

# FOR SALE

DUPLEX IN BOILING SPRINGS, SC



REEDY COMMERCIAL



**14 Wedgefield Drive Boiling Springs, SC 29316**

## PROPERTY DESCRIPTION

- Spartanburg County TMS#: 2-50-12-103.00
- Both Units 2 Bed / 1 Bath
- Contact Broker for financials
- Quiet street with no through traffic
- Opportunity to own neighboring duplexes
- Within minutes of HWY 9 in the highly south after town of Boiling Springs
- ±1 minute drive to Sherman College
- **Additional Duplexes Available**

## OFFERING SUMMARY

**Sale Price:** \$220,000

**14 Unit A:** \$800/month | Lease Exp. 10/31/25

**14 Unit B:** \$819.25/month | Lease Exp. 6/30/25



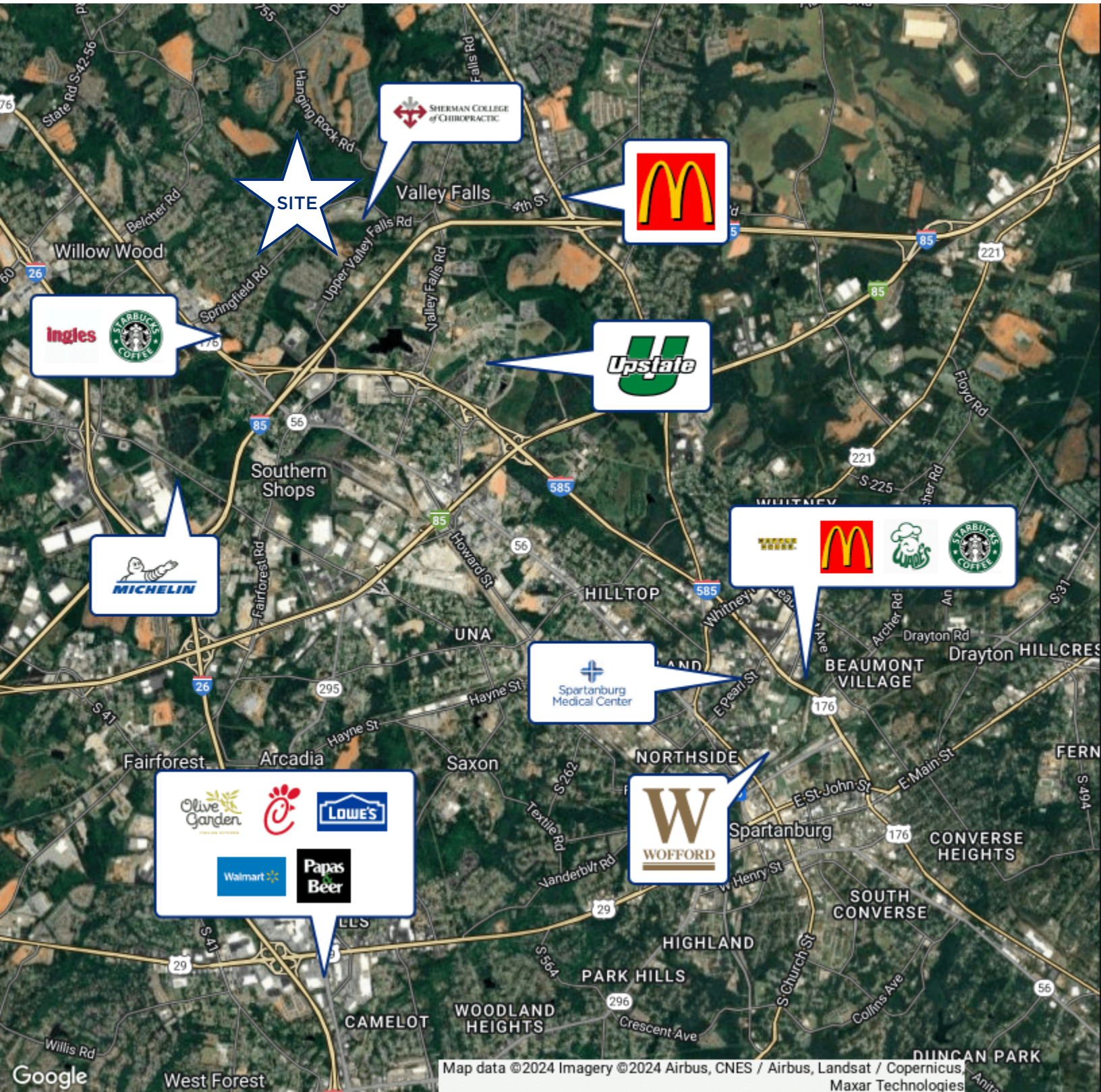
