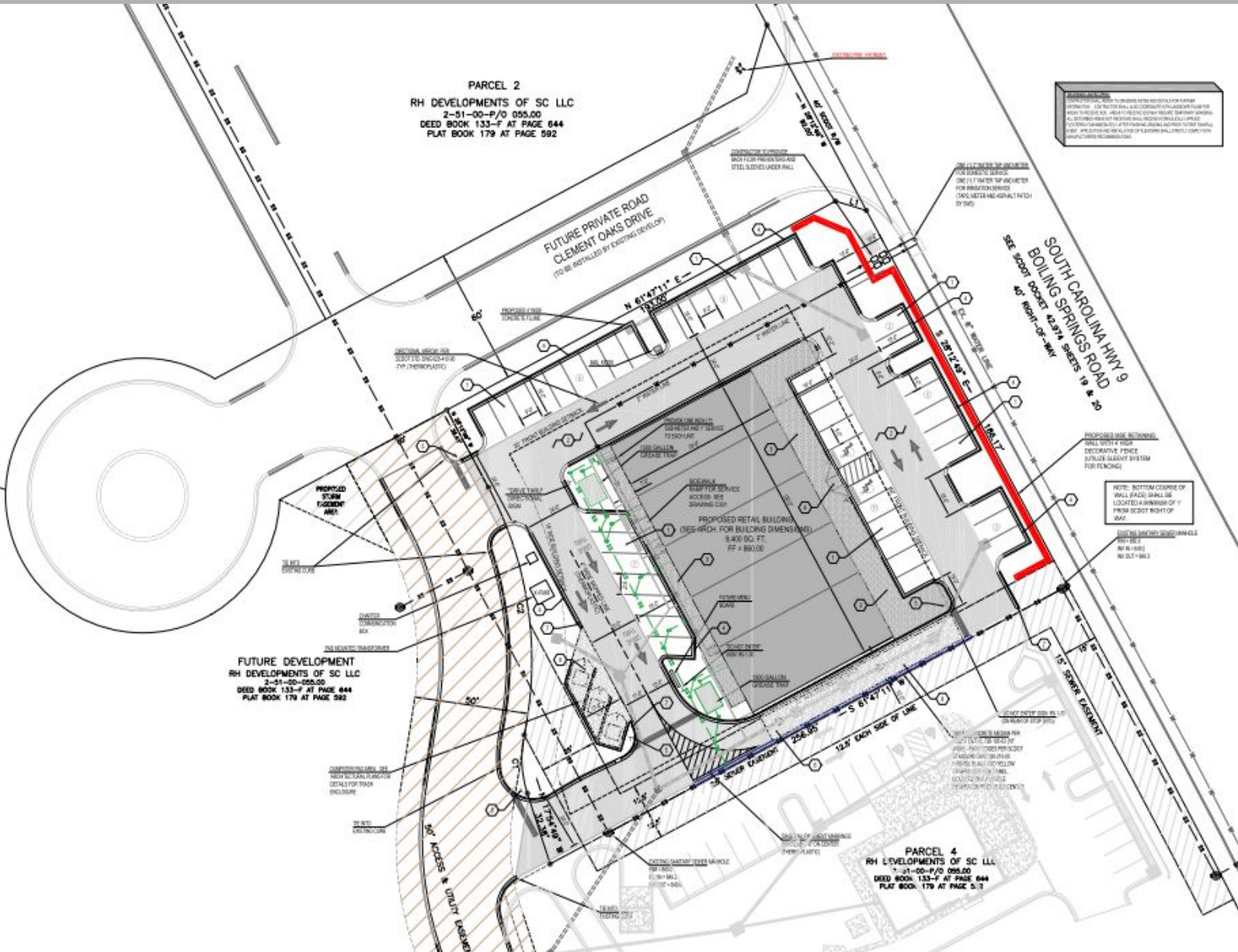
WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
380 S. Pine Street, Spartanburg, SC 29302 P- 864.583.1001

LEASE RATE:

Interior Units:
\$38.00/SF NNN
End Cap Units:
\$42.00/ SF NNN





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

Guy Harris 864-316-1318
guyharris@spencerhines.com

Guy Harris Jr. 864-415-9995
harrisguyjr@spencerhines.com

WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
380 S. Pine Street, Spartanburg, SC 29302 P- 864.583.1001



