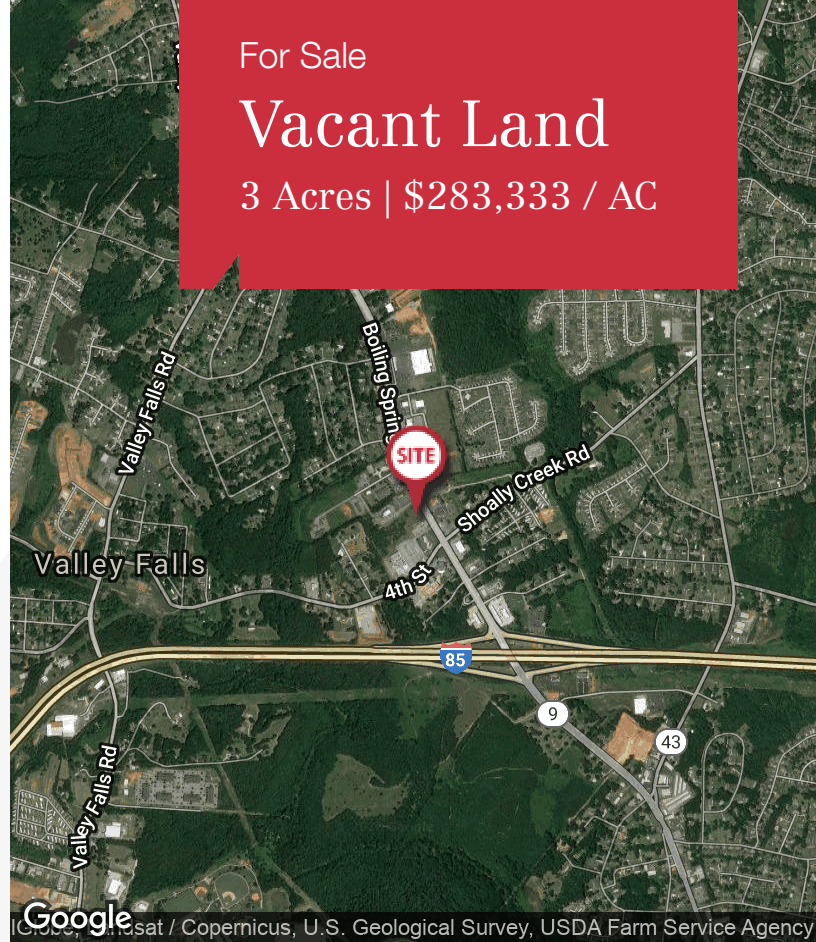


For Sale

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

Sale Price	\$850,000
Lot Size	3.0 Acres

DEMOGRAPHICS

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

