

1550 E. MAIN STREET, DUNCAN, SC

RETAIL SPACE FOR LEASE



WWW.SPENCERHINES.COM

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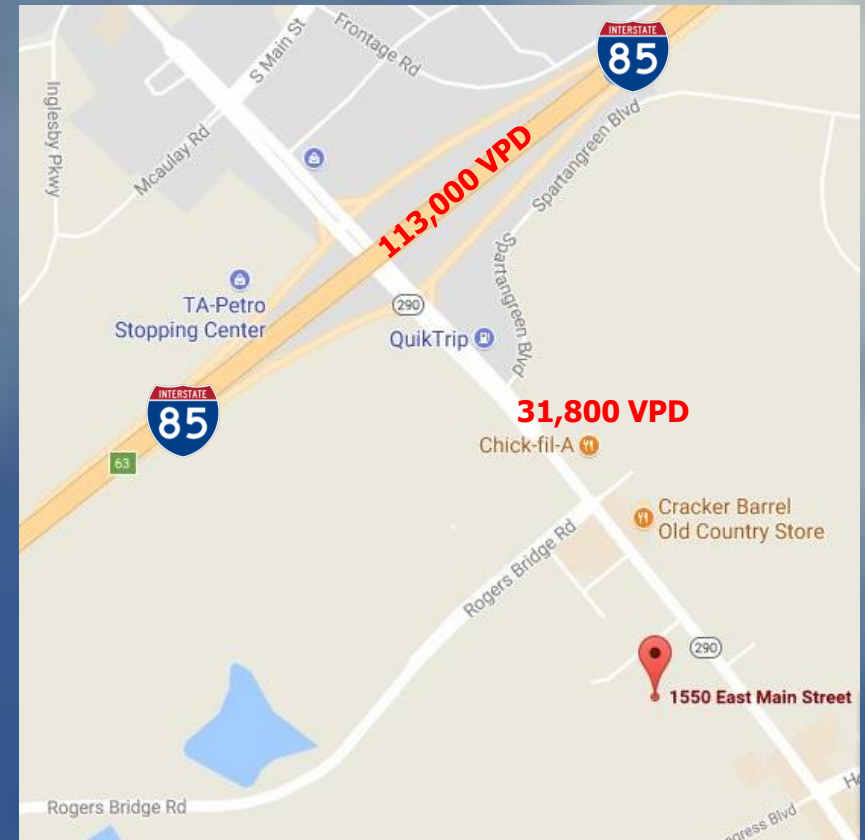
1550 E. MAIN STREET, DUNCAN, SC

AERIAL



PROPERTY DESCRIPTION

- Retail / Restaurant Development Under Construction
- High Traffic Corridor in the City of Duncan with 5 Lanes on Highway 290
- 4,000 SF End Cap Suite Available to Lease with Patio Seating
- Space may be Subdivided
- Tenant Allowance Negotiable
- Two Outparcels Available for Lease, Purchase or Build to Suit
 - Outparcel #1 - .75+/- Acres
 - Outparcel #2 – 1.37+/- Acres
- Comfort Suites Hotel Anchor on the Back of Parcel
- Multiple Ingress/Egress
- Convenient to I-85 and I-26
- I-85 - 113,000 VPD; E. Main Street- 31,800VPD



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FRONT ELEVATION & DEMOGRAPHICS

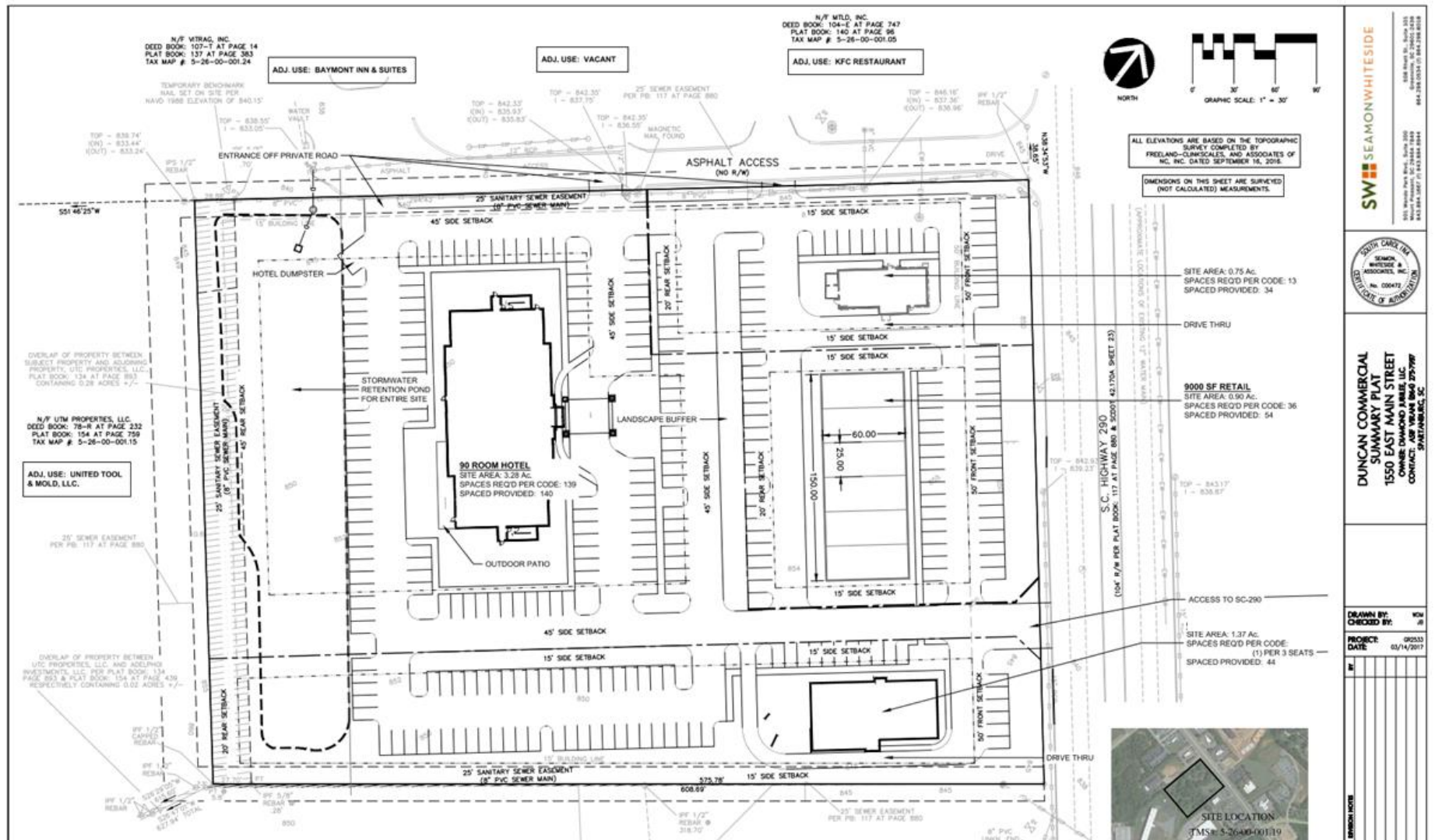


| DEMOGRAPHICS | 3 Mile | 5 Mile | 10 Mile |
|-----------------------------|----------|----------|----------|
| 2019 Population | 20,319 | 25,651 | 178,166 |
| Projected Population (2024) | 22,196 | 27,828 | 190,456 |
| Average Household Income | \$77,564 | \$82,282 | \$75,471 |
| Median Age | 37.8 | 40.9 | 37.8 |



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PLAT

