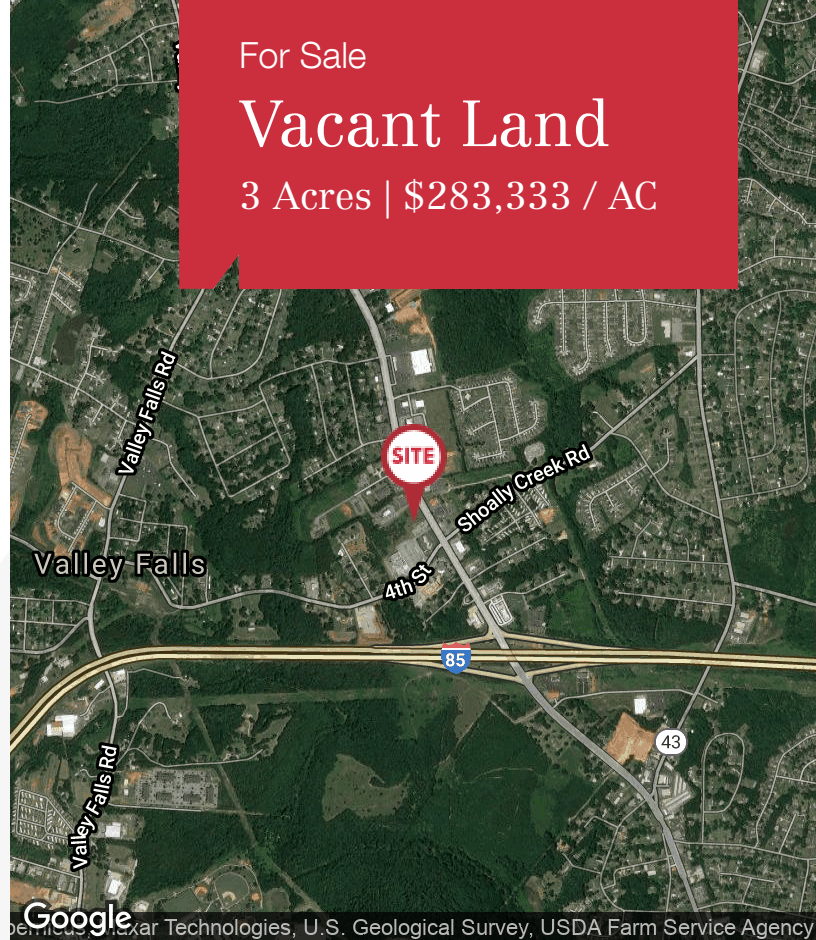




For Sale

# Vacant Land

3 Acres | \$283,333 / AC



## 1909 Boiling Springs Road

Boiling Springs, South Carolina 29316

### Property Highlights

- +/- 3 acres located on fast growing Highway 9 in Boiling Springs
- 232' of frontage along Highway 9 (Boiling Springs Road)
- 2 additional access points via shared access agreement
- Vacant Ingles building on parent parcel to be redeveloped
- Located between Waffle House and Capri's on Highway 9
- Traffic count of 29,100 VPD on Highway 9
- Site located 0.33 mile from Interstate 85
- P/O Spartanburg TMS# 2-51-00-058.00

### Property Description

This parcel is approximately 3 acres in size, and is a retail outparcel of the vacant Ingles site, located at the intersection of Highway 9 and 4th Street. The Ingles property is to be redeveloped with a 100,000 SF storage facility, which will feature climate and non-climate units, as well as rv and boat storage. The retail outparcel will be independent of this development, but will have two additional access points, via a shared access agreement with the storage site.