For more information

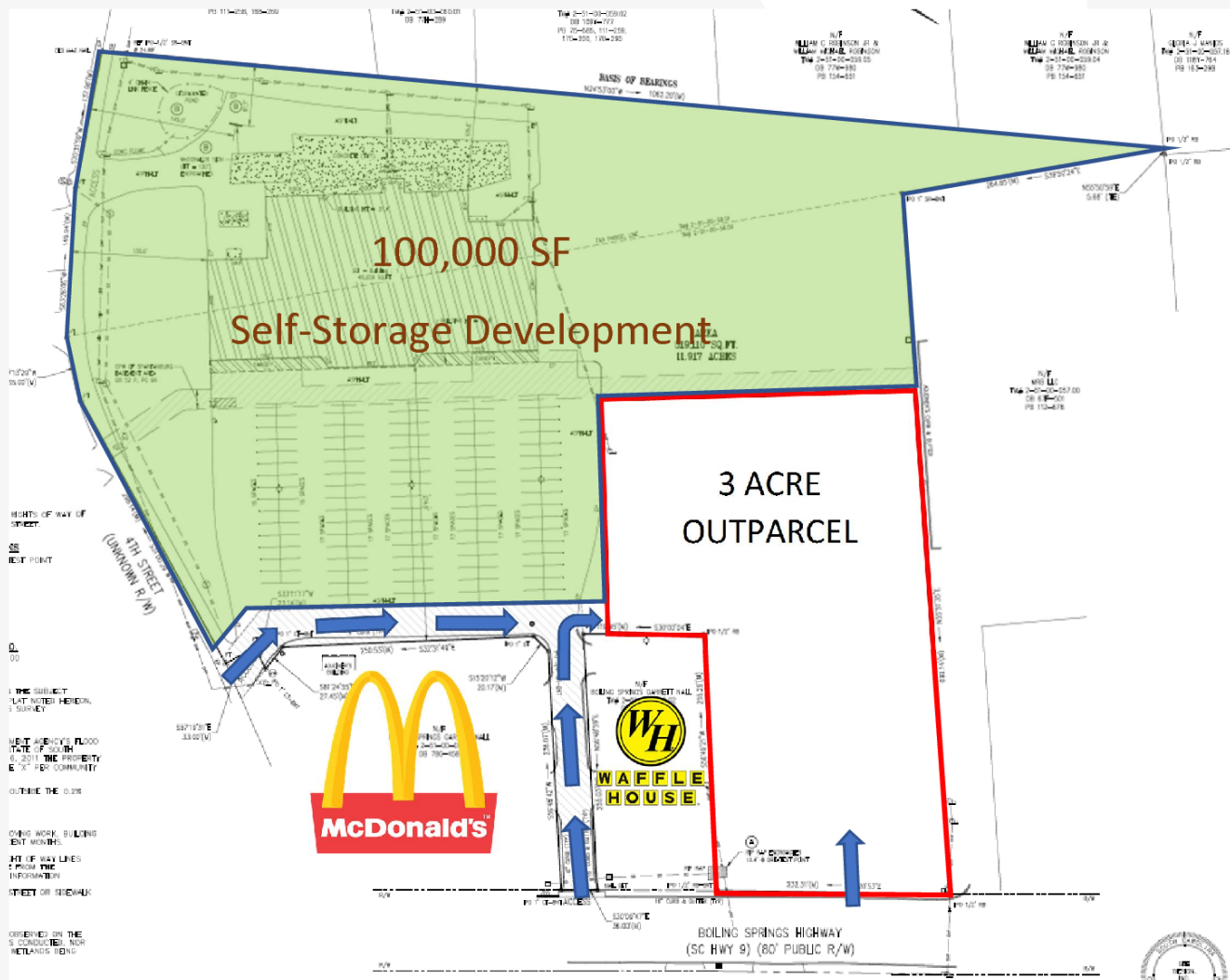
Cole Morris

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

For Sale

Outparcel

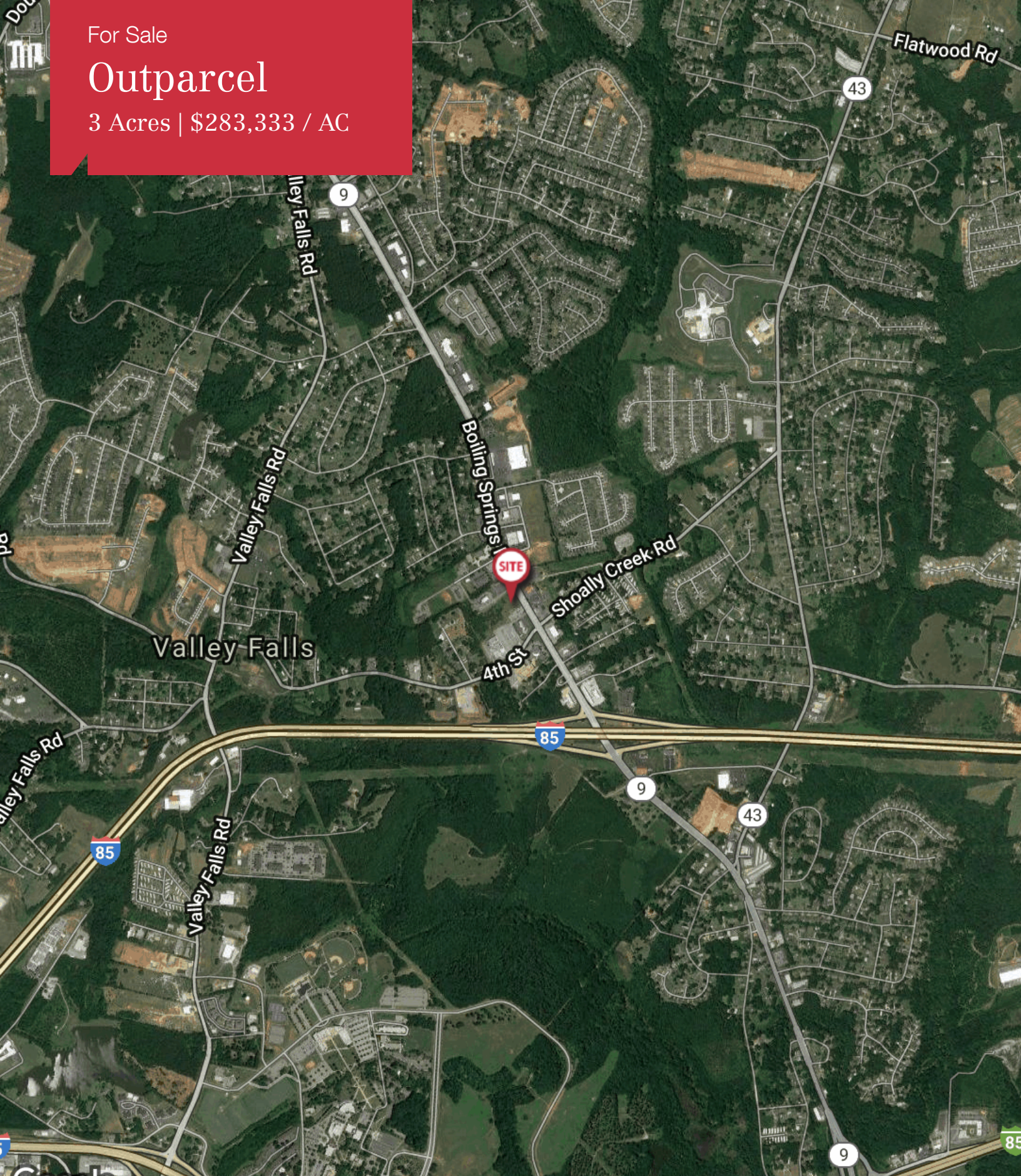
