



FOR LEASE | ±2,091 SF Retail / Office / Service Space

1398 Boiling Springs Road
Spartanburg, SC



118-C W. Union Street
Morganton, NC 28655
828.430.8674

Eric Engstrom, CCIM
828.604.7034

EEngstrom@collettre.com

1398 Boiling Springs

For Lease

±2,091 SF Retail / Office / Service Space

Available for lease at 1398 Boiling Springs Road, Suites **H & I** offer a combined **±2,091 SF** of well-maintained commercial space on one of Spartanburg's most active corridors. The suites are currently connected and function as a single unit, with **Suite H (±1,218 SF)** and **Suite I (±873 SF)**, providing an efficient layout suitable for a variety of users.

The space is currently occupied by a physical therapy practice and is well-suited for **retail, office, medical, or service-oriented uses**. Located along highly traveled Boiling Springs Road, the property benefits from strong visibility, easy access, and steady daily traffic. Surrounded by established retail and service businesses, this location offers an excellent opportunity for tenants seeking exposure in a growing Spartanburg submarket.

HIGHLIGHTS:

- ±2,091 SF total (Suites H & I combined)
- Flexible layout with ability to accommodate multiple uses
- High-traffic Boiling Springs Road location
- Strong visibility and convenient access
- Ideal for retail, office, medical, or service users

DEMOGRAPHICS (2025)

	1 mile	3 miles	5 miles
Population	1,927	37,446	99,283
Daytime Pop.	1,053	14,259	51,498
Avg. HH Income	\$89,687	\$76,890	\$82,098

