

# Retail Space for Lease



BOILING SPRINGS, SC 29316

3450 Paris Bridge Rd

 DIVINE GROUP

# PROPERTY SUMMARY

3450 PARRIS BRIDGE ROAD | BOILING SPRINGS, SC 29316



## Property Summary

|               |                      |
|---------------|----------------------|
| Address:      | 3450 Paris Bridge Rd |
| City:         | Boiling Springs      |
| Zip Code:     | 29316                |
| County:       | Spartanburg          |
| Available SF: | +/-6,000 - +/-18,000 |
| Lease Rate:   | TBD                  |
| Lease Term:   | Negotiable           |
| Frontage:     | 170'                 |
| Year Built:   | 2025                 |
| Parking:      | Surface              |
| Availability  | Q2 2026              |
| APN#:         | 2-52-00-004.00       |

## Property Overview

Positioned at a high-visibility corner on Paris Bridge Rd and Davis Rd, this ±18,000 SF retail outparcel offers a prime opportunity within a new Class A mixed-use development in Boiling Springs, SC. The retail building can be delivered as one contiguous space or subdivided into three ±6,000 SF units to accommodate multiple tenants. With road-front exposure and direct access from Shoally Park Drive, the parcel sits adjacent to a planned residential townhome community, creating a built-in customer base and daily traffic flow.

The site will be delivered rough-graded with full utility stubs (water, sewer, and power) and stormwater managed through the master detention pond. Turn lanes and traffic infrastructure improvements will be made by seller and will enhance accessibility and circulation, making this a premier retail destination for QSR, medical, or service-oriented tenants. Delivery is projected for Summer 2026.

With general commercial uses allowable per Spartanburg County guidelines and permitting completed as of Q2 2025, the developer is actively advancing, offering investors a shovel-ready site.

