

# FOR SALE | LEASE

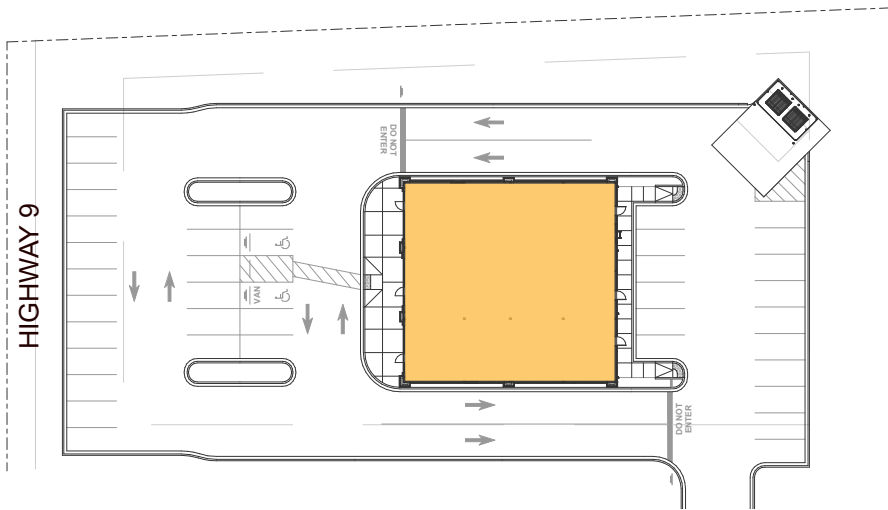
RESTAURANT | RETAIL SITES

- Located adjacent to new Publix Shopping Center and across the street from Tractor Supply
- Land Sale, Ground Lease, Built to Suit, or Multi-Tenant Retail Center options available

