



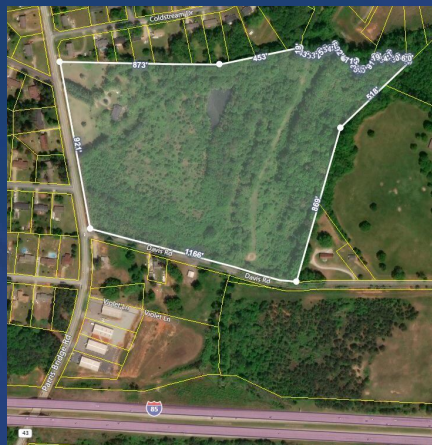
**COLDWELL
BANKER
COMMERCIAL
CAINE**

FOR SALE

**+/-38 ACRES
SALE PRICE: \$1,600,000**

3450 Parris Bridge Road
Boiling Springs, SC 29316

CBCCAINE.COM



CONTACT:

Tim Satterfield
864.342.2322
tsatterfield@cbccaine.com

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**COLDWELL BANKER COMMERCIAL
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151 S. Daniel Avenue, Spartanburg, SC 29306
864.585.8713

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SALE

3450 PARRIS BRIDGE ROAD

3450 Parris Bridge Road, Boiling Springs, SC 29316



OFFERING SUMMARY

Sale Price: \$1,600,000

Lot Size: +/-38.0 Acres

PROPERTY HIGHLIGHTS

- Public water and sewer available
- +/-2,104 SF house on site
- Shopping and schools nearby
- Located at the intersection of Parris Bridge Rd. and Davis Rd.
- Close proximity to I-85 and SC Hwy. 9
- 20 minutes from GSP International Airport
- 2018 Traffic Counts: 8,200 VPD (Parris Bridge Rd.), 63,400 VPD (I-85)
- Spartanburg County Tax Map No. 2-52-00-004.00

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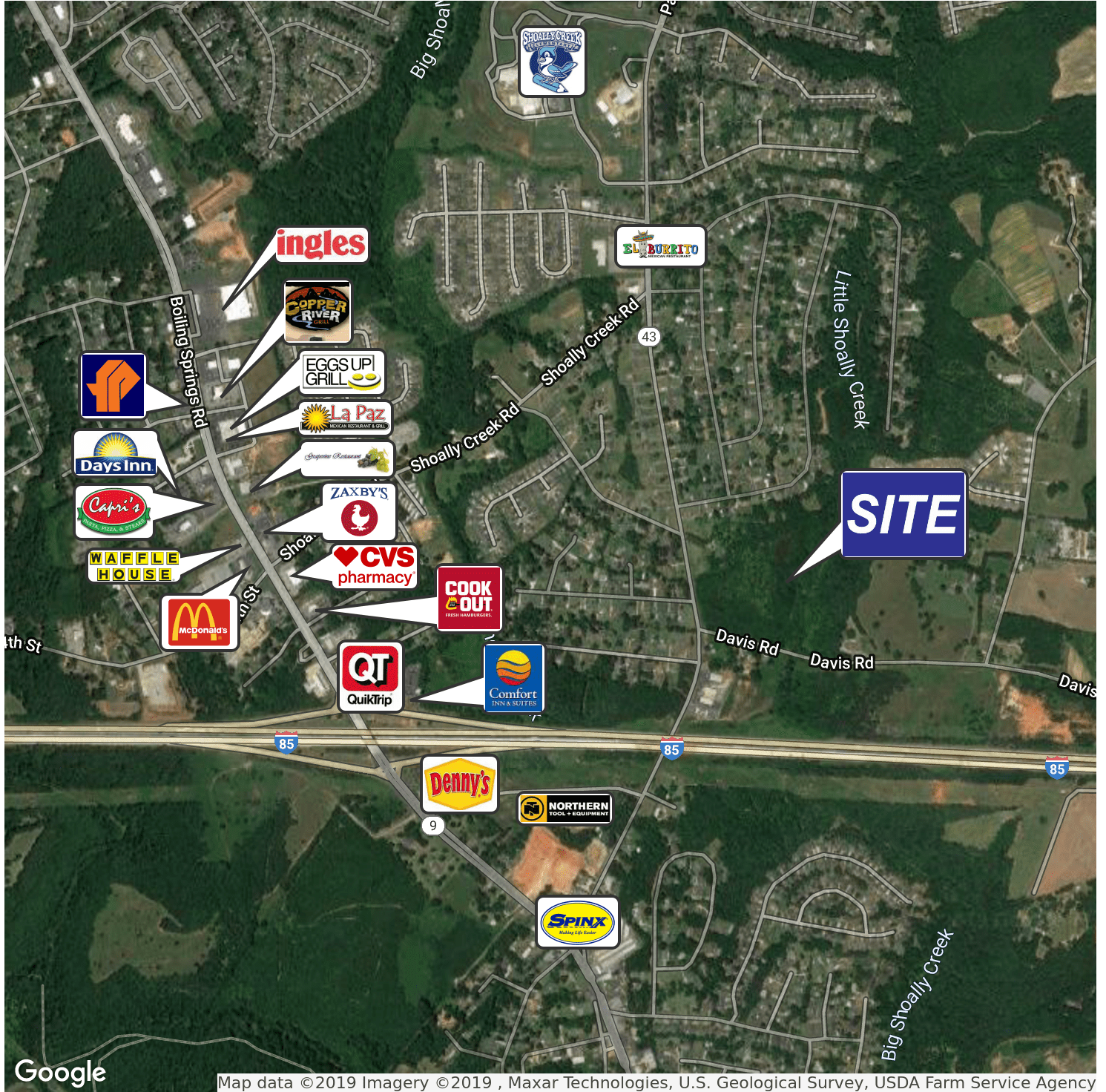
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Google

