

**FOR LEASE**

**BOILING SPRINGS  
RETAIL, FLEX, OR  
MEDICAL 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

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

## PROPERTY HIGHLIGHTS

- ± 10,000 Total SF with ±3,800 SF of Flex or Retail Space with 3 restroom, 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



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### AVAILABLE SPACE

<b>Address:</b>	2212 Old Furnace Road, Suite B Boiling Springs, SC 29316
<b>Lease Rate:</b>	\$30/SF NNN
<b>Available SF:</b>	± 5,000-10,000 SF
<b>Site Size:</b>	± 1.78 Acres
<b>Parking:</b>	± 36 Spaces
<b>Tax Map Number:</b>	2-44-06-039.00

### PROPERTY HIGHLIGHTS

- ± 10,000 Total SF with ±5,000 SF of medical offices with 12 exam rooms, xray room, minor surgery, offices, nursing station, lab, and lobby
- 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



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# PROPERTY PHOTOS

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# SUITE A INTERIOR

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# SUITE B INTERIOR

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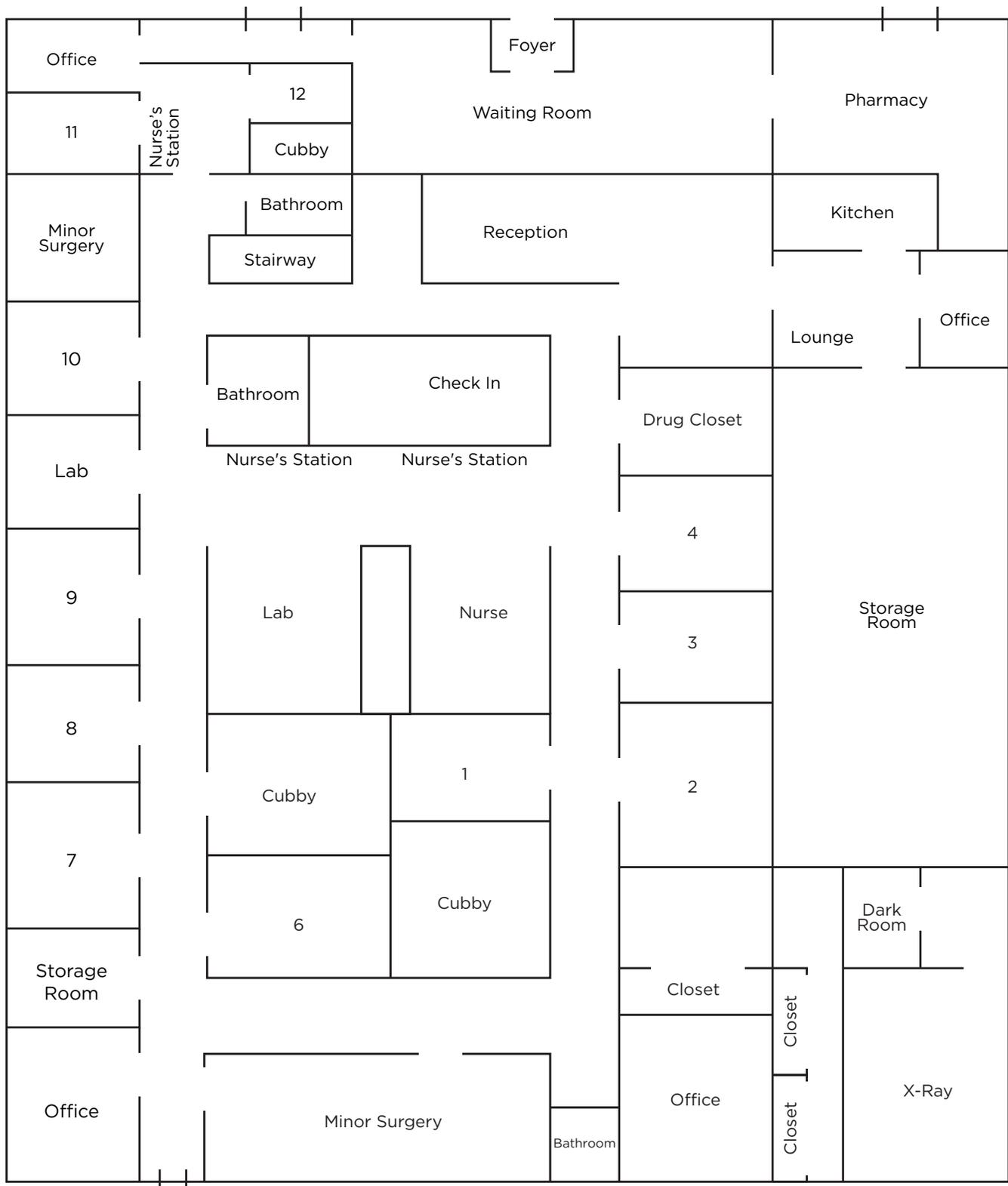
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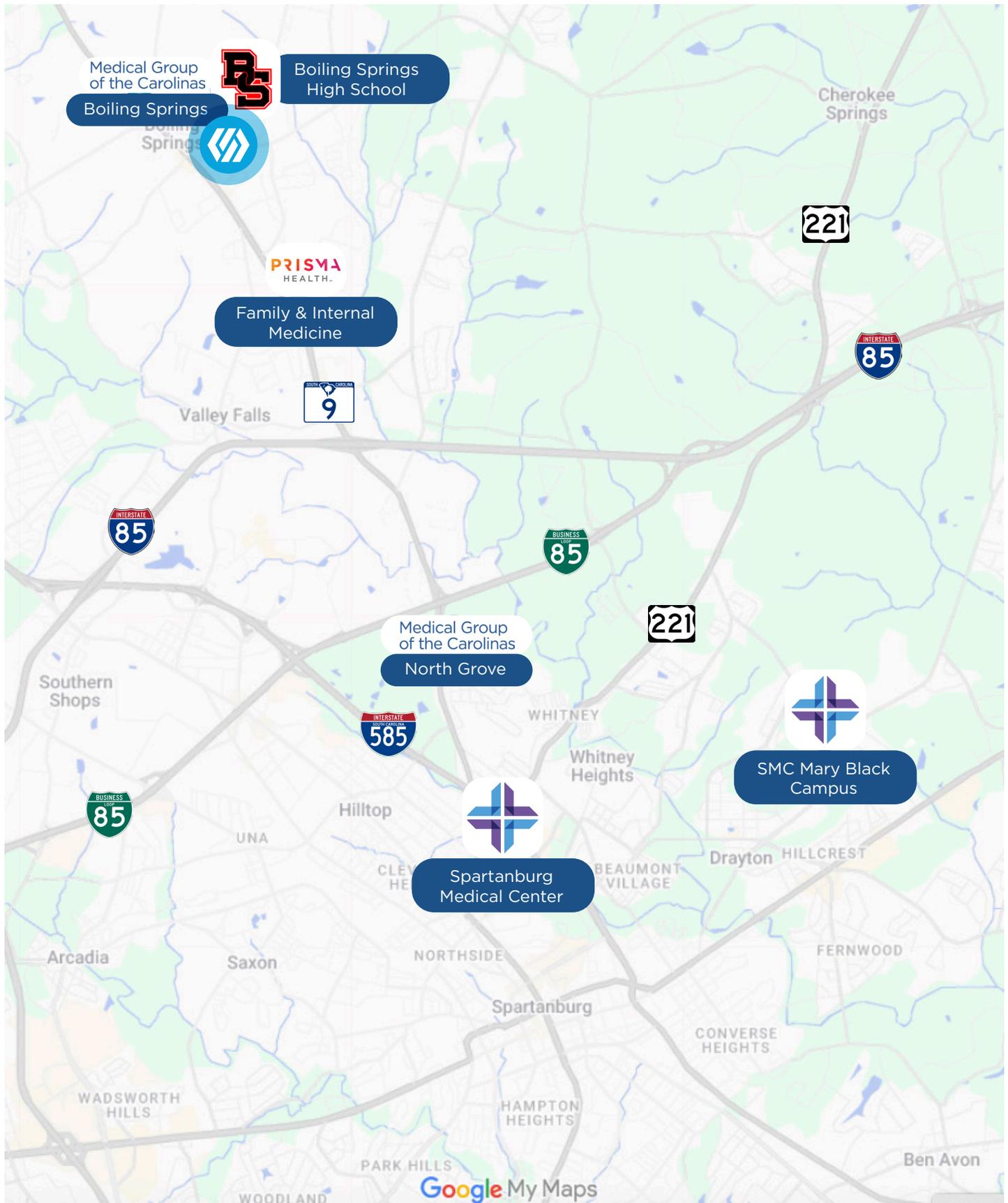
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# SUITE B FLOOR PLAN



