

FOR LEASE

BOILING SPRINGS MEDICAL FACILITY OR FLEX SPACE

2212 OLD FURNACE ROAD
BOILING SPRINGS, SC 29316

CLOSE PROXIMITY TO
SPARTANBURG REGIONAL



DOUG WEBSTER
864.787.5557

PAMELA JACKSON
713.927.7026

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE



AVAILABLE SPACE

Address:	2212 Old Furnace Road Boiling Springs, SC 29316
Lease Rate:	\$15-\$30/SF NNN
Available SF:	+/- 3,800-10,000 SF
Site Size:	+/- 1.78 Acres
Parking:	+/- 36 Spaces
Tax Map Number:	2-44-06-039.00

PROPERTY HIGHLIGHTS

- +/- 10,000 Total SF +/- 5,000 SF of medical office with 12 exam rooms, xray room, minor surgery, offices, nursing station, lab, and lobby
- +/- 3,800 SF of open flex space with 3 restrooms, offices and storage
- Additional yard space with high visibility and traffic counts on Old Furnace Rd
- Metal building with upgraded brick facade and separate entrances and utilities allow for multi tenant occupancy
- Owner provided allowance of cosmetic upgrades including new flooring and paint
- Owner will allow the tenant to select the wall paint and floor covering of their choice



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PROPERTY PHOTOS



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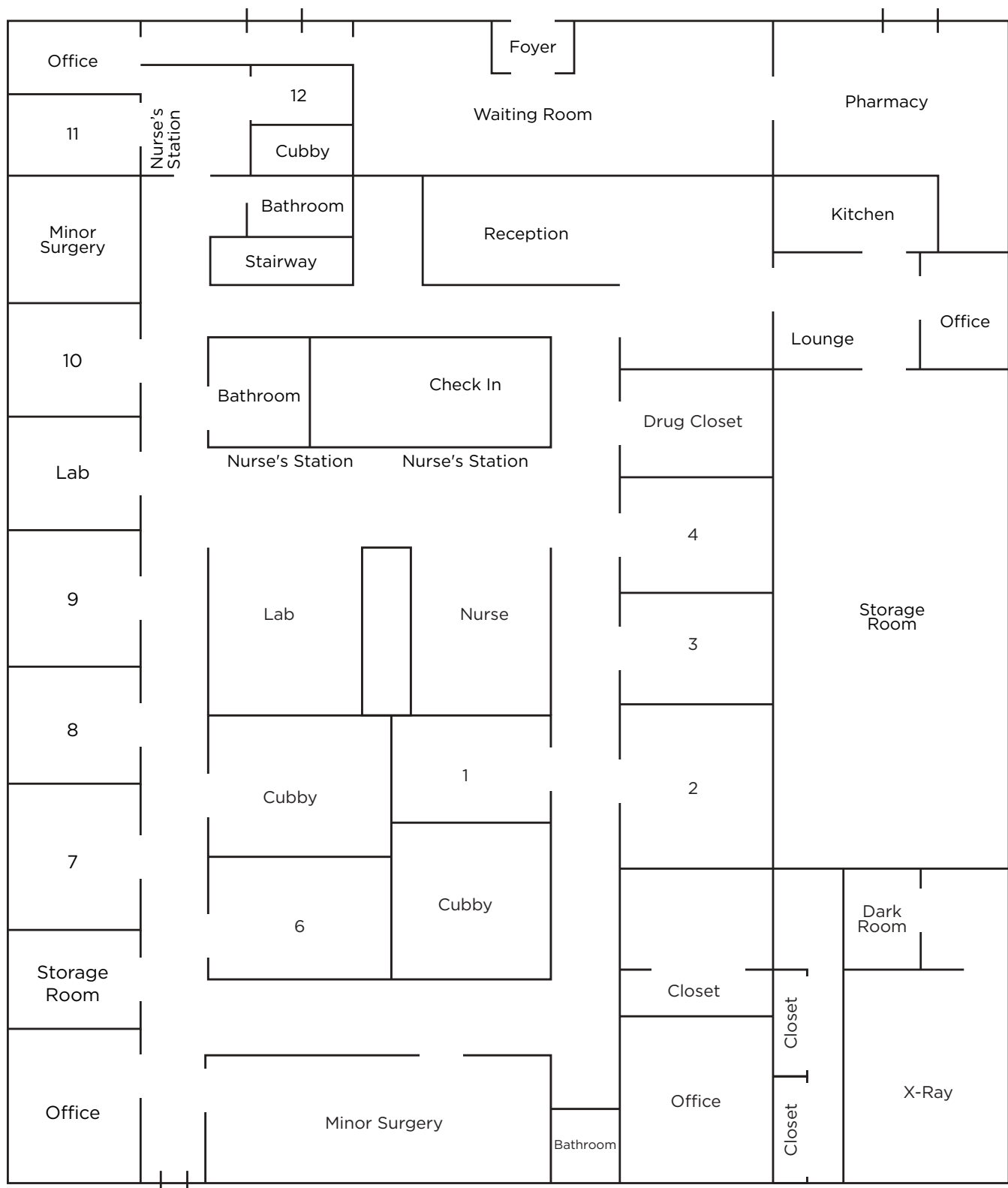
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FLOOR PLAN