# CONCEPTUAL RENDERINGS

3450 PARRIS BRIDGE ROAD | BOILING SPRINGS, SC 29316



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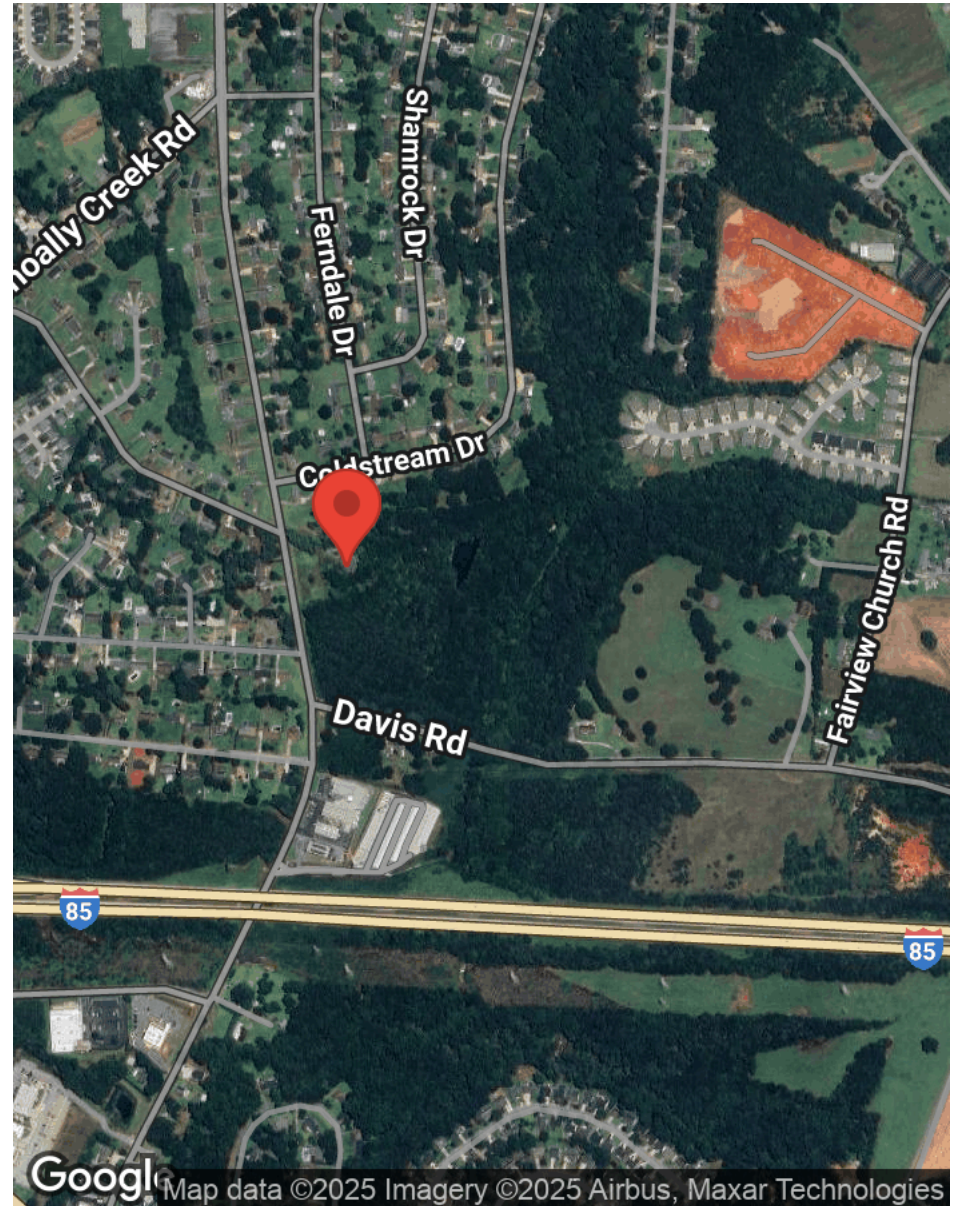
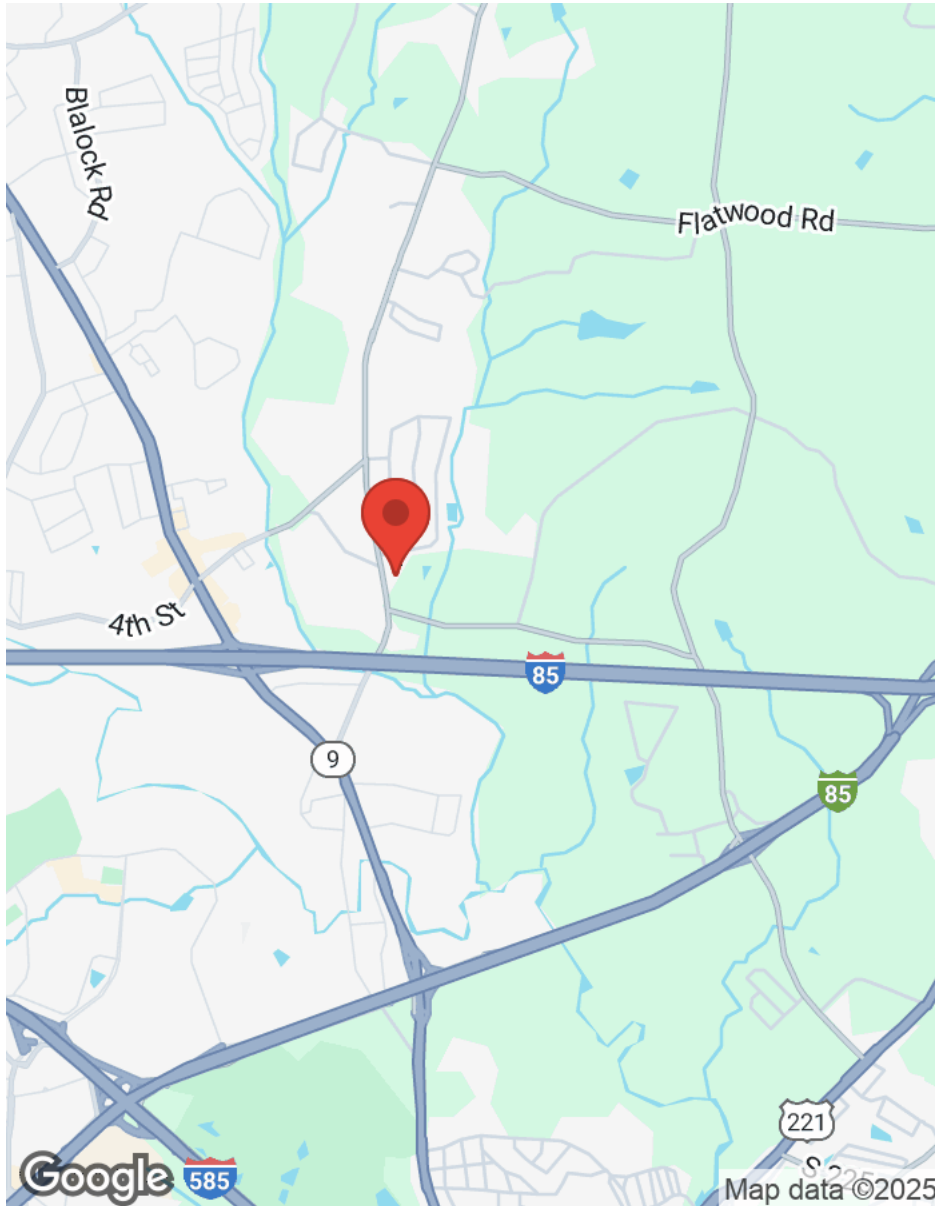
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# LOCATION MAPS