3 Acres | \$283,333 / AC



For Sale

Outparcel

3 Acres | \$283,333 / AC



Google

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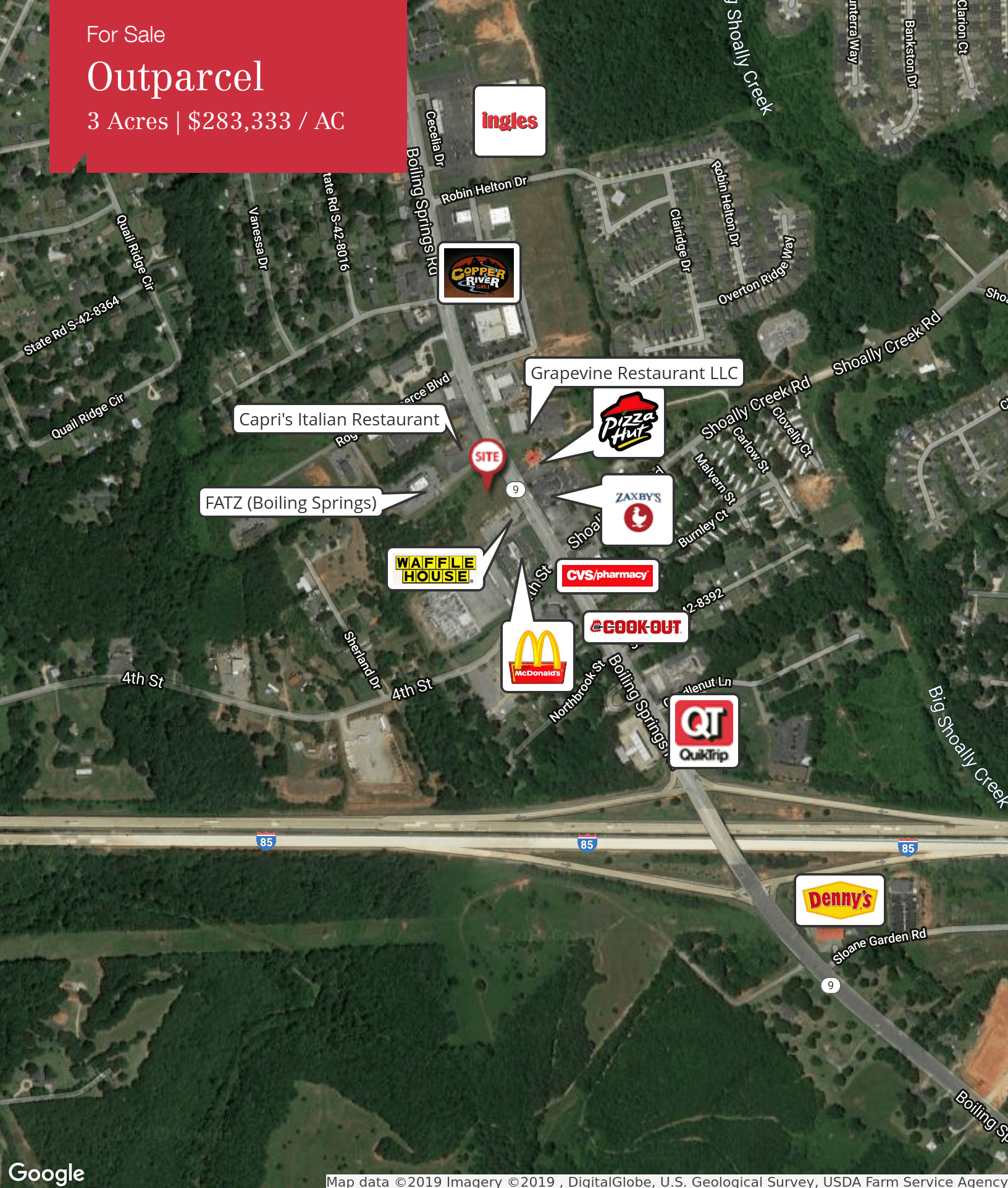
NAI Earle Furman