#### OFFERING SUMMARY

<b>Sale Price</b>	\$850,000
<b>Lot Size</b>	3.0 Acres

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	3,810	\$48,183
<b>3 Miles</b>	28,563	\$50,586
<b>5 Miles</b>	69,987	\$48,531

For more information

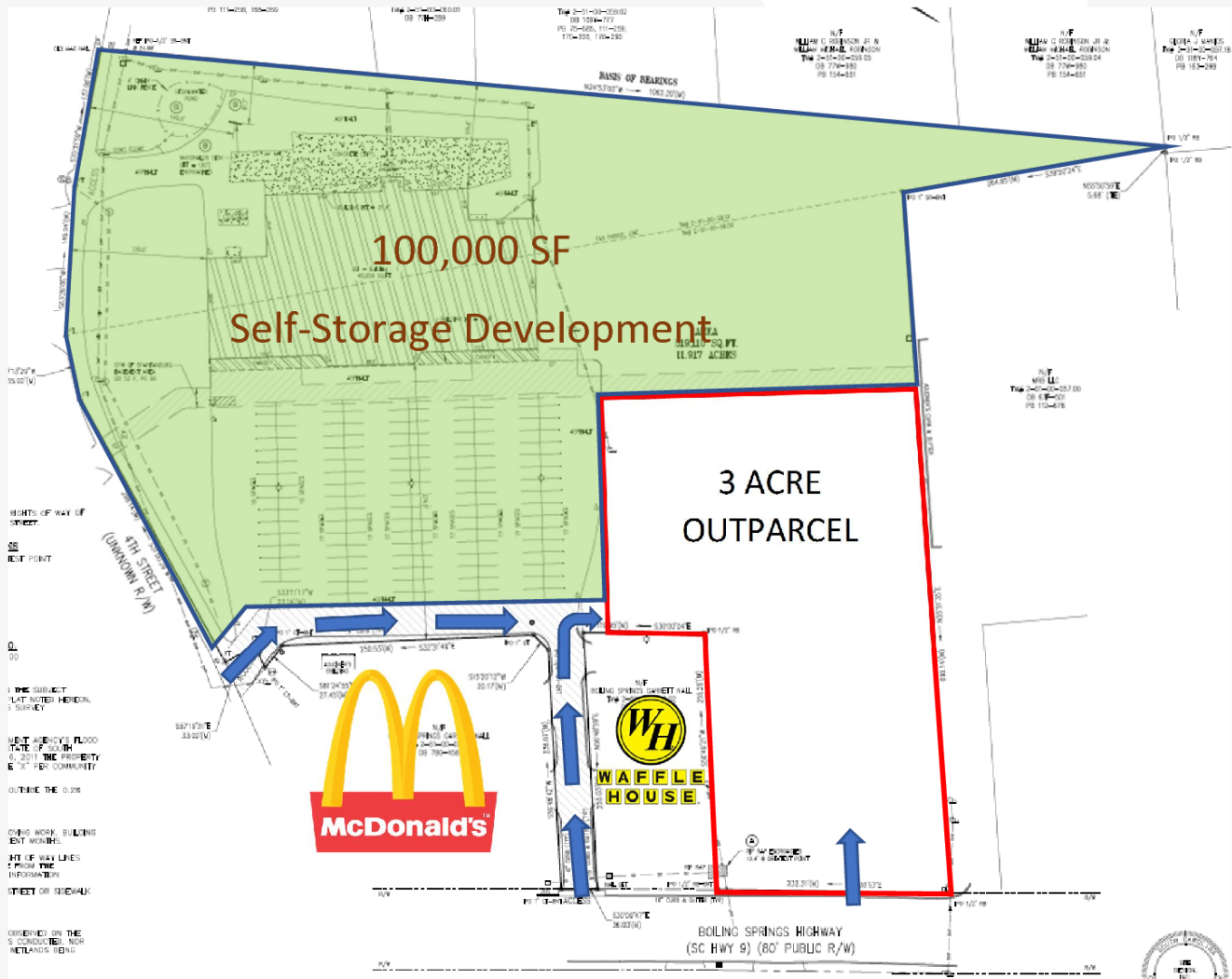
**Charles "Cole" Morris**

O: 864 398 4444 | C: 864 680 0530  
cmorris@naiearlefurman.com