4370 HIGHWAY 9, BOILING SPRINGS, SC

**A.F. Rodgers**  
R Ventures Development  
jmspartanburg@gmail.com

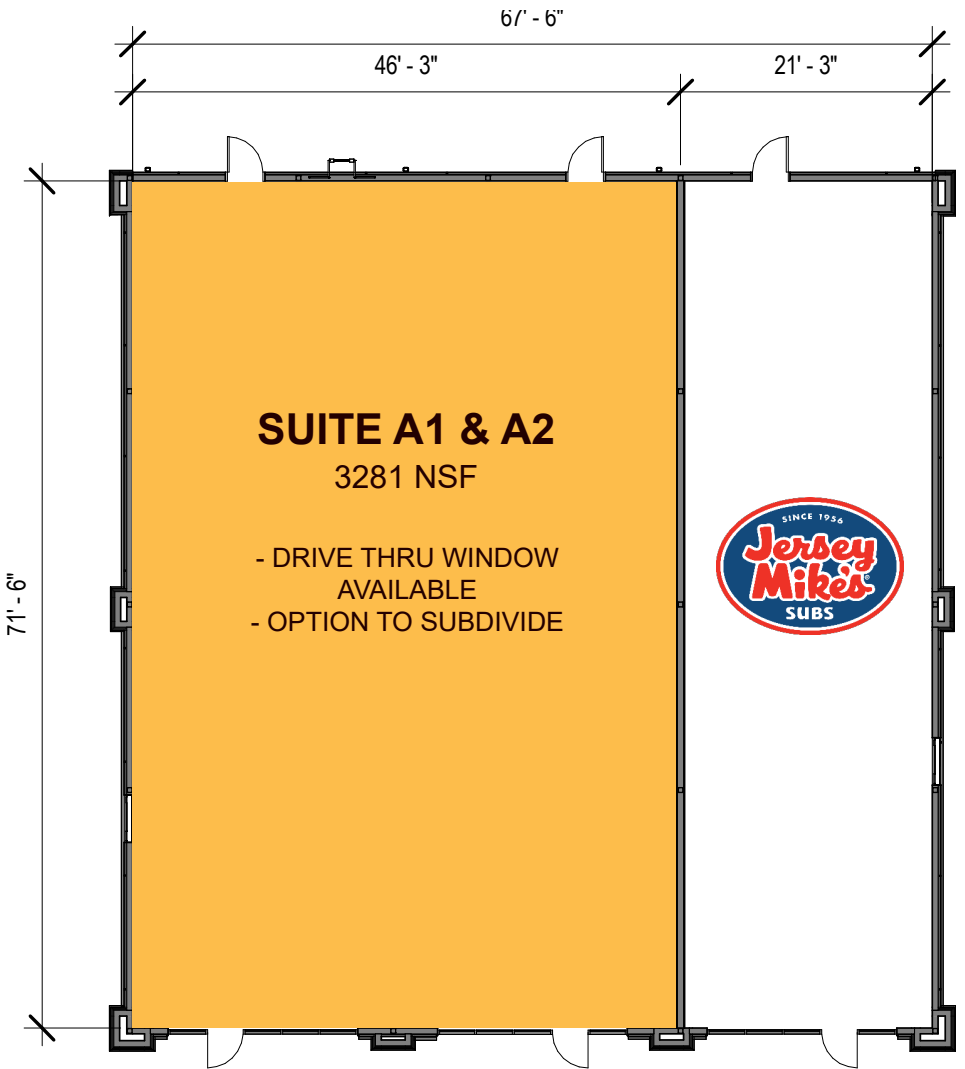
**864.504.1272**



Site Plan Rendering



Building Elevation



# PARCEL A 3,280 SF

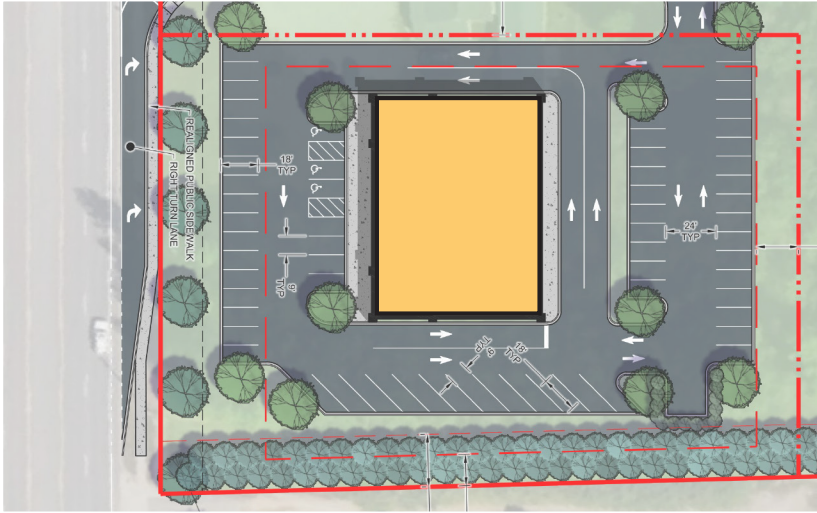
