

For Sale/BTS/Ground Lease

# Retail Outparcel

Boiling Springs, SC 29316

**C-STORE**

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: | +/- 5,000            |
| Frontage:     | 100'                 |
| Year Built:   | 2025                 |
| Availability: | Q2 2026              |
| APN #:        | 2-52-00-004.00       |

## Property Overview

Divine Realty is proud to present this ±5,000 SF retail/convenience store outparcel is located a at the corner of Paris Bridge Rd and Davis Rd. The parcel includes a layout supporting a 6-pump fuel canopy and associated parking and circulation. It benefits from immediate visibility and access within a growing residential corridor anchored by a townhome development directly behind the site.

The site is expected to be pad-ready by Summer 2026, the property will be delivered rough-graded with water, sewer, and power stubbed to site. Stormwater is accounted for via the master detention pond, and infrastructure improvements including turn lanes will ensure efficient vehicle ingress/egress. Dedicated turning lane and off site improvements included with no additional cost to the buyer. General Commercial use allowable per Spartanburg County, the site is permitted as of Q2 2025.

# CONCEPTUAL RENDERINGS

3450 PARRIS BRIDGE ROAD | BOILING SPRINGS, SC 29316



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22 Garlington Road  
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# SITE MAP

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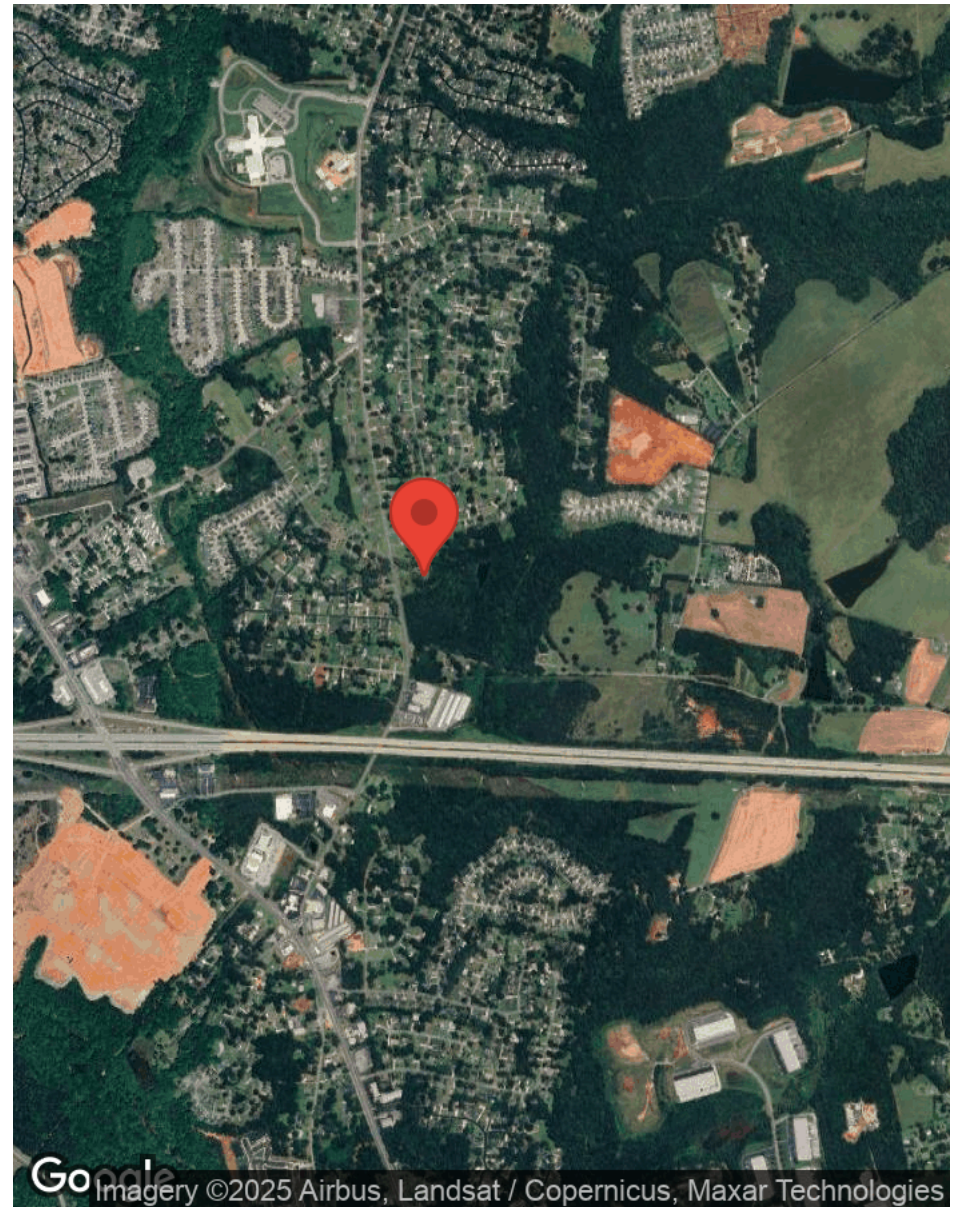
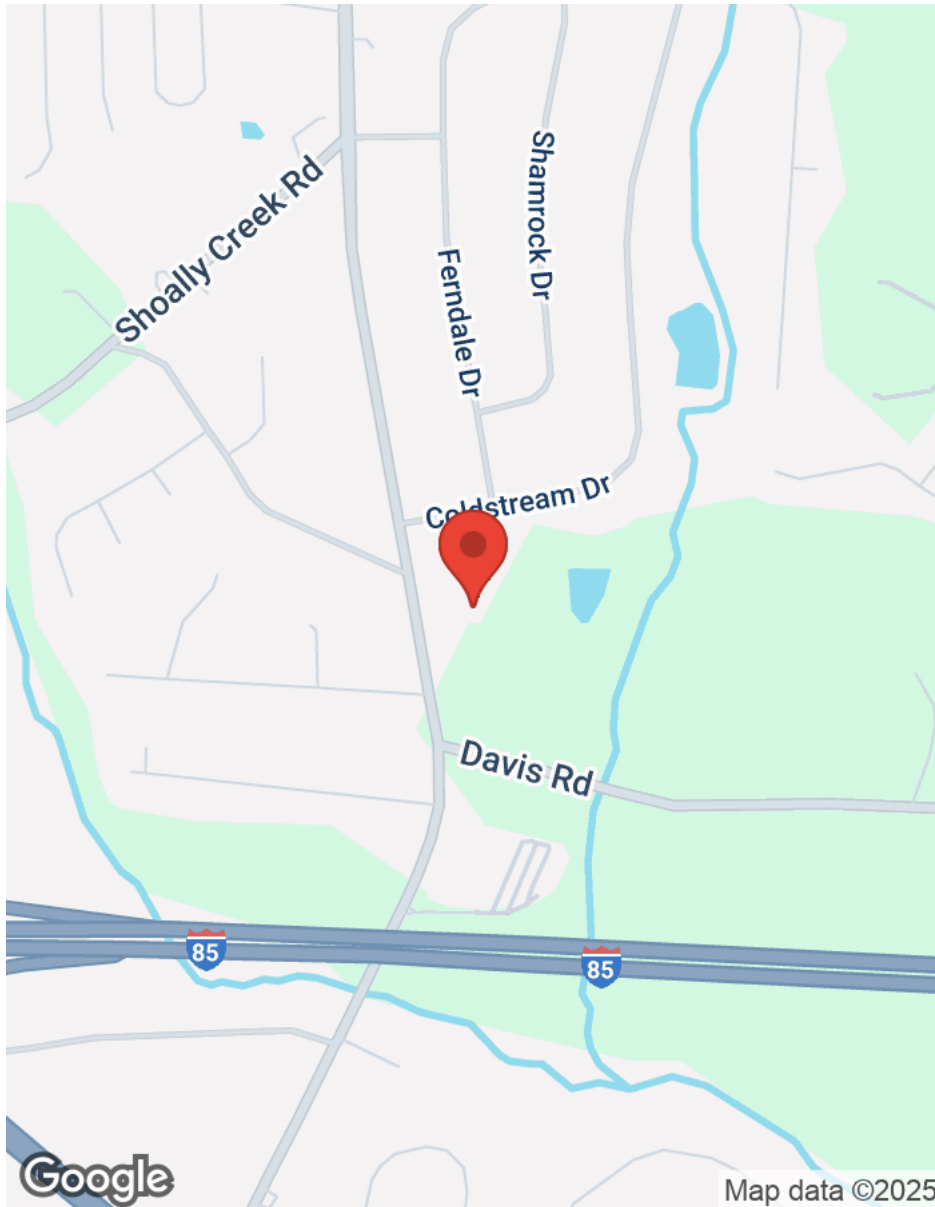


