

## New Retail Development For Lease

2221 Boiling Springs Road, Boiling Springs, SC 29316



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
- 1,764+/-SF Available
- Outparcel of Clement Oaks Master Development
- Restaurant, Retail or Office Use
- Call Broker for Unit Delivery
- Located on Hwy 9 Easy Access to I-85
- High Traffic Corridor:  
VPD on Hwy 9: 28,789  
VPD on I-85: 72,393
- Space Available: 1,759 SF

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

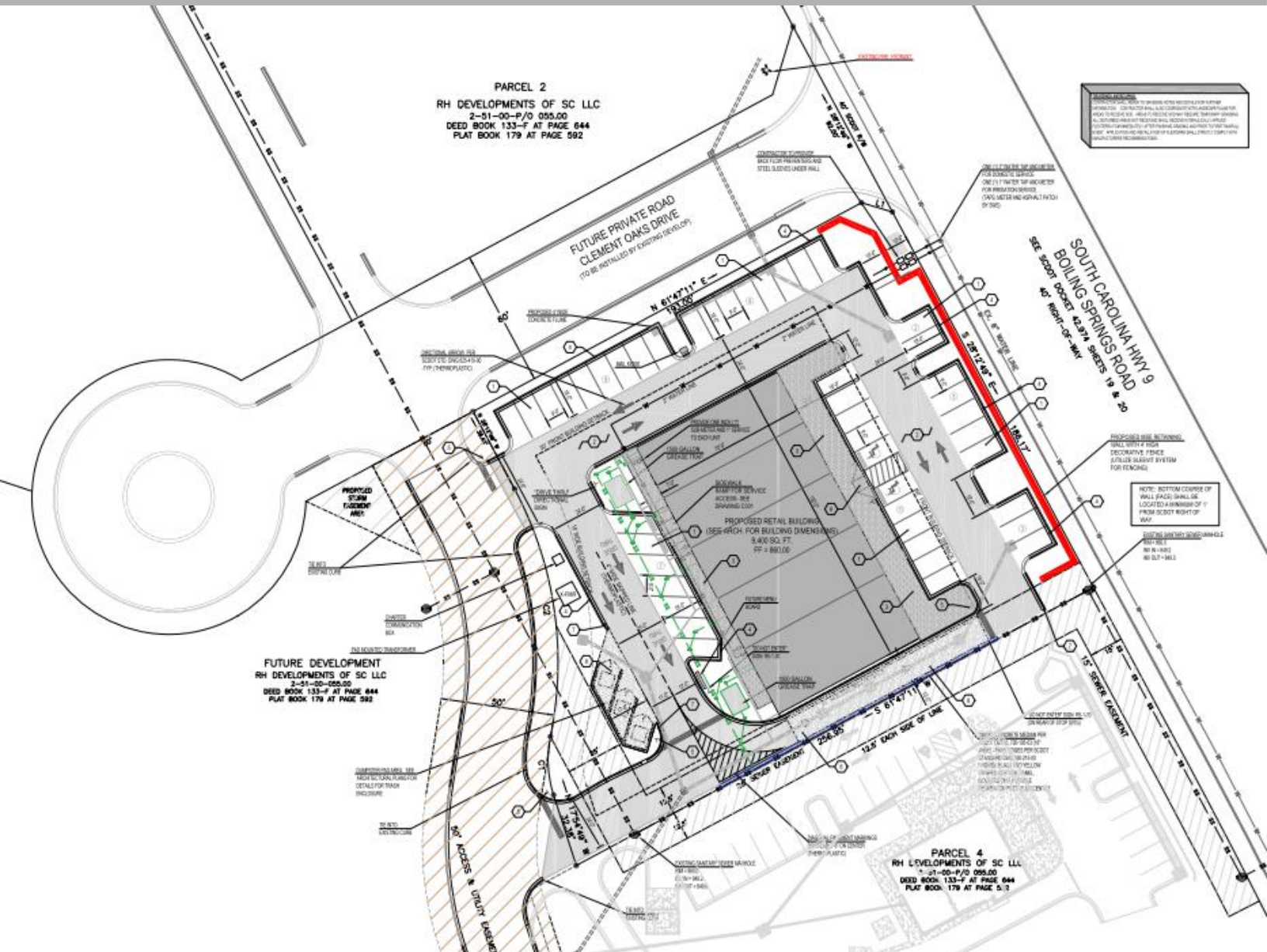
**Guy Harris Jr. 864-415-9995**  
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**WWW.SPENCERHINES.COM**

