

2201 Boiling Springs Road  
Boiling Springs, SC



**SALE PRICE:**  
**\$1,750,000**

CONTACT

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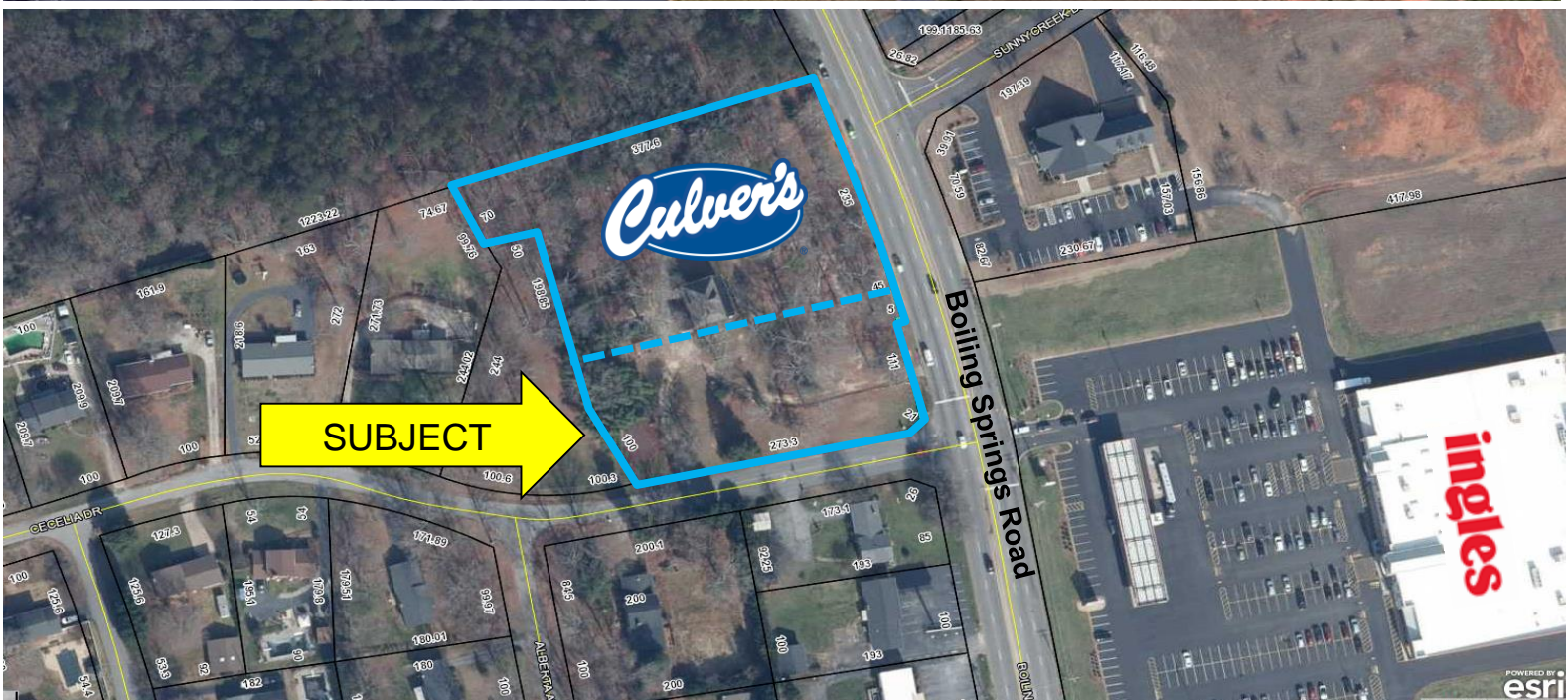