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# LOCATION MAPS

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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


 Cook Out

Papas and Beer

 QuikTrip

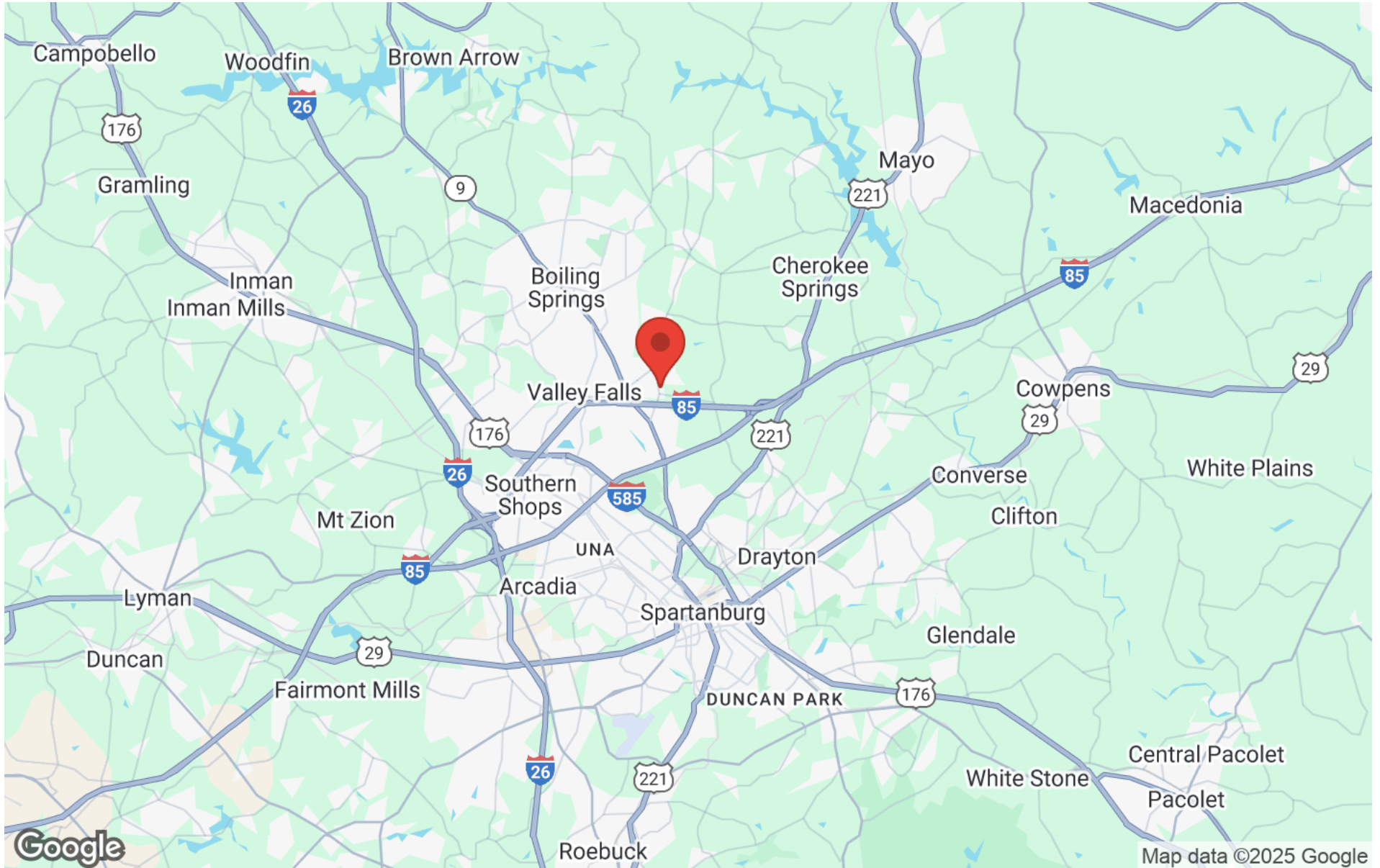
 Comfort Inn & Suites at I-85

 Denny's

 Best Western Plus Spartanburg

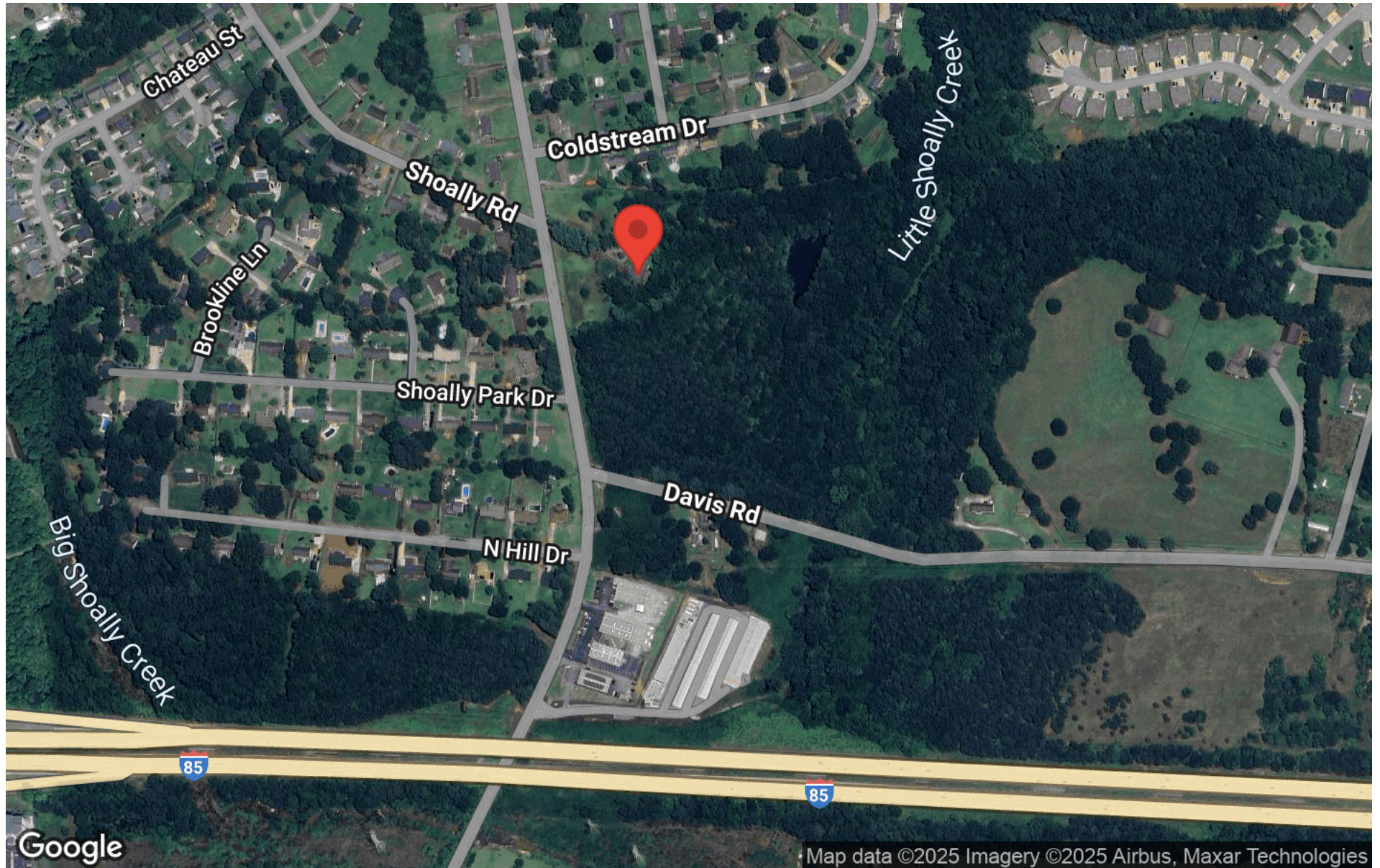
# REGIONAL MAP

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# AERIAL MAP

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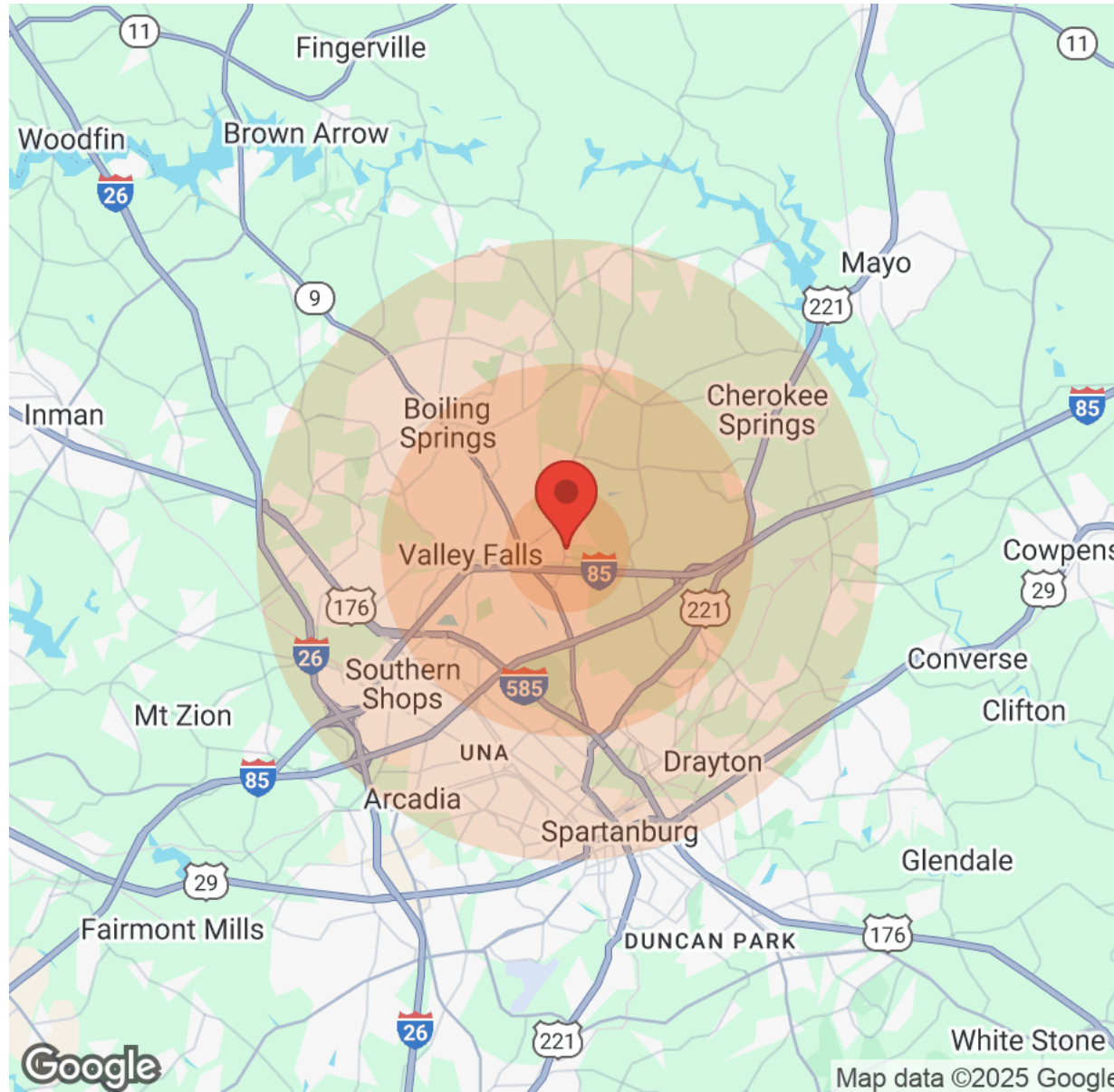


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# DEMOGRAPHICS

3450 PARRIS BRIDGE ROAD | BOILING SPRINGS, SC 29316



| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 2,139  | 13,629  | 34,148  |
| Female           | 1,961  | 13,701  | 35,451  |
| Total Population | 4,100  | 27,330  | 69,599  |

| Age        | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| 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  |

| Race         | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| 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  |

| Income              | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| 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      |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| 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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**Tim McDougall**  
 VP of Commercial Leasing & Development  
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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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