For Sale

# Outparcel

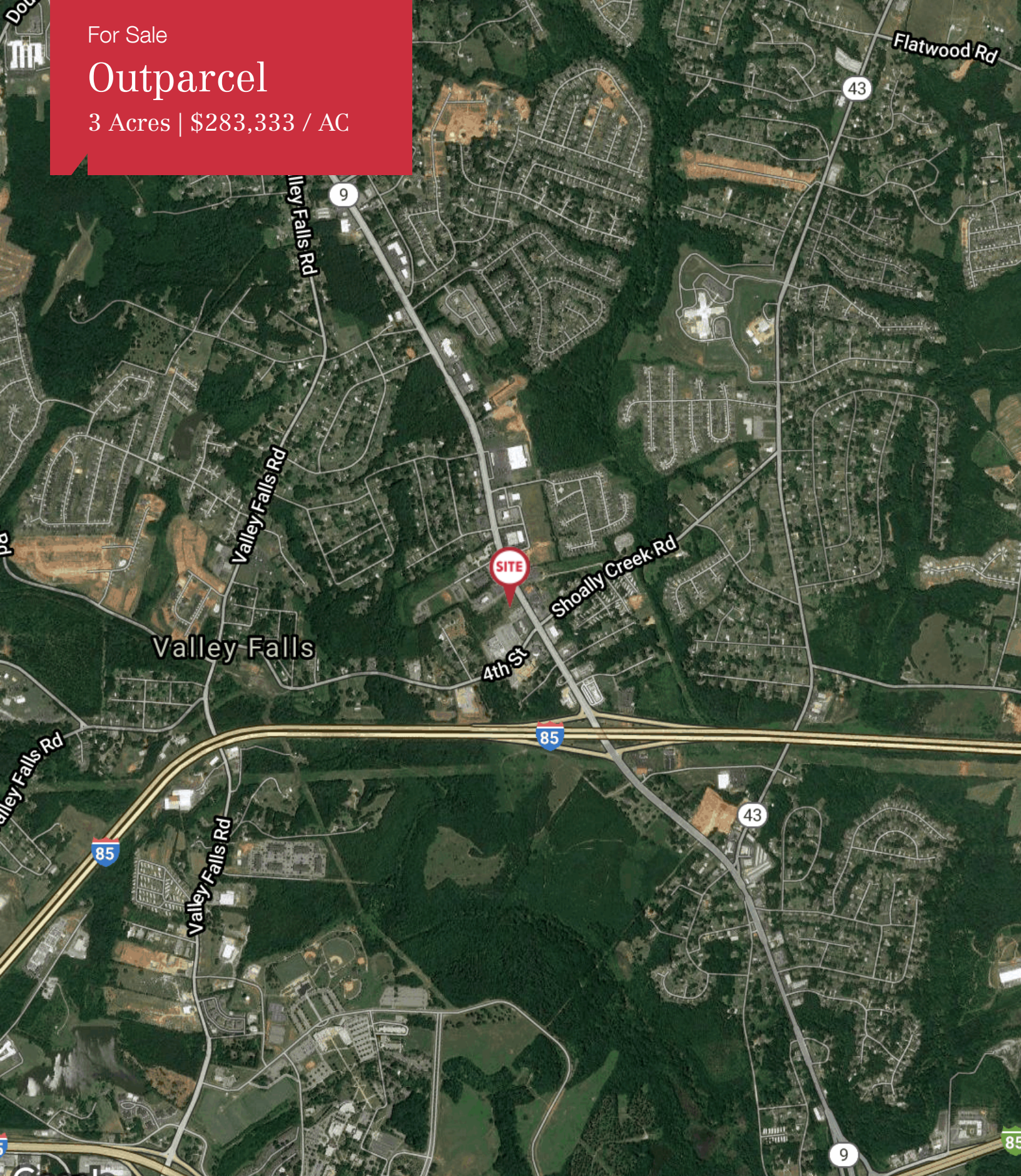
3 Acres | \$283,333 / AC



For Sale

# Outparcel

3 Acres | \$283,333 / AC



Google

Imagery © 2020, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

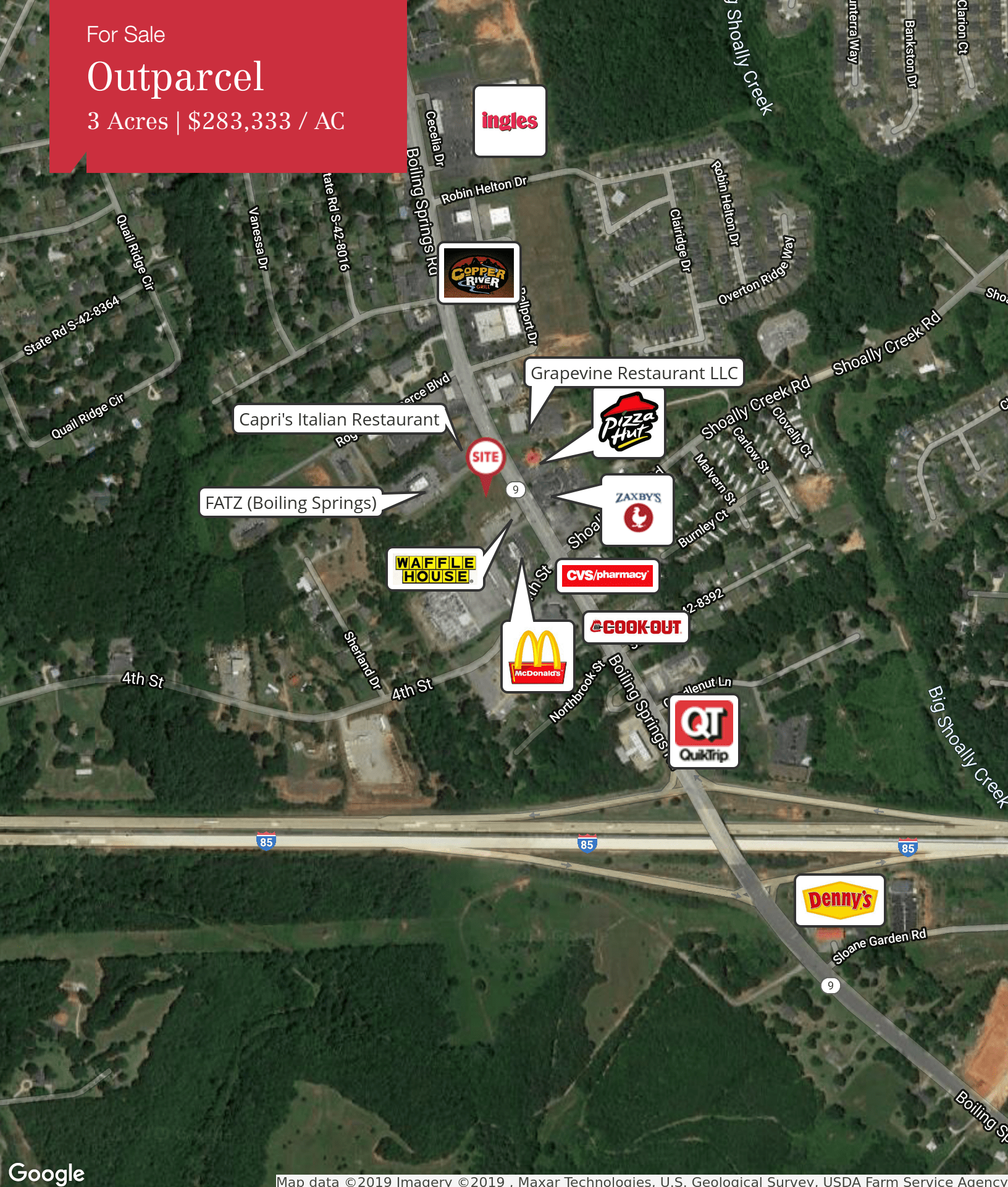
**NAI** Earle Furman

314 S Pine St., # 100  
Spartanburg, SC 29302  
864 398 4444 tel  
[www.naief.com](http://www.naief.com)

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Ingles

COPPER RIVER

Grapevine Restaurant LLC

Capri's Italian Restaurant

PIZZA HUT

FATZ (Boiling Springs)

ZAXBY'S

WAFFLE HOUSE

CVS/pharmacy

McDonald's

COOK-OUT

QT QuikTrip

Denny's

Google

Map data ©2019 Imagery ©2019, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