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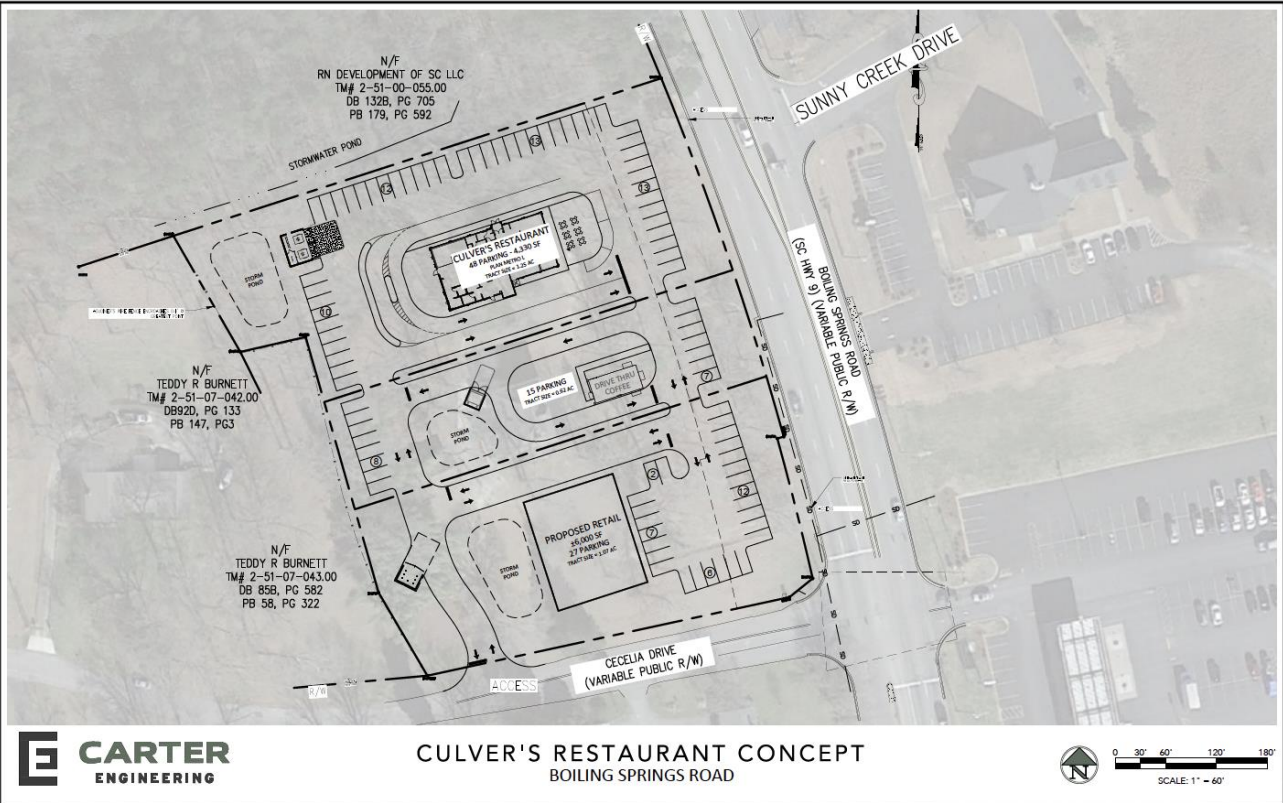
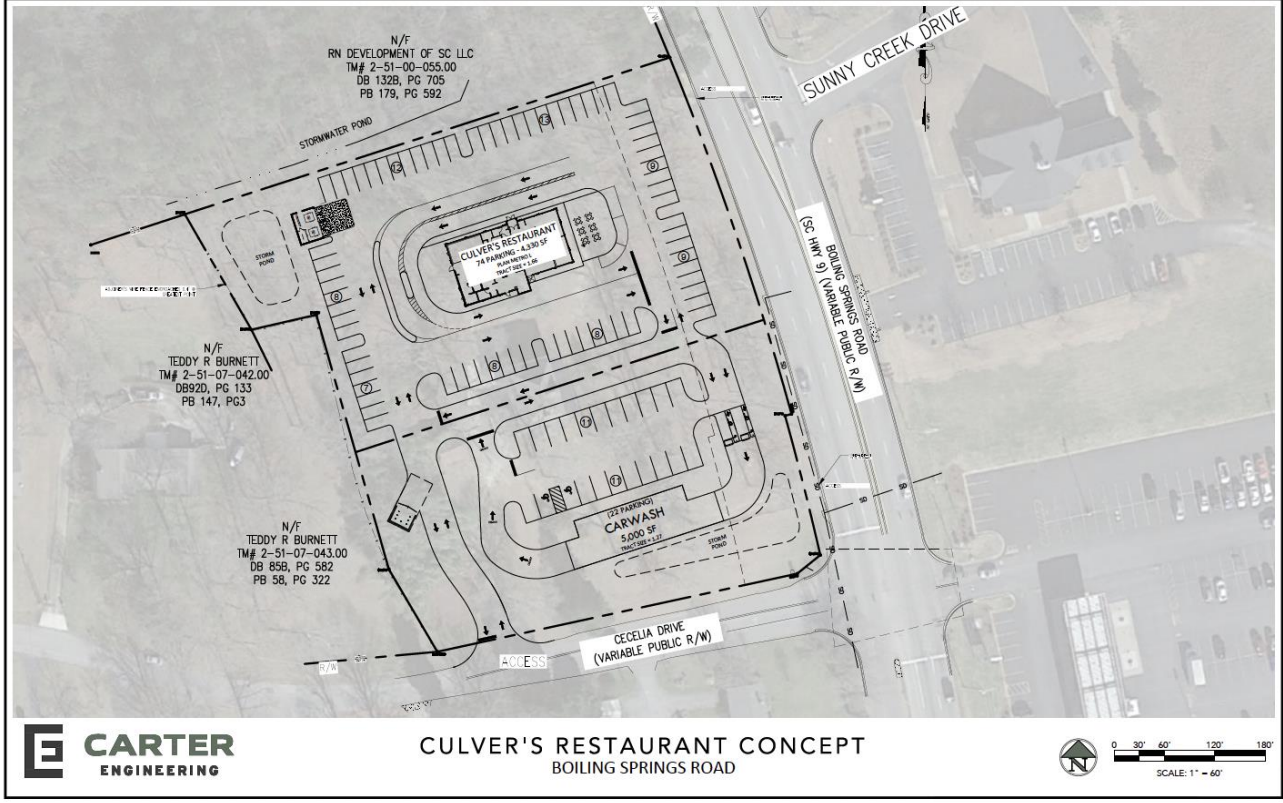
COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