## FOR LEASE

- Rental Rate: **\$38-\$45/SF/YR**
- Built-to-suit options available for tenants
- Available by Q3/2024

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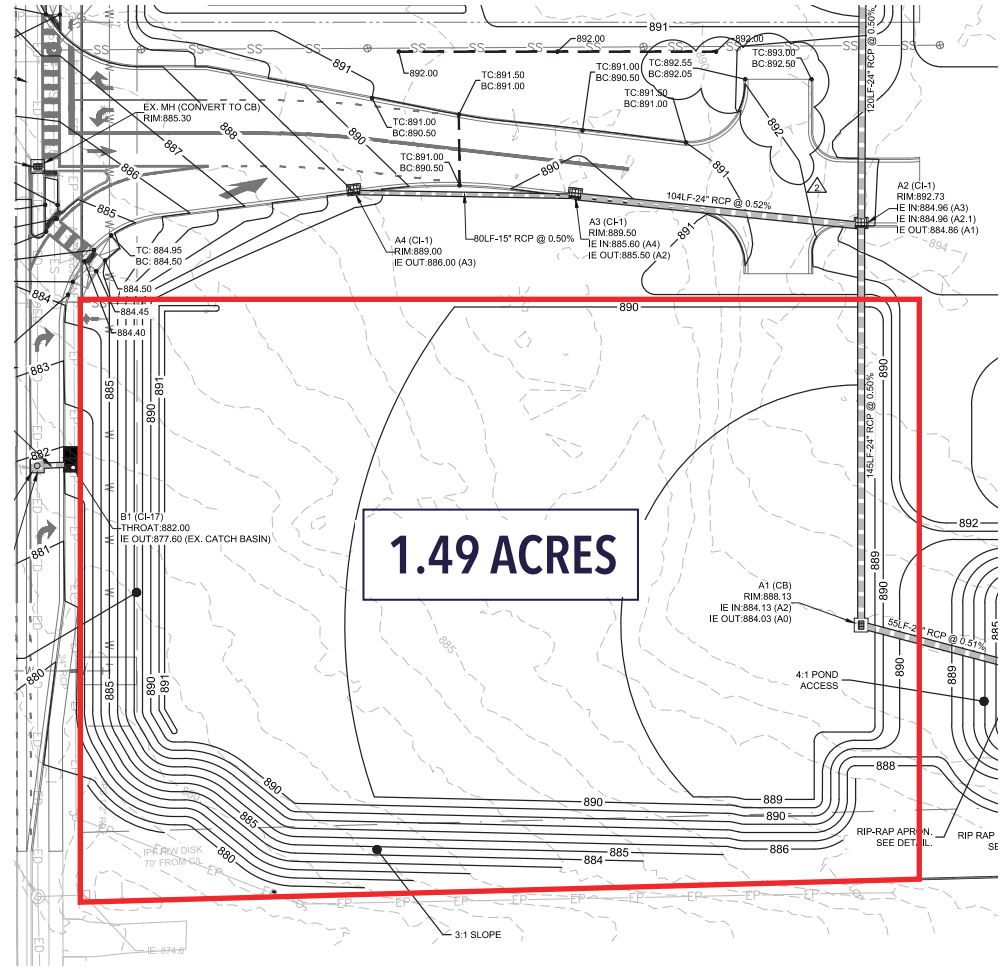
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Conceptual Site Plan - 8,500 SF shown



