

# Join Walgreens

Drive-Thru Approved | Strong Retail Corridor | High Traffic Counts

SWC Boiling Springs Road and Old Furnace Road, Boiling Springs, South Carolina 29316



This is an excellent opportunity to acquire, land lease or build-to-suit project adjacent to a newly developed Walgreens project in the heart of Boiling Springs, South Carolina. Located at the SWC of Boiling Springs Road (Hwy 9) and Old Furnace Road (HWY 56), two major arteries in a major retail corridor, this site offers excellent visibility and outstanding co-tenancy with a National tenant. Property is currently "pad ready" with all utilities at the site.

- Subject site is approximately 1.53 acres (approximately 66,647 square feet with excellent frontage along Old Furnace Road)
- 1,750 square foot Drive-thru building
- Up to 7,750 square feet of in-line Retail
- Population (3 Miles): 20,414
- Households (3 Miles): 7,762
- Mean Household Income (3 Miles): \$54,000
- Traffic Counts: 24,600 AADT (2005)



For Additional Information please contact:

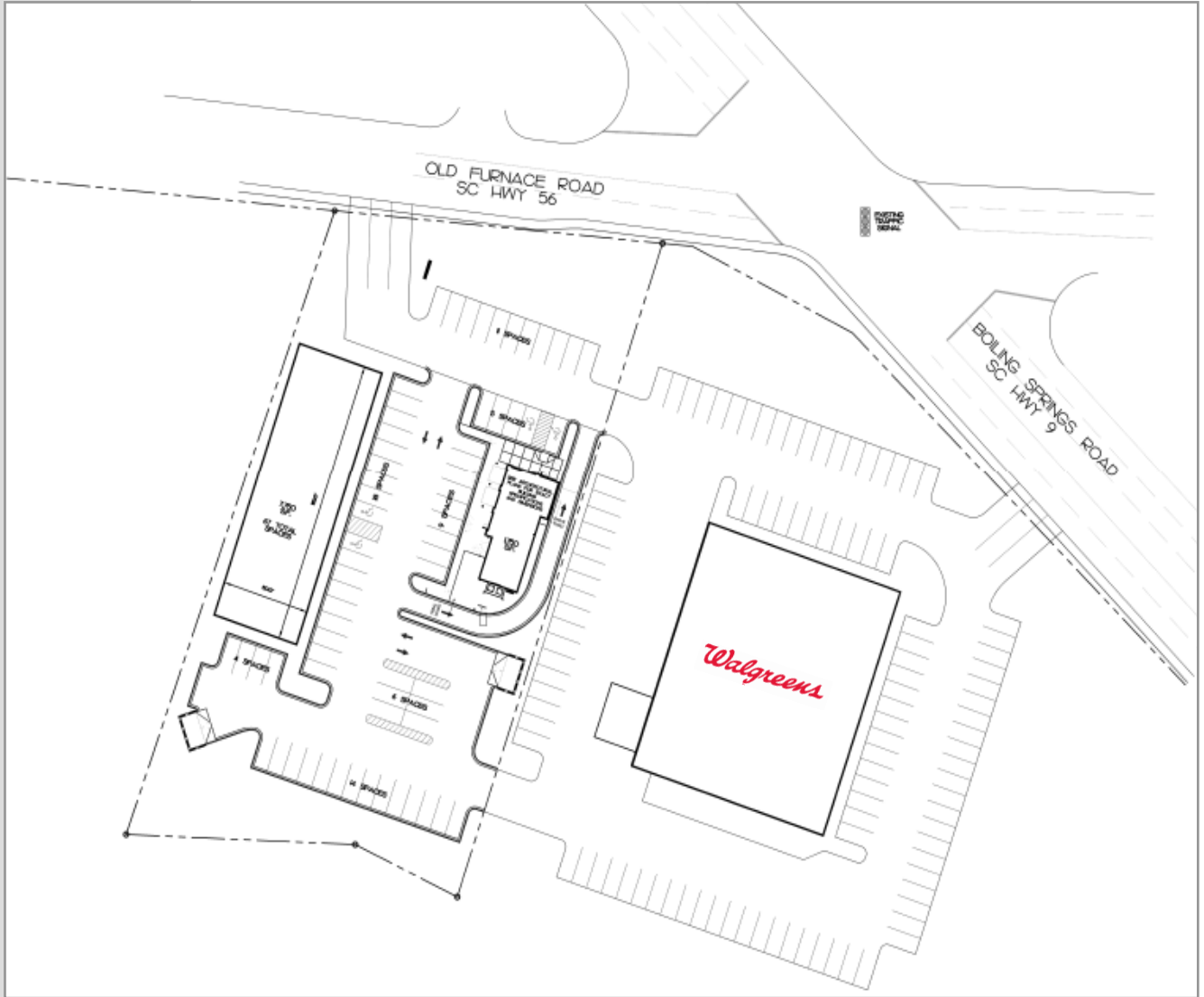
**734.454.1855**



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