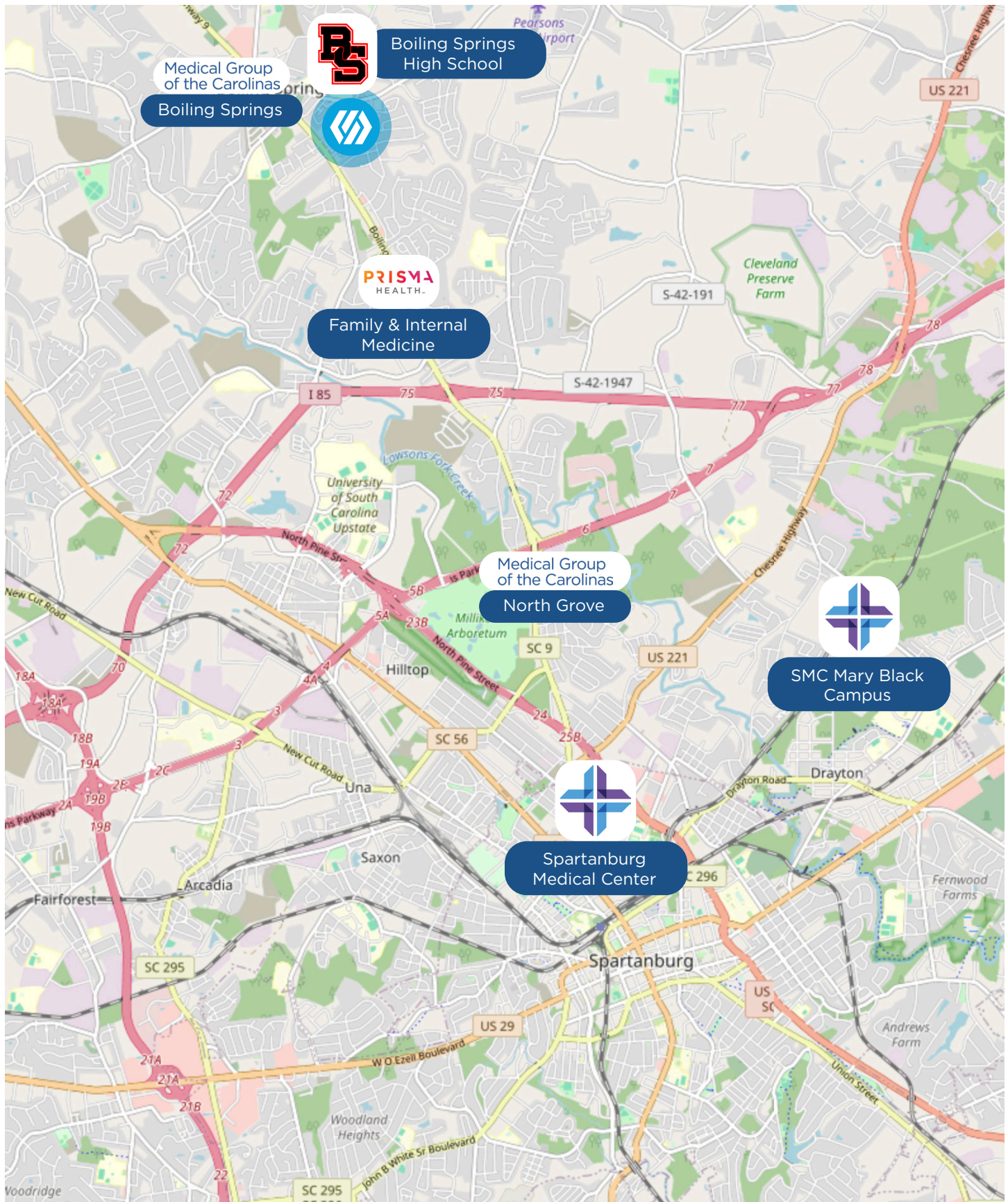
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LOCATION