Conceptual Rendering



- Water and sewer stubbed on site
- Shared access drive in place; REA agreement for shared stormwater detention pond
- Options for build-to-suit retail/restaurant tenants

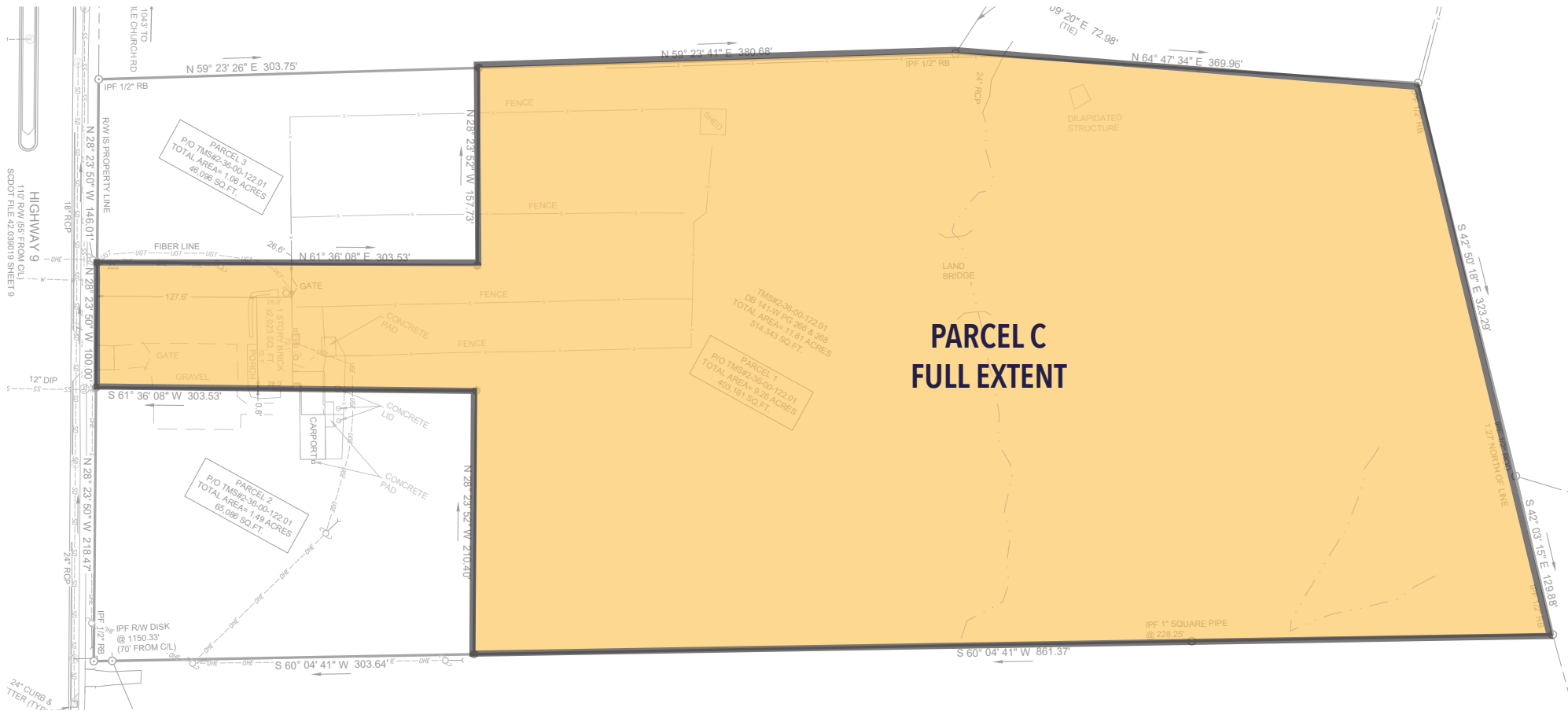
# PARCEL B

LAND FOR SALE | LEASE | BUILD TO SUIT

4358 HIGHWAY 9, BOILING SPRINGS, SC

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**PARCEL C  
FULL EXTENT**

Property Survey / Subdivision Plat

**PARCEL C 9.26 ACRES**

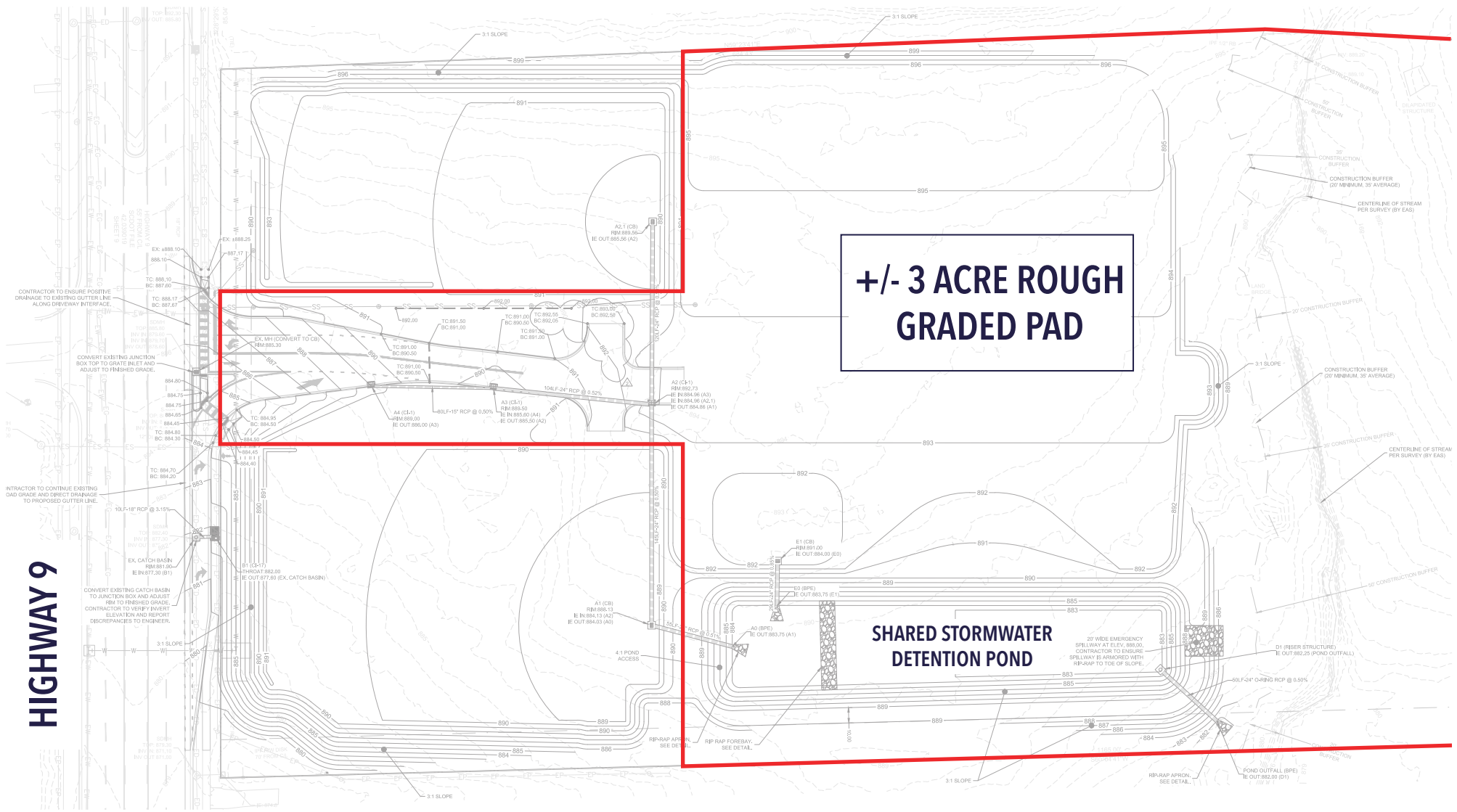
**FOR SALE | GROUND LEASE**

- Water and sewer available on site
- Parcel to own main access drive and shared storm-water detention pond; REA agreement prepared for shared access and maintenance costs
- Suitable uses include Retail, Self Storage, or Multi-Family

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HIGHWAY 9

Partial Grading Plan

# PARCEL C 9.26 ACRES

FOR SALE | GROUND LEASE

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