314 S Pine St., # 100
Spartanburg, SC 29302
864 398 4444 tel
www.naief.com

For Sale

Outparcel

3 Acres | \$283,333 / AC

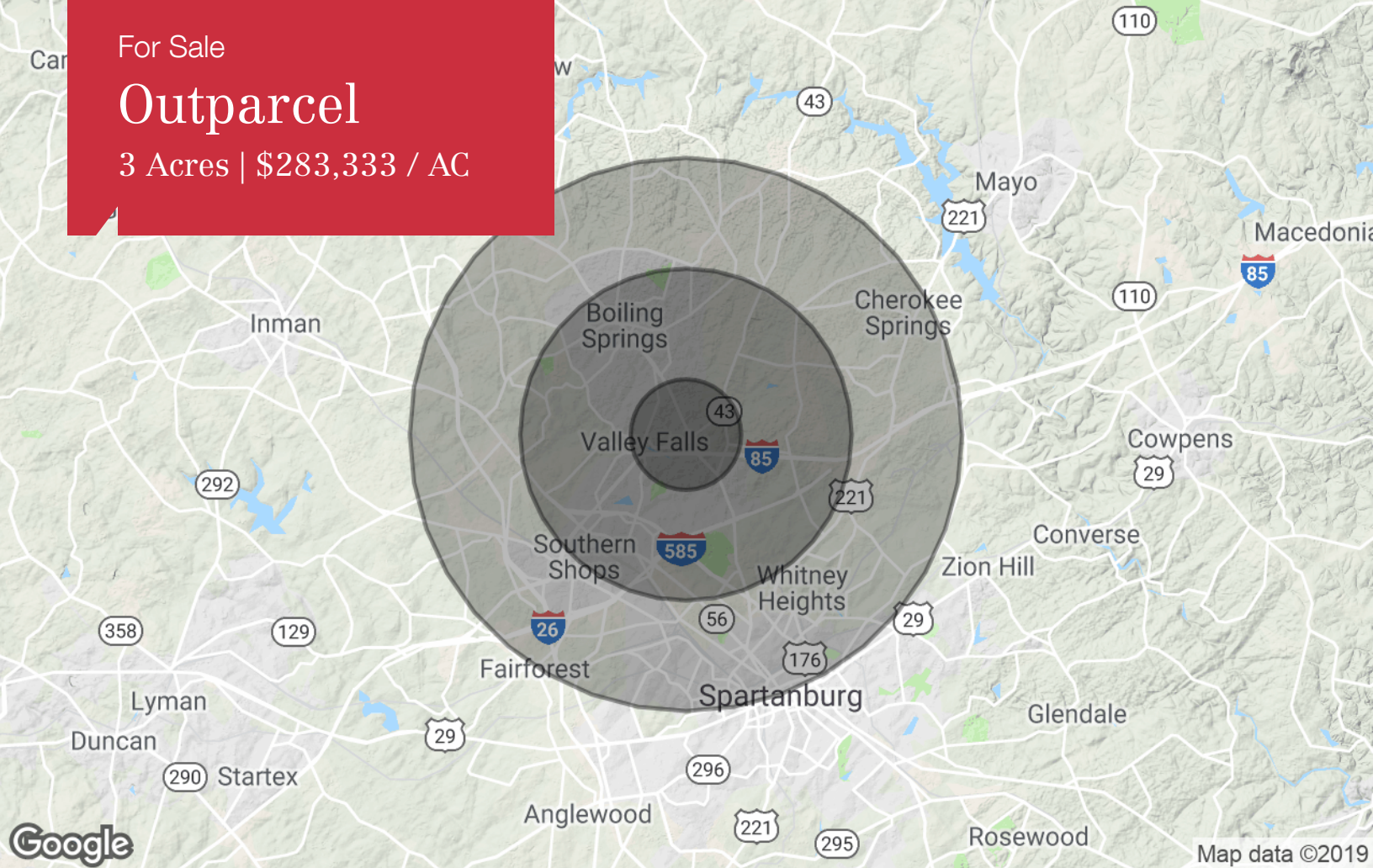


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For Sale

Outparcel

3 Acres | \$283,333 / AC



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

Race

	1 Mile	3 Miles	5 Miles
% WHITE	71.8%	73.3%	68.4%
% BLACK	17.3%	19.3%	26.4%
% ASIAN	2.5%	3.1%	2.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.2%	0.2%
% OTHER	8.3%	4.0%	2.9%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	18.5%	10.4%	9.6%

* Demographic data derived from 2010 US Census