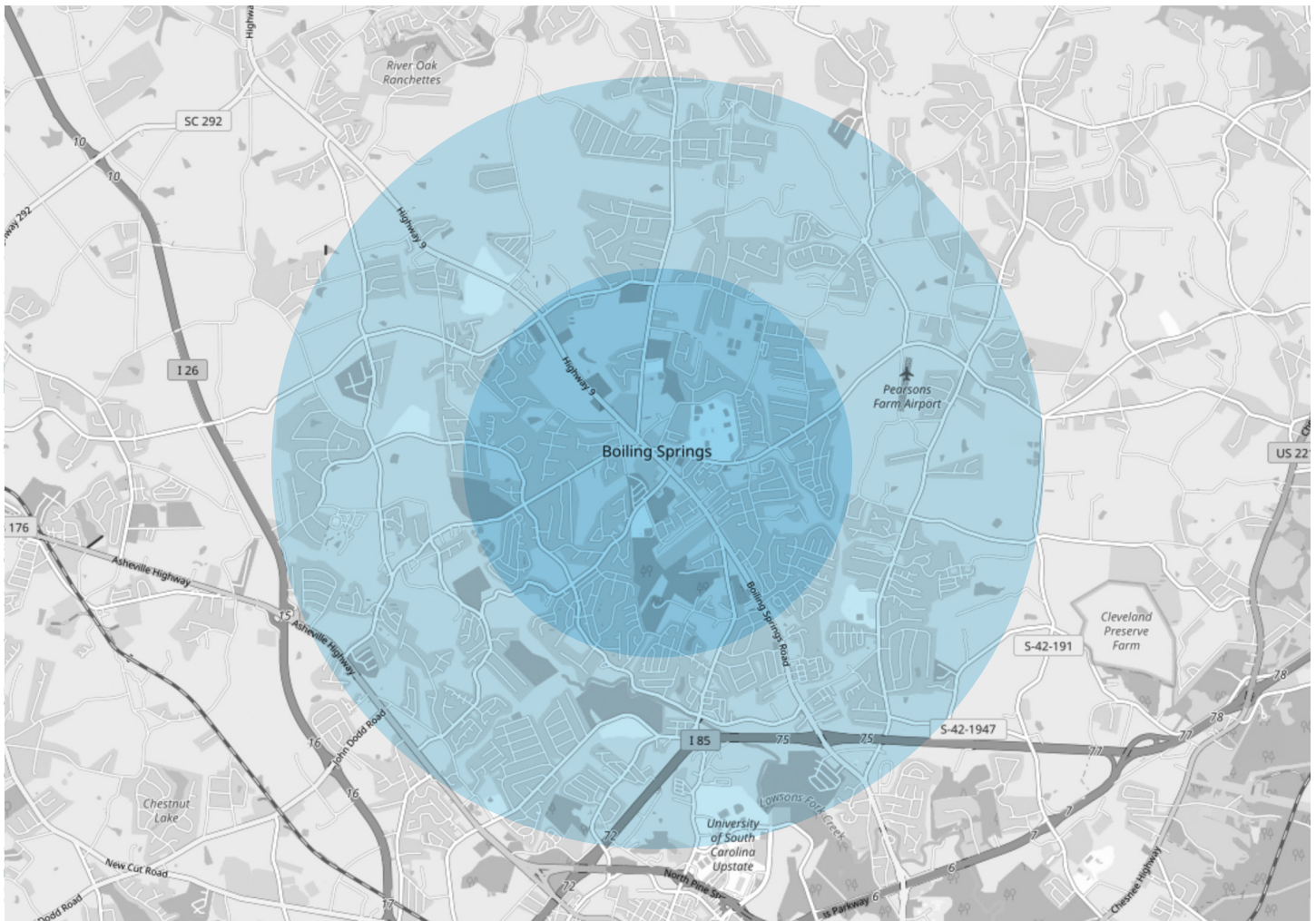
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POPULATION & ECONOMIC DATA