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 principles.

- 1.2± acre pad located on Boiling Springs Road and Cecilia Drive.
- Owner will Sell, Ground Lease or Build-to-Suit.
- Pad will be rough graded, storm water detention in place, all utilities to site, and access road to Cecelia Drive in place.
- Corner parcel at traffic signal – only corner available for 5 mile stretch from I-85.
- Prime retail location and short distance to new Super Target project and across the street from Ingles.
- Substantial new residential construction in Boiling Springs market.
- Spartanburg County Tax Map # 2-51-07-044.00
- High visibility with almost 30,000 vehicles per day
- Less than 1 mile to I-85







Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2027 Projection	8,797		40,088		83,326	
2022 Estimate	7,596		34,954		73,079	
2010 Census	5,496		27,675		60,424	
Growth 2022 - 2027	15.81%		14.69%		14.02%	
Growth 2010 - 2022	38.21%		26.30%		20.94%	
<b>2022 Population by Hispanic Origin</b>	518		3,431		7,495	
<b>2022 Population</b>	7,596		34,954		73,079	
White	6,142	80.86%	26,568	76.01%	52,394	71.70%
Black	929	12.23%	6,024	17.23%	15,951	21.83%
Am. Indian & Alaskan	32	0.42%	182	0.52%	536	0.73%
Asian	343	4.52%	1,418	4.06%	2,536	3.47%
Hawaiian & Pacific Island	4	0.05%	17	0.05%	58	0.08%
Other	147	1.94%	745	2.13%	1,603	2.19%
U.S. Armed Forces	6		11		11	
<b>Households</b>						
2027 Projection	3,386		15,159		31,010	
2022 Estimate	2,919		13,189		27,103	
2010 Census	2,104		10,354		22,143	
Growth 2022 - 2027	16.00%		14.94%		14.42%	
Growth 2010 - 2022	38.74%		27.38%		22.40%	
Owner Occupied	2,089	71.57%	8,603	65.23%	17,685	65.25%
Renter Occupied	830	28.43%	4,586	34.77%	9,418	34.75%
<b>2022 Households by HH Income</b>						
Income: <\$25,000	622	21.29%	3,096	23.47%	6,448	23.79%
Income: \$25,000 - \$50,000	544	18.62%	2,815	21.34%	6,511	24.02%
Income: \$50,000 - \$75,000	588	20.13%	2,842	21.55%	5,789	21.36%
Income: \$75,000 - \$100,000	433	14.82%	1,875	14.22%	3,606	13.30%
Income: \$100,000 - \$125,000	282	9.65%	956	7.25%	1,914	7.06%
Income: \$125,000 - \$150,000	150	5.14%	575	4.36%	1,184	4.37%
Income: \$150,000 - \$200,000	127	4.35%	419	3.18%	810	2.99%
Income: \$200,000+	175	5.99%	611	4.63%	842	3.11%
<b>2022 Avg Household Income</b>	\$79,862		\$71,002		\$65,779	
<b>2022 Med Household Income</b>	\$63,036		\$55,625		\$52,430	