New Retail Development For Lease

2221 Boiling Springs Road, Boiling Springs, SC 29316



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

Guy Harris 864-316-1318
guyharris@spencerhines.com

Guy Harris Jr. 864-415-9995
harrisguyjr@spencerhines.com

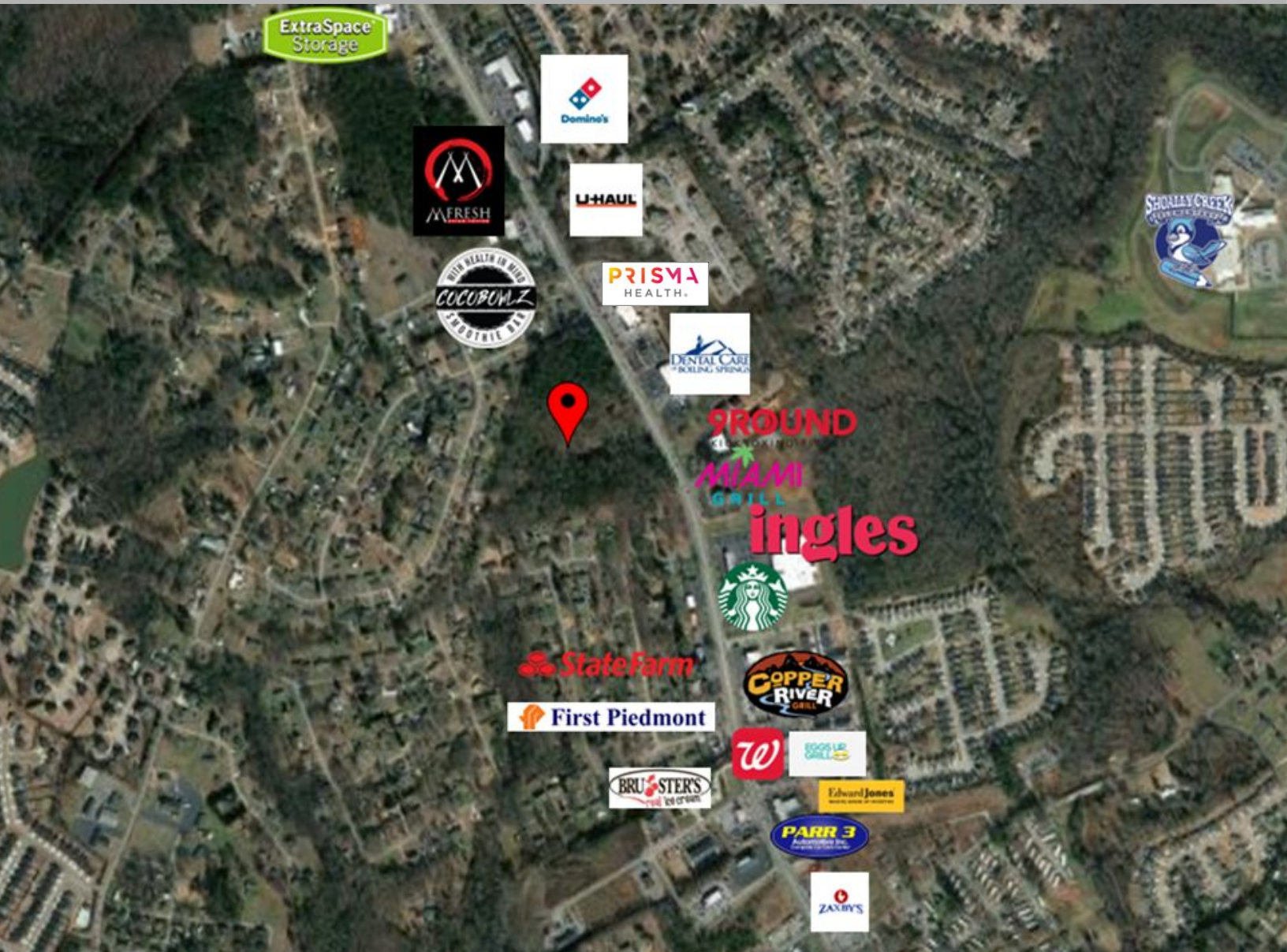
WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
380 S. Pine Street, Spartanburg, SC 29302 P- 864.583.1001

 CoStar™
POWER BROKER

New Retail Development For Lease

2221 Boiling Springs Road, Boiling Springs, SC 29316



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

Guy Harris 864-316-1318

guyharris@spencerhines.com

Guy Harris Jr. 864-415-9995

harrisguyjr@spencerhines.com

WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
380 S. Pine Street, Spartanburg, SC 29302 P- 864.583.1001

 CoStar™
POWER BROKER