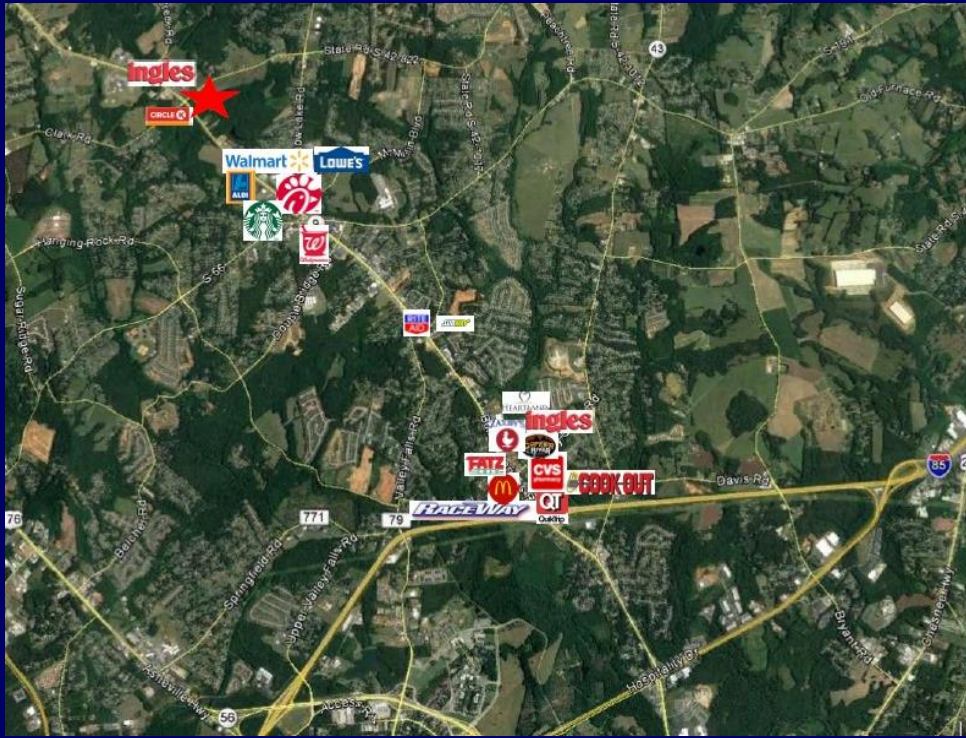


Market at Boiling Springs

Boiling Springs, SC



LOCATION: Located at the SEC of the signalized intersection of SC Hwy 9 and Bible Church Road, with three points of access.

FACTS:

Anchor: Publix Supermarket

Size: 46,791 SF Publix w/ 12,900 SF of in-line shops and five outparcels

Traffic: Hwy. 9 14,900 AADT
 Bible Church Rd 5,000 AADT

COMMUNITY:

- Hwy 9 is one of Spartanburg County’s major commercial corridors, connecting the growing population of Boiling Springs to I-85.
- Within the trade area, approximately 1,800 residential units are under construction.
- Spartanburg County experienced \$12+ billion in retail sales in the 2020-2021 fiscal year.