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

**LEASE RATE:**  
**Interior Units:**  
**\$38.00/SF NNN**

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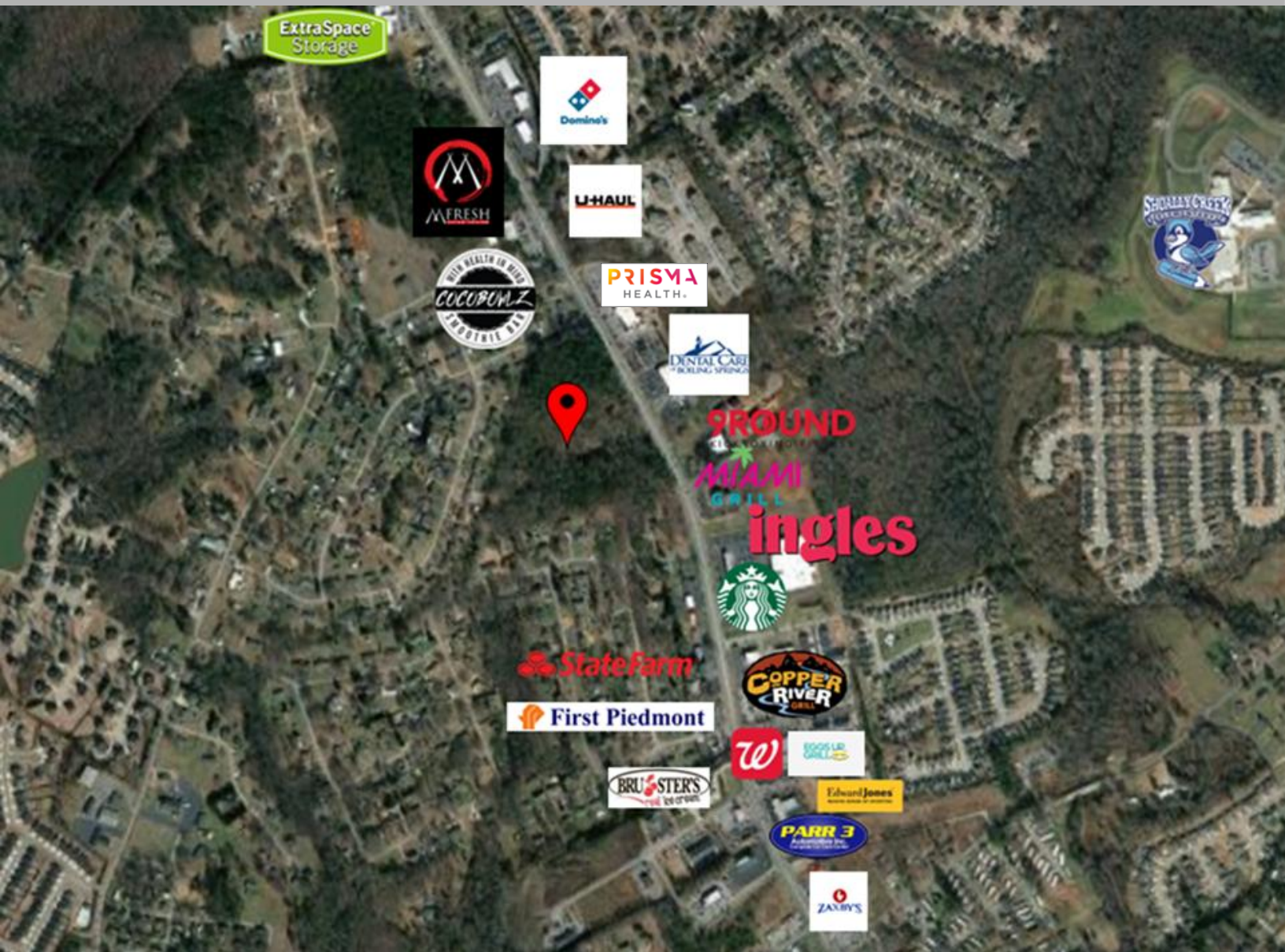
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