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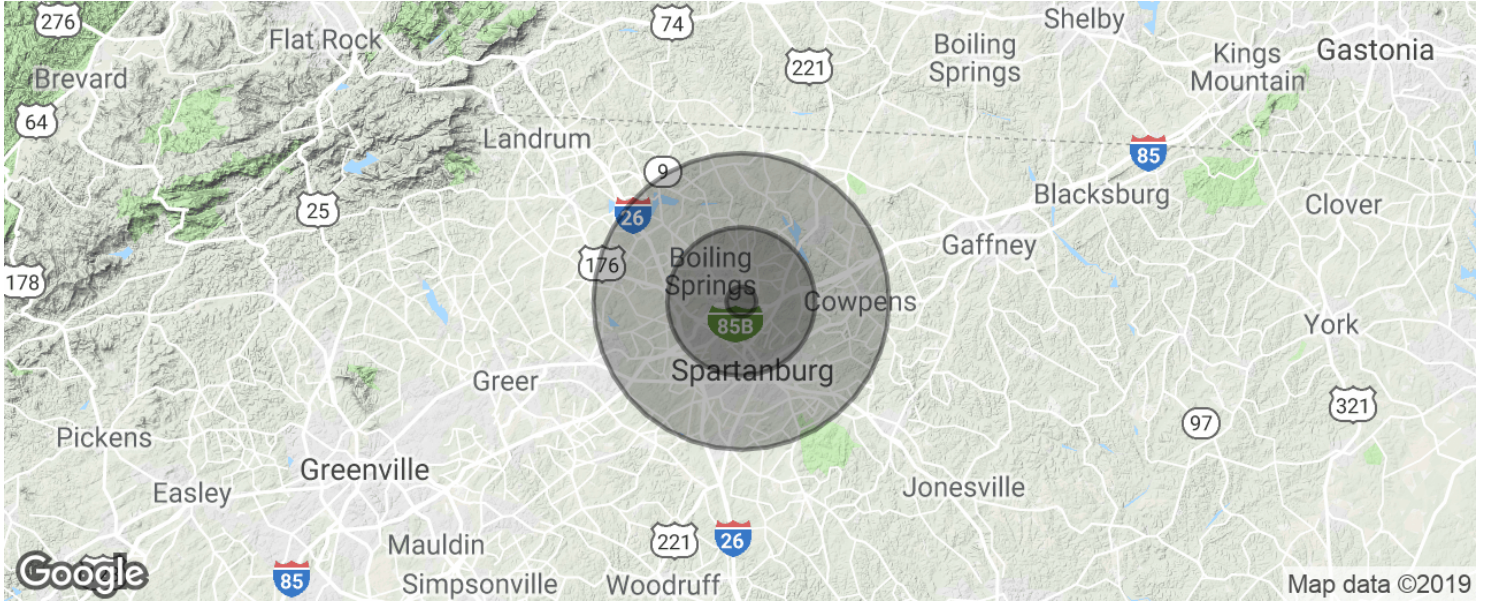
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,384	70,516	193,661
Median age	32.4	31.9	36.4
Median age (Male)	33.6	31.9	35.5
Median age (Female)	31.4	32.2	37.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	787	24,709	74,058
# of persons per HH	3.0	2.9	2.6
Average HH income	\$52,236	\$49,561	\$55,650
Average house value	\$127,019	\$136,078	\$162,249

** Demographic data derived from 2010 US Census*

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