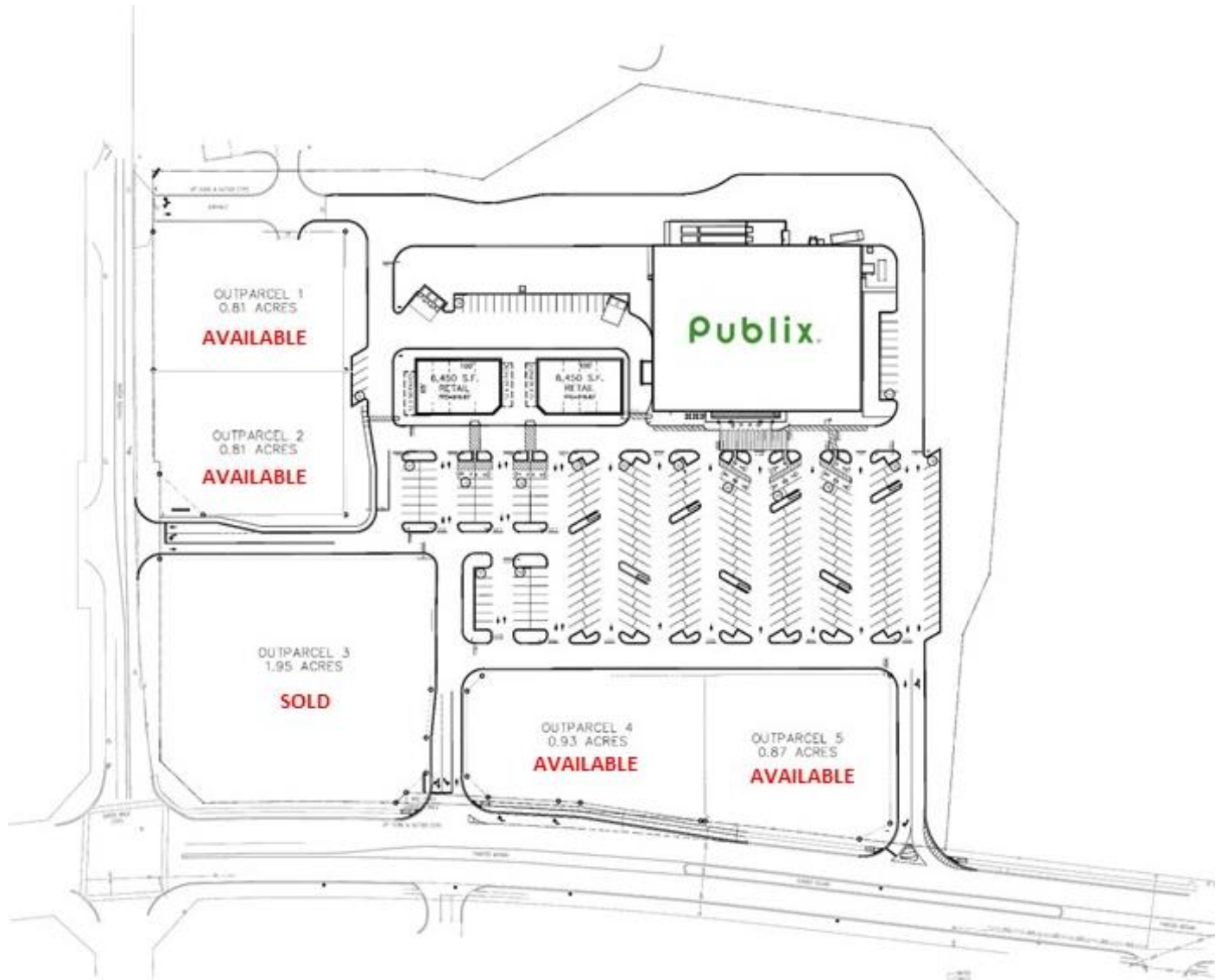
NEIGHBORHOOD:

| | | | |
|---------------|----------------|--------------------|-------------------------|
| Ingles Market | Circle K | Tractor Supply Co. | Walmart Supercenter |
| Aldi | Bojangles | Wendy’s | Chick-fil-A |
| Applebee’s | Dollar Tree | Marco’s Pizza | Lowe’s Home Improvement |
| Popeye’s | Starbucks | McDonald’s | Papa John’s Pizza |
| Walgreens | Firehouse Subs | Arby’s | KFC |

DEMOGRAPHICS:

| 2021 Estimates | 1 Mile Radius | 3 Mile Radius |
|-----------------------|---------------|---------------|
| Population | 2,126 | 24,185 |
| Daytime Demographics | 971 | 7,058 |
| Avg. Household Income | \$99,365 | \$90,802 |

SITE PLAN:



For information, contact:

David Winburn

864-272-0088 / 800-763-8088

david.winburn@choldings.com