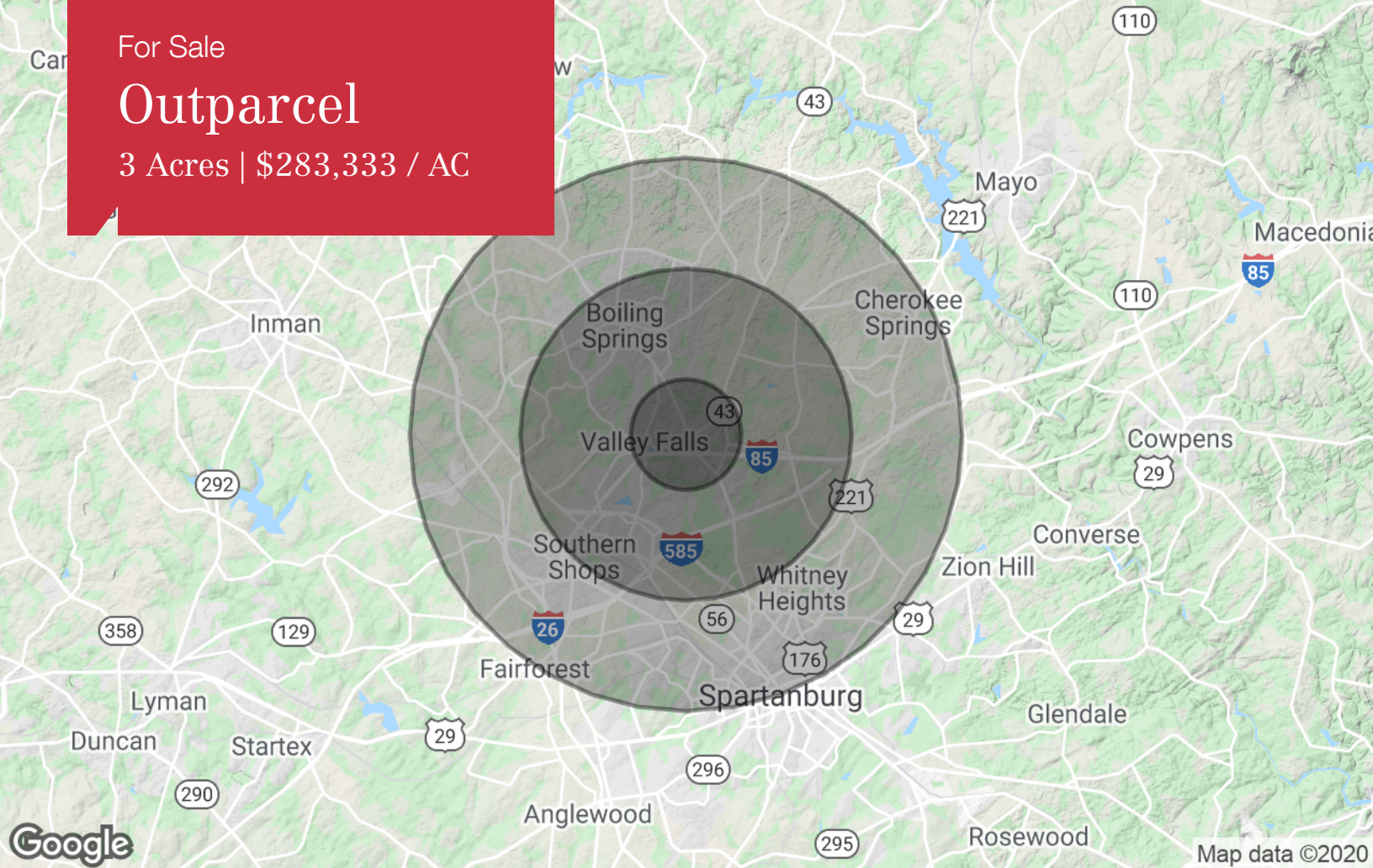
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## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,810	28,563	69,987
MEDIAN AGE	29.5	32.1	31.8
MEDIAN AGE (MALE)	30.8	32.3	31.8
MEDIAN AGE (FEMALE)	28.2	32.0	32.1

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,285	10,038	24,275
# OF PERSONS PER HH	3.0	2.8	2.9
AVERAGE HH INCOME	\$48,183	\$50,586	\$48,531
AVERAGE HOUSE VALUE	\$126,814	\$137,122	\$134,793

\* Demographic data derived from 2010 US Census