TRAFFIC COUNTS

Boiling Springs Road	18,930 VPD
Veterans Parkway	24,100 VPD
I-85	74,760 VPD

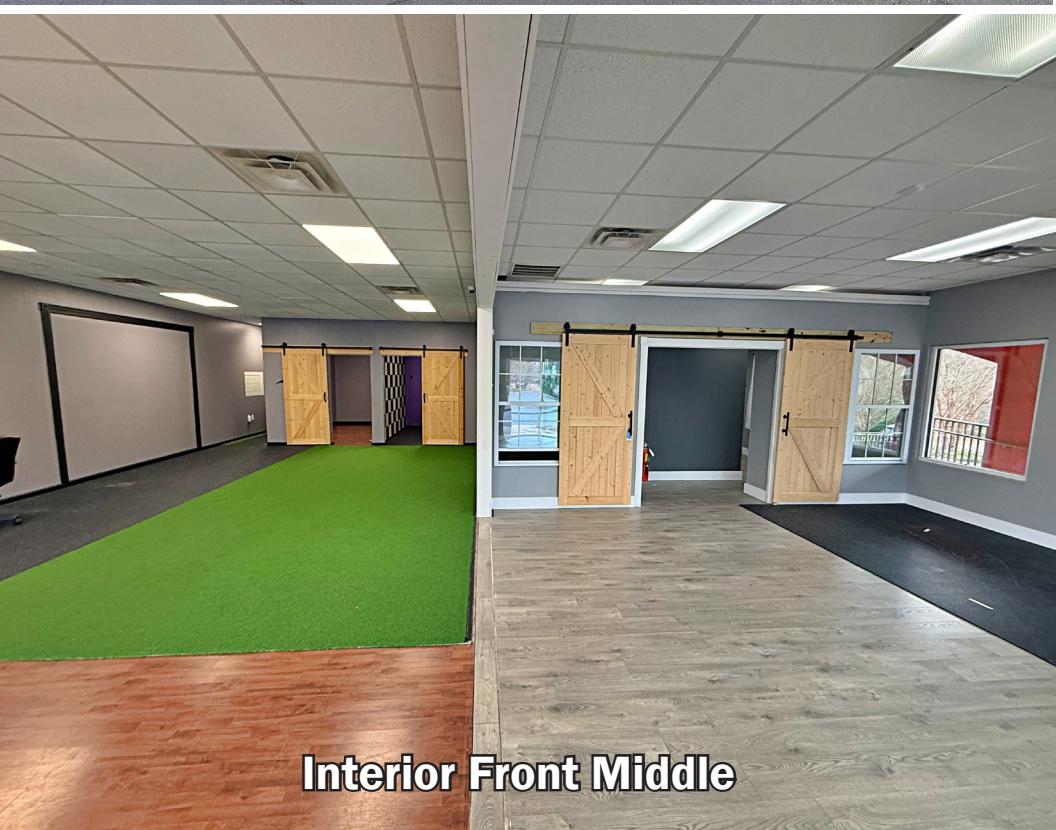




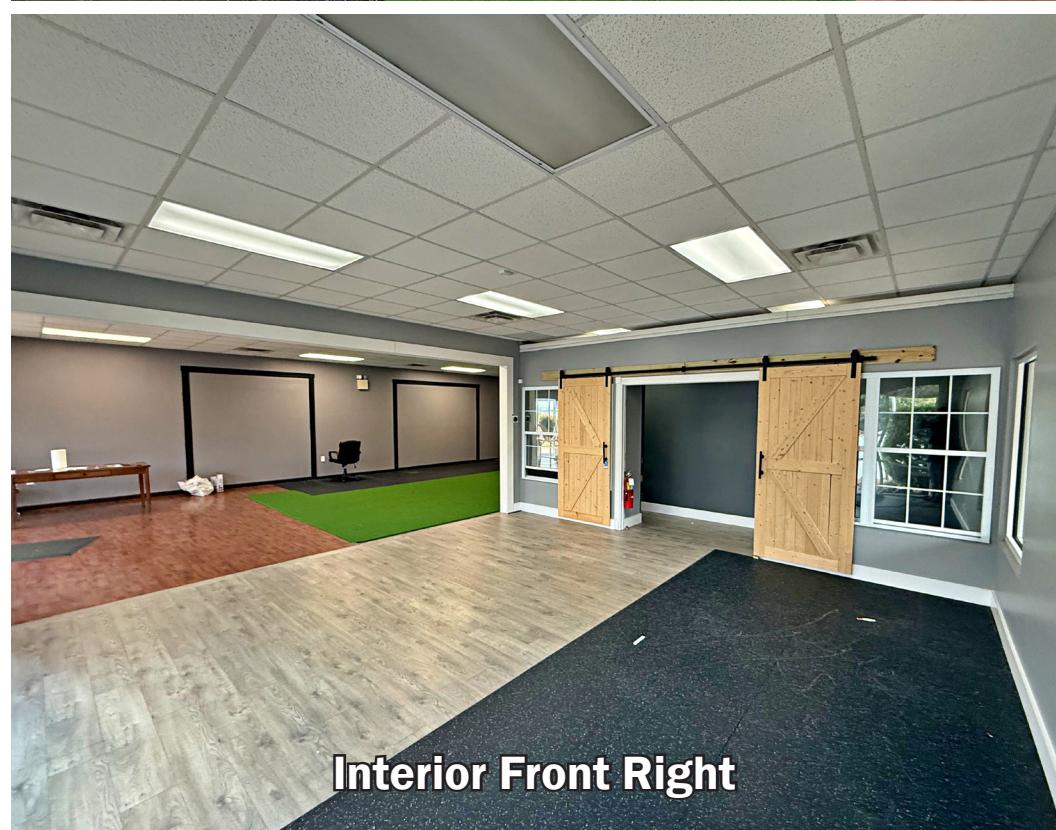
Exterior Corner



Interior Front



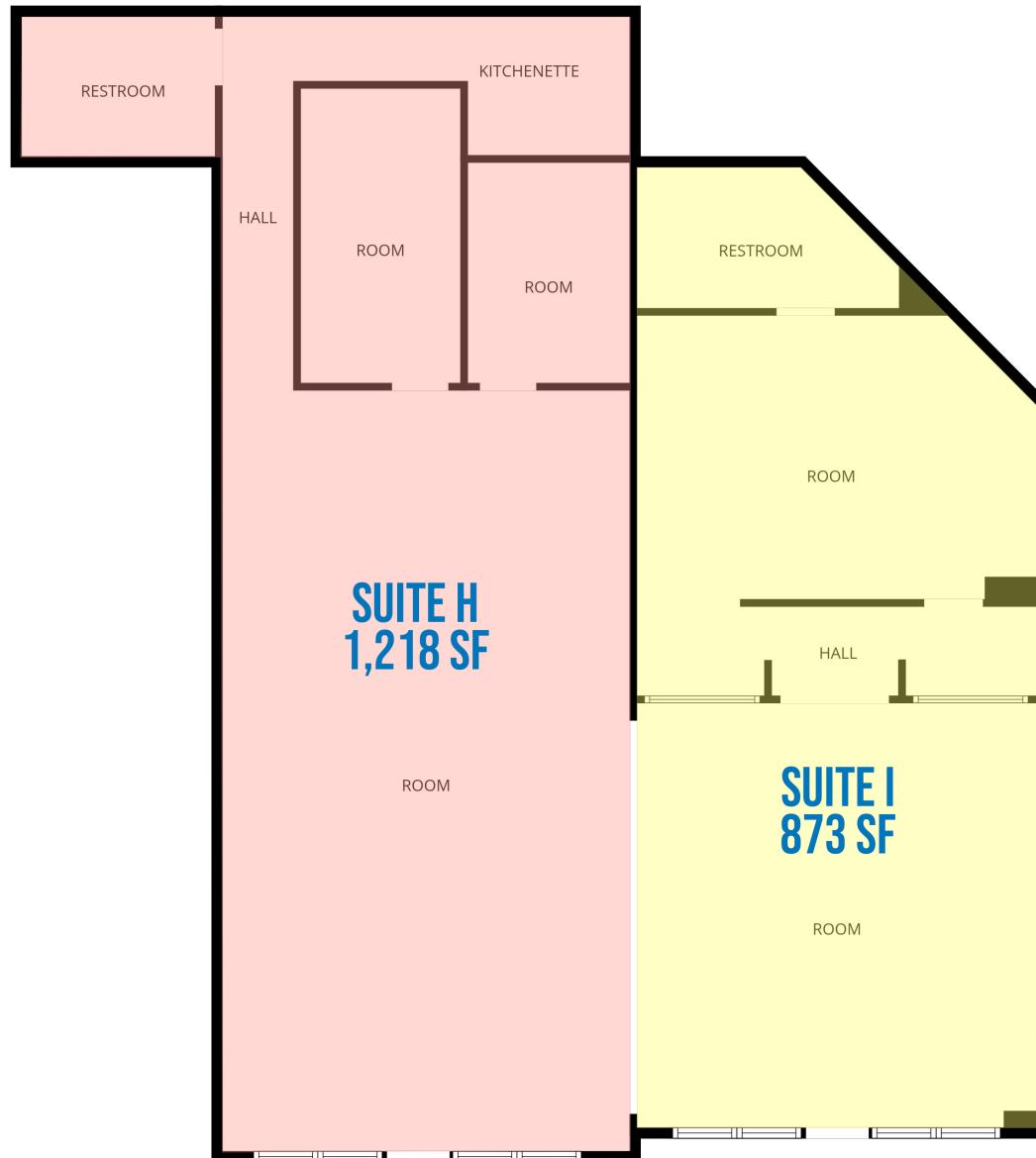
Interior Front Middle



Interior Front Right

1398 Boiling Springs Road

Floor Plan



1398 Boiling Springs Road

Aerial

