

SPENCER/HINES

Properties

Commercial Real Estate
Sales, Leasing, & Investments

RETAIL SPACE FOR LEASE

+ -9,000 SF AVAILABLE

CLASS A RETAIL CENTER COMING SOON

**1550 E. MAIN STREET
DUNCAN, SC 29334**



CONCEPTUAL SITE PLAN
CURB CUTS TO BE DETERMINED BY SCDOT

BRAND NEW RETAIL CENTER
COMING SOON TO HWY 290
IN DUNCAN, SC

SIX (6) RETAIL BAYS OF
1,500 SF EACH
(SUITES CAN BE COMBINED)

MULTIPLE ACCESS POINTS
AND GREAT VISIBILITY

LOCATED ON E. MAIN STREET
(HWY 290) IN CLOSE
PROXIMITY TO I-85 &
SURROUNDED BY RETAILERS

HOTEL COMPONENT
PLANNED FOR THE REAR OF
THE PARCEL

+ - 21,000 VPD ON E. MAIN
STREET

ALL UTILITIES AVAILABLE

LEASE RATE:

\$26.50/SF NNN

DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
2016 Total Population:	17,617	39,332	210,213
2021 Population:	18,337	40,991	221,438
Pop Growth 2016-2021:	4.09%	4.22%	5.34%
Median Household Inc:	\$49,630	\$53,495	\$48,480

Contact information

Zach Hines

245 N. Main Street STE 201

Greenville, SC 29601

Office 864.991.8077

Cell 864.918.9944

zhines@spencerhines.com

www.spencerhines.com



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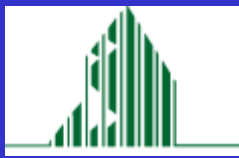
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**+ -1.11 ACRE OUTPARCEL FRONTING HWY 290
AVAILABLE FOR GROUND LEASE
CAN ACCOMMODATE 6,200 SF BUILDING WITH
80+ PARKING SPACES (CAN EXPAND UP TO 2 ACRES)**



**SIT DOWN RESTAURANT PREFERRED
FOR + -1.1 ACRE OUTPARCEL**

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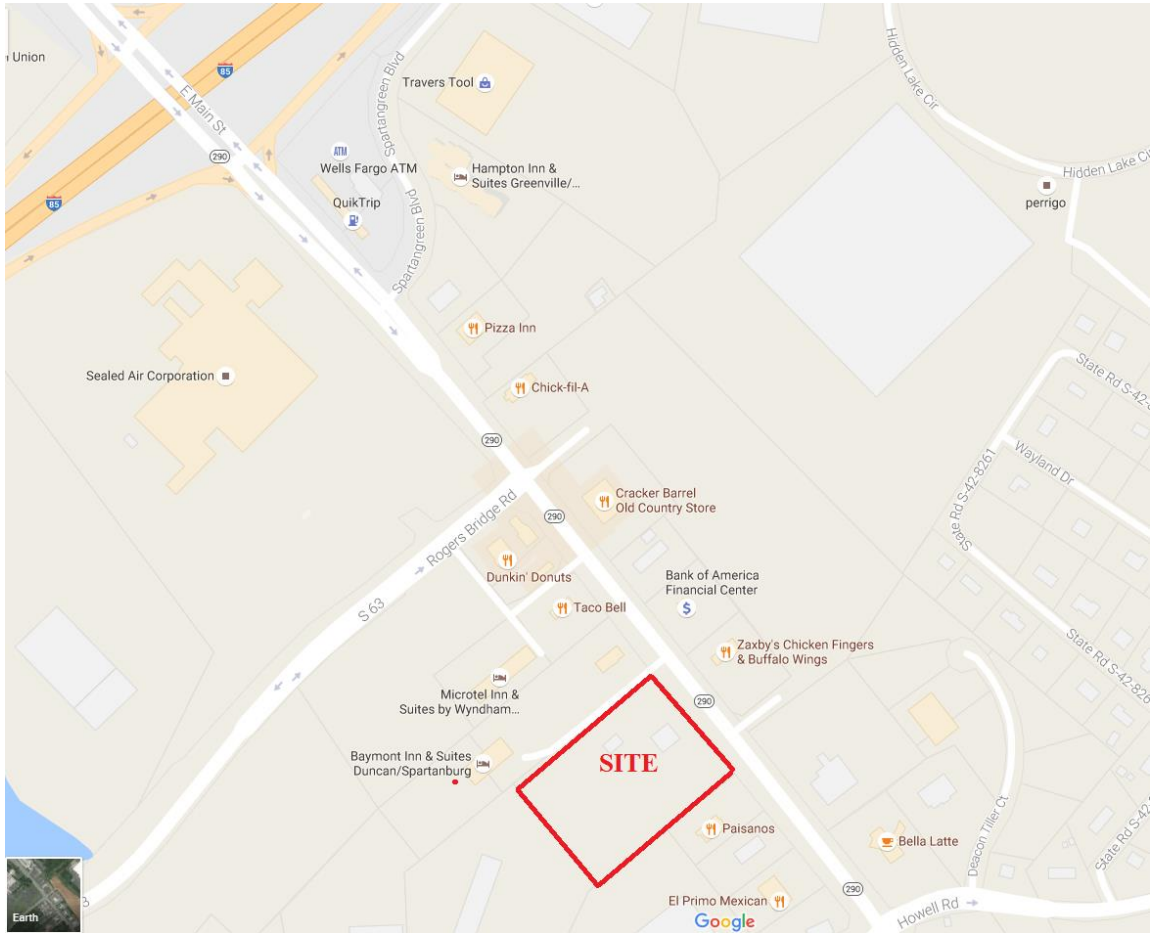
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