# LOCATION



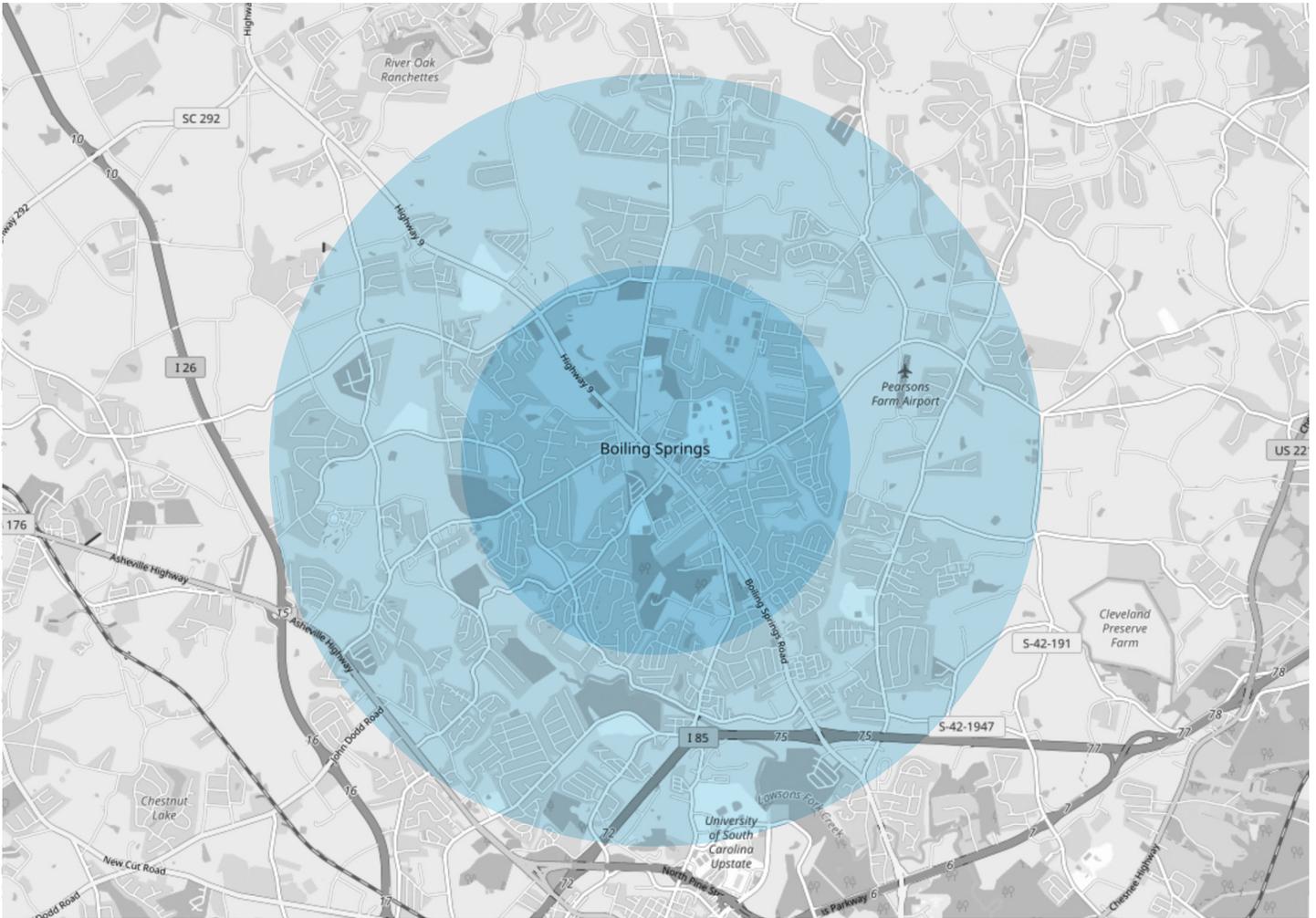
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# POPULATION & ECONOMIC DATA



	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.<sup>1</sup>

**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.