	1 Mile	3 Miles	5 Miles
2029 Population Projection	5,614	37,977	73,264
2024 Population Estimate	4,976	33,546	64,584
2020 Census	4,795	31,646	60,037
Population Growth 2024-2029	12.82%	13.21%	13.44%
Population Growth 2020-2024	3.77%	6.00%	7.57%
Median Age	36.6	36.2	36.3
Average Age	37.7	37.5	37.7
High School Graduate	34.43%	28.11%	27.86%
Bachelors Degree	15.3%	16.29%	14.39%
Advanced Degree	7.89%	5.55%	6.98%
Average Household Income	\$76,376	\$80,830	\$77,622
Media Household Income	\$55,838	\$67,032	\$64,669



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WHY SPARTANBURG?

AN IDEAL LOCATION

Spartanburg County, the 5th-largest in South Carolina, is home to nearly 328,000 residents across 13 distinct municipalities.

There's truly something for everyone here. A bustling downtown filled with new shops, restaurants, and public art at every turn. Career opportunities abound, from international corporations to thriving small businesses, alongside civic and professional organizations. Outdoor enthusiasts will love the miles of trails, blueways, and exceptional recreation options. Spartanburg also takes a community-first approach to education and public health.

Families, young professionals, retirees, and entrepreneurs alike find their place in Spartanburg, growing and thriving in this dynamic community.

A DECADE OF SUCCESS

Since 2021, Spartanburg County has attracted 80 economic development projects, totaling \$5.1 billion in capital investment and creating 5,787 new jobs.

Spartanburg has consistently led South Carolina in economic investment and job creation for years, earning recognition as the U.S. Small Metro with the Most Economic Growth, and named to Site Selection Magazine's "Best to Invest Rankings" three times.



LOCATION, LOCATION, LOCATION

1.6 Million People

10 Upstate SC Counties

More Than 575

International Companies

#3 GDP Worldwide

At \$6.0T, the Southeast United State GDP Ranks #3 in the World.¹

160 New Locations

More than 160 companies have announced new locations in the Upstate over the last 5 years.



A CRITICAL MANUFACTURING HUB



SOUTH CAROLINA IS OPEN FOR BUSINESS

#1

State for Manufacturing in 2022
Site Selection Group

#2

State for Doing Business
Area Development

#1

Fastest Growing State
in the U.S.



REAL RELATIONSHIPS, NOT JUST REAL ESTATE

VERDAE OFFICE

340 Rocky Slope Road
Suite 302
Greenville, SC 29607

DOWNTOWN OFFICE

117 Williams Street
Greenville, SC 29601

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All property information is subject to change or withdrawal without notice.