3450 PARRIS BRIDGE ROAD | BOILING SPRINGS, SC 29316

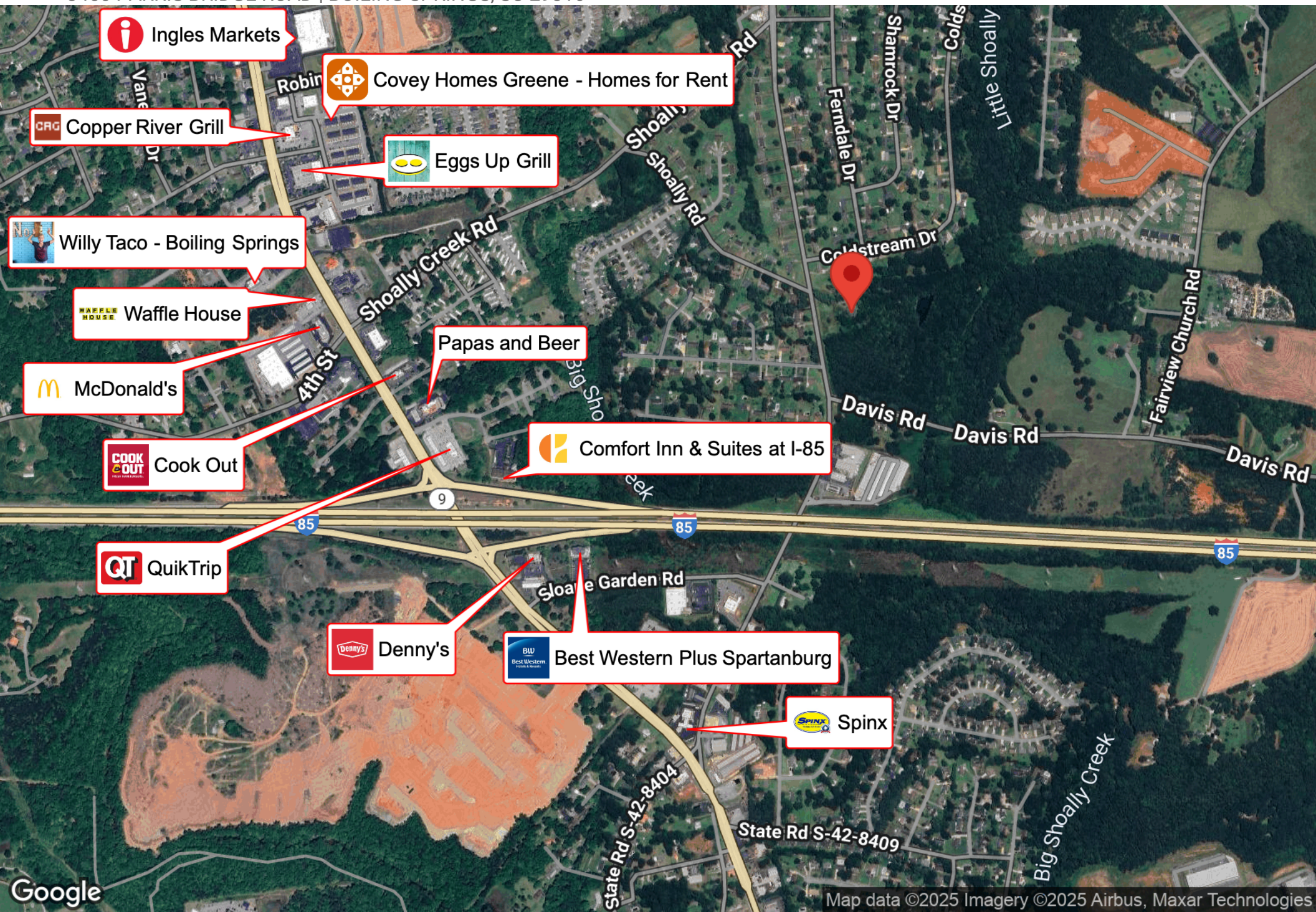



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# BUSINESS MAP


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 Ingles Markets