# 2022 BY THE NUMBERS



**\$3.2B\***  
CAPITAL INVESTMENT  
85% NEW  
15% EXPANSION

Equal to \$8.8M every single day



**36\***  
PROJECTS



**1,742\***  
JOBS



**SPEC SPACE** **12M SQ FT**  
planned or under construction

## PROJECT BREAKDOWN BY INDUSTRY



Spartanburg County is riding a wave of momentum in all facets of our economic development strategy. We remain a regional leader in job creation and industrial growth, as evidenced by BMW Group's \$1.7 billion announcement in October. And thanks to intentional recruitment efforts, Spartanburg continues attracting knowledge-based and corporate jobs, with several key office development projects coming in the near-future.

**KATHERINE O'NEILL**  
Chief Economic Development Officer  
OneSpartanburg, Inc.

\*As a matter of policy, OneSpartanburg, Inc. does not report new investment, job totals, or room nights from projects or contracts in which we were not directly engaged.

## DOWNTOWN DEVELOPMENT

**96.6%**  
OFFICE  
OCCUPANCY RATE

**97.1%**  
RETAIL  
OCCUPANCY RATE

**93.2%**  
MULTIFAMILY  
OCCUPANCY RATE



**3,500+**  
HOUSING UNITS  
in the pipeline or under construction within 5 miles of Downtown Spartanburg



**42,571**  
PEDESTRIANS  
on Main Street every week

Downtown Spartanburg continued its evolution into a 24-7 destination, with newcomers living and working downtown thanks to new residential developments and professional opportunities. Pedestrian traffic increased from 33k in 2021 to 45k in 2022. The City of Spartanburg's Morgan Square Committee is committed to a strategically-redesigned square, better able to grow alongside Spartanburg. And thanks to the penny sales tax, construction is ongoing on Spartanburg County's new Judicial Center, with additional projects coming soon.

**ALLEN SMITH**  
President & CEO  
OneSpartanburg, Inc.



BUSINESS



**\$61.9M**  
CAPITAL PENNY  
SALES TAX  
REVENUE



**\$6M**  
SMALL & MINORITY  
BUSINESS  
DEVELOPMENT  
FUNDING



**42**  
LOCAL  
SUPPLIERS  
connected to regional  
manufacturers



**2.6%**  
UNEMPLOYMENT  
RATE  
November 2022

Steps we've taken to advocate on behalf of our business community led to significant wins in 2022. In collaboration with public and private partners, our Small and Minority Business Development Strategy was funded to the tune of \$6 million by Spartanburg County Council. In addition, advocacy efforts at the state level led to increased funding allocations in the state budget, allowing for transformative projects across Spartanburg County to move forward.

**JOHN KIMBRELL**  
Chief Business Affairs Officer  
OneSpartanburg, Inc.

TOURISM



**\$67.9M**  
ANNUAL HOTEL  
REVENUE



**\$5.7M**  
H-TAX  
SPARTANBURG  
COUNTY



**7.8%**  
INCREASE IN  
HOTEL ROOM  
DEMAND  
compared to 2021



**17.6%**  
INCREASE IN  
REVENUE PER  
AVAILABLE ROOM  
compared to 2021

Thanks to tourism development growth, much of it generated by sports tourism wins, we are more able than ever before to drive business to Spartanburg County hotels. With growth in events, conferences, tournaments, and more hosted in Spartanburg—like our first NCAA Division I level event, set for later this year—comes growth in hotel room nights, restaurant spending, and the overall economic impact visitors have in our community.

**BILLY DUNLAP**  
Chief Tourism Development Officer  
OneSpartanburg, Inc.