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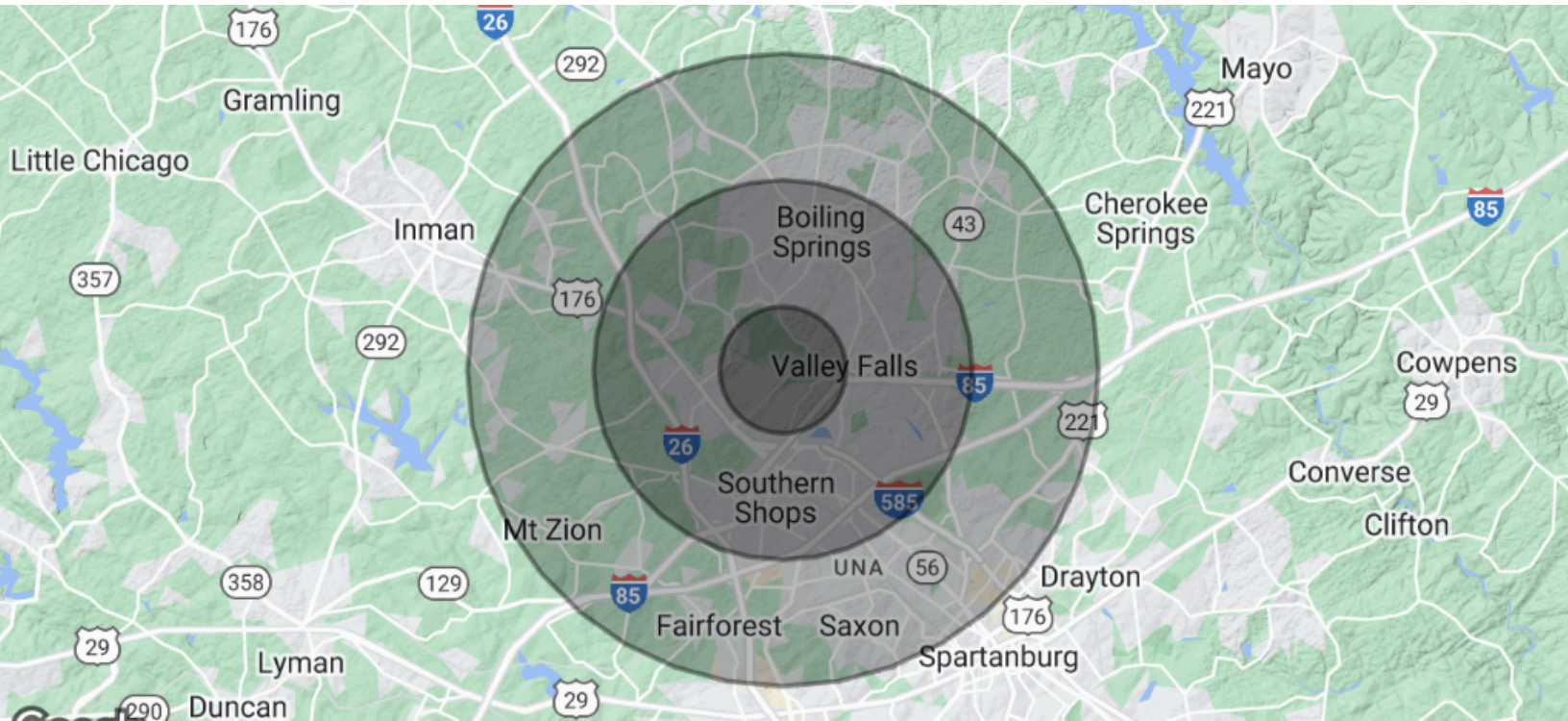
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### LOCAL DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,797	36,843	80,745
Average Age	37	37	38
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,179	13,407	29,878
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$77,932	\$78,452	\$75,328
Average House Value	\$232,007	\$232,199	\$215,163

Demographics Data Derived From AlphaMap

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