 Covey Homes Greene - Homes for Rent

 Copper River Grill

 Eggs Up Grill


 Willy Taco - Boiling Springs

 Waffle House

 McDonald's


Papas and Beer

 Cook Out

 Comfort Inn & Suites at I-85

 QuikTrip

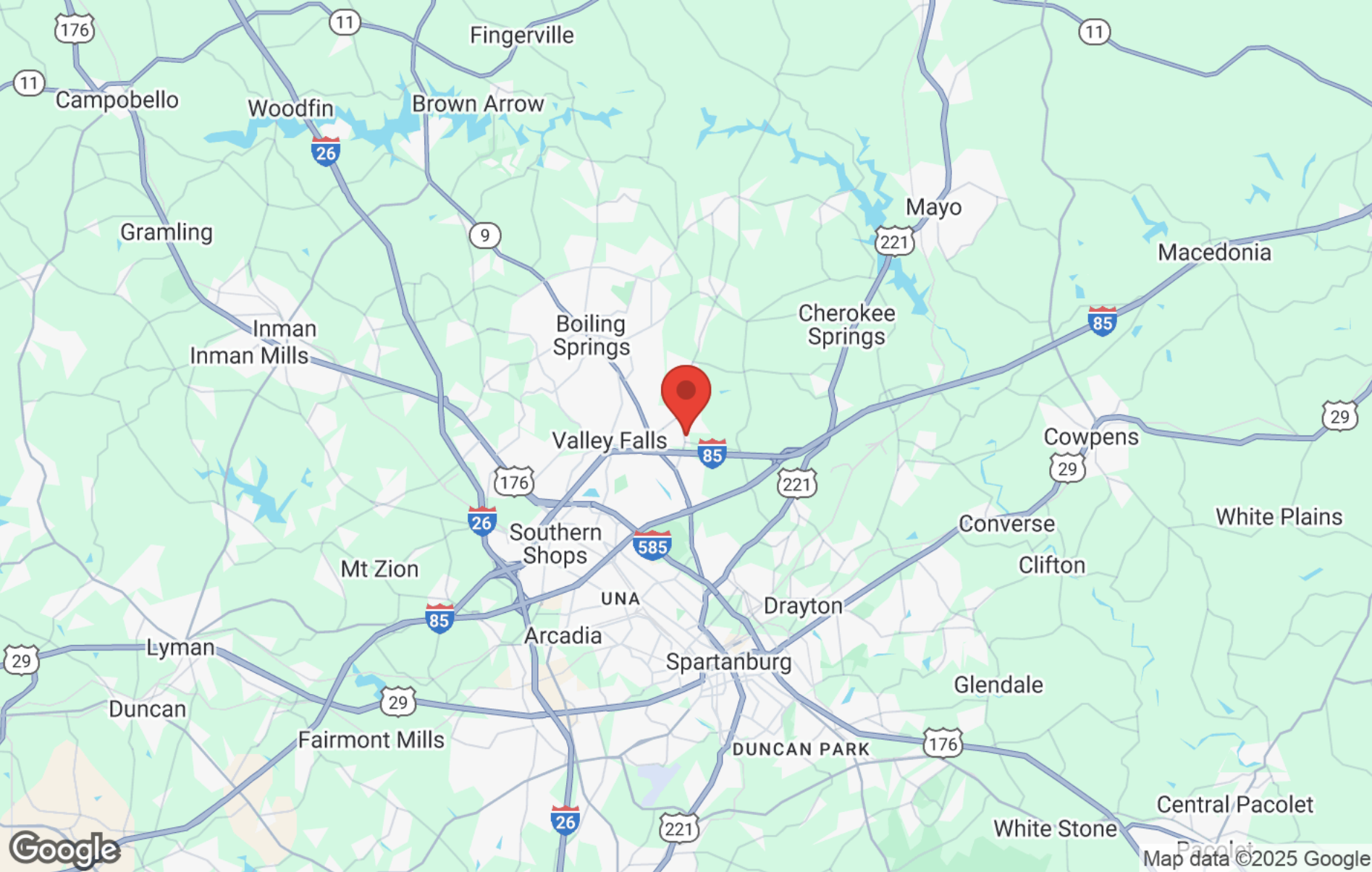
 Denny's

 Best Western Plus Spartanburg

 Spinix

# REGIONAL MAP

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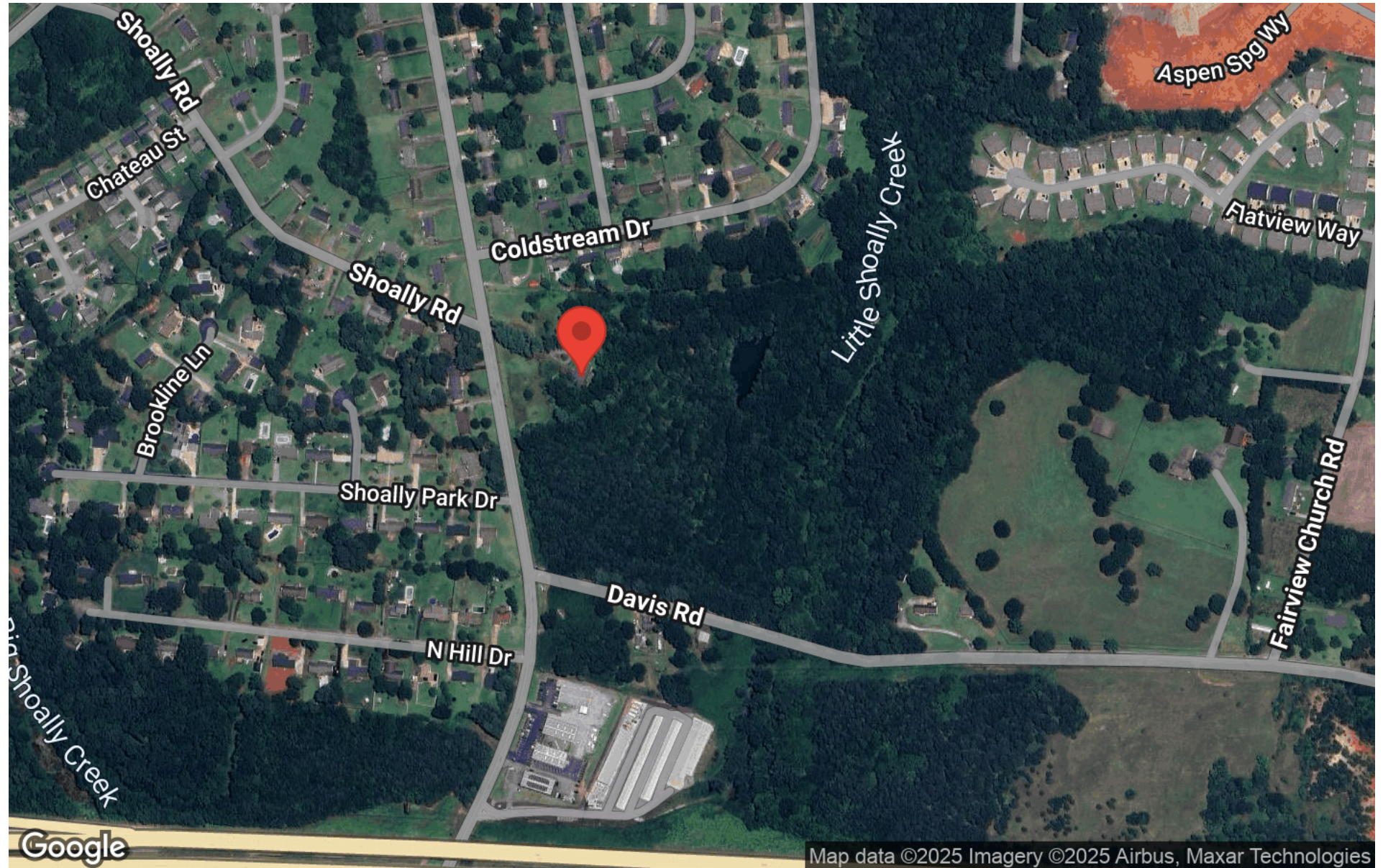


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# AERIAL MAP

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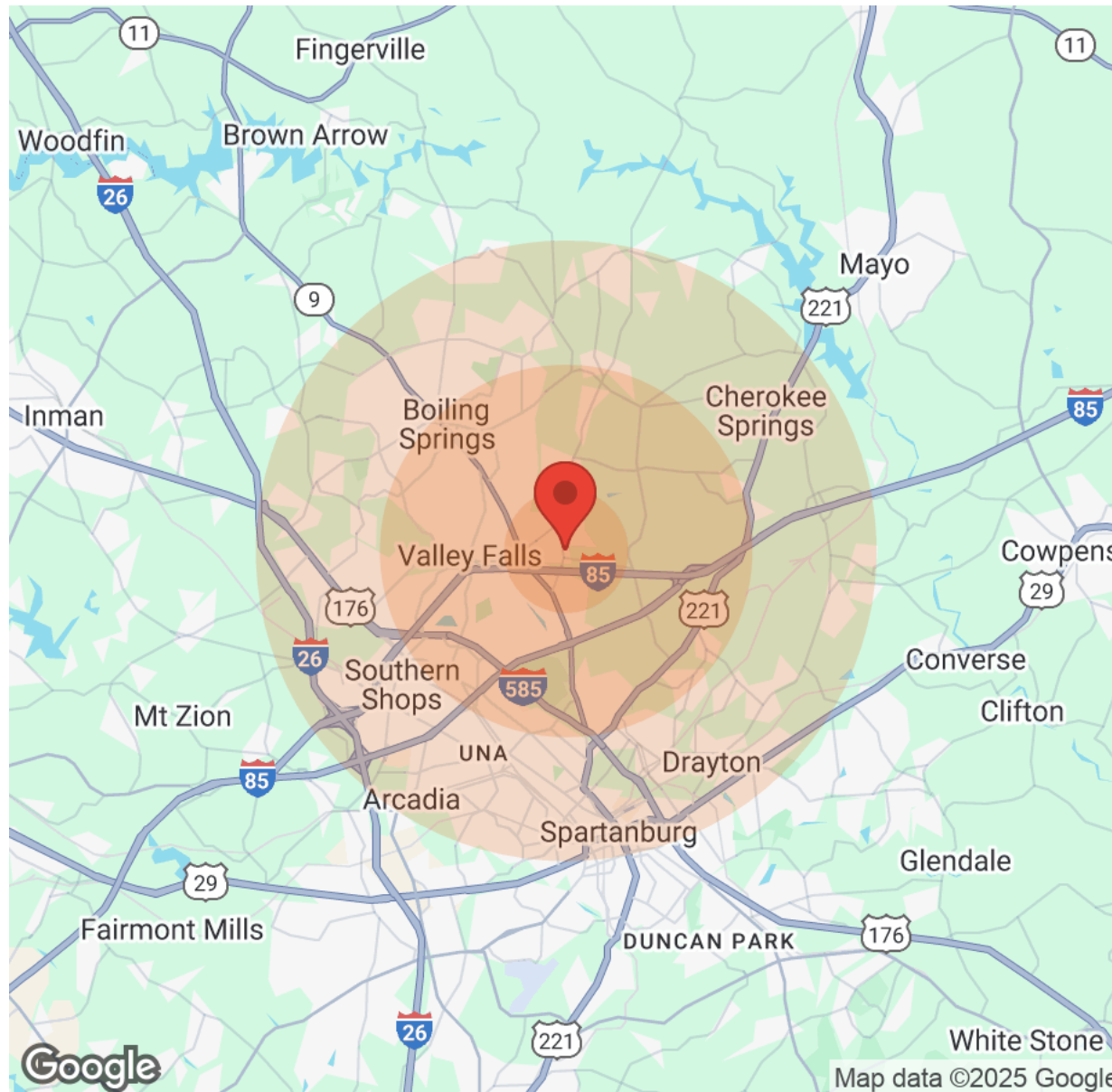


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# DEMOGRAPHICS

3450 PARRIS BRIDGE ROAD | BOILING SPRINGS, SC 29316



|                     | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| <b>Population</b>   |          |          |          |
| Male                | 2,139    | 13,629   | 34,148   |
| Female              | 1,961    | 13,701   | 35,451   |
| Total Population    | 4,100    | 27,330   | 69,599   |
| <b>Age</b>          |          |          |          |
| Ages 0-14           | 826      | 5,217    | 13,916   |
| Ages 15-24          | 590      | 3,310    | 8,868    |
| Ages 25-54          | 1,606    | 10,355   | 27,785   |
| Ages 55-64          | 496      | 2,989    | 7,900    |
| Ages 65+            | 582      | 5,459    | 11,130   |
| <b>Race</b>         |          |          |          |
| White               | 3,457    | 19,222   | 46,835   |
| Black               | 404      | 5,481    | 16,268   |
| Am In/AK Nat        | N/A      | 13       | 89       |
| Hawaiian            | N/A      | N/A      | N/A      |
| Hispanic            | 267      | 2,885    | 7,311    |
| Multi-Racial        | 374      | 3,924    | 10,108   |
| <b>Income</b>       |          |          |          |
| Median              | \$52,070 | \$45,147 | \$33,143 |
| < \$15,000          | 140      | 1,989    | 4,923    |
| \$15,000-\$24,999   | 122      | 1,213    | 3,845    |
| \$25,000-\$34,999   | 152      | 1,458    | 3,164    |
| \$35,000-\$49,999   | 277      | 1,595    | 3,914    |
| \$50,000-\$74,999   | 369      | 2,433    | 5,155    |
| \$75,000-\$99,999   | 217      | 836      | 2,468    |
| \$100,000-\$149,999 | 229      | 648      | 1,649    |
| \$150,000-\$199,999 | 29       | 183      | 567      |
| > \$200,000         | 13       | 77       | 191      |
| <b>Housing</b>      |          |          |          |
| Total Units         | 1,750    | 11,982   | 30,370   |
| Occupied            | 1,631    | 10,693   | 26,857   |
| Owner Occupied      | 1,299    | 6,340    | 15,851   |
| Renter Occupied     | 332      | 4,353    | 11,006   |
| Vacant              | 119      | 1,289    | 3,513    |

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Meet Tim, an accomplished commercial real estate professional with a proven track record of success and a true passion for real estate. As a key member of the Divine Group team, Tim is responsible for pre-leasing available spaces, assisting with property development and acquisitions, and managing properties and assets.

Tim's specialized focus is on retail, office, and mixed-use properties throughout the upstate region of South Carolina. With extensive experience in buying, selling, and leasing commercial real estate, he has honed his skills to provide unparalleled service to clients. Prior to joining Divine Group, Tim represented big-box retailers such as Dick's Sporting Goods, Golf Galaxy, Designer Shoe Warehouse, and Filene's Basement, among others.

In addition to his professional achievements, Tim is deeply committed to the Greenville community and actively coaches youth hockey at the local ice rink. When he's not working or coaching, he loves to hit the links and play golf. With his drive, dedication, and expertise, Tim is poised to excel and make a significant impact in the commercial real estate industry.

# DISCLAIMER

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3450 PARRIS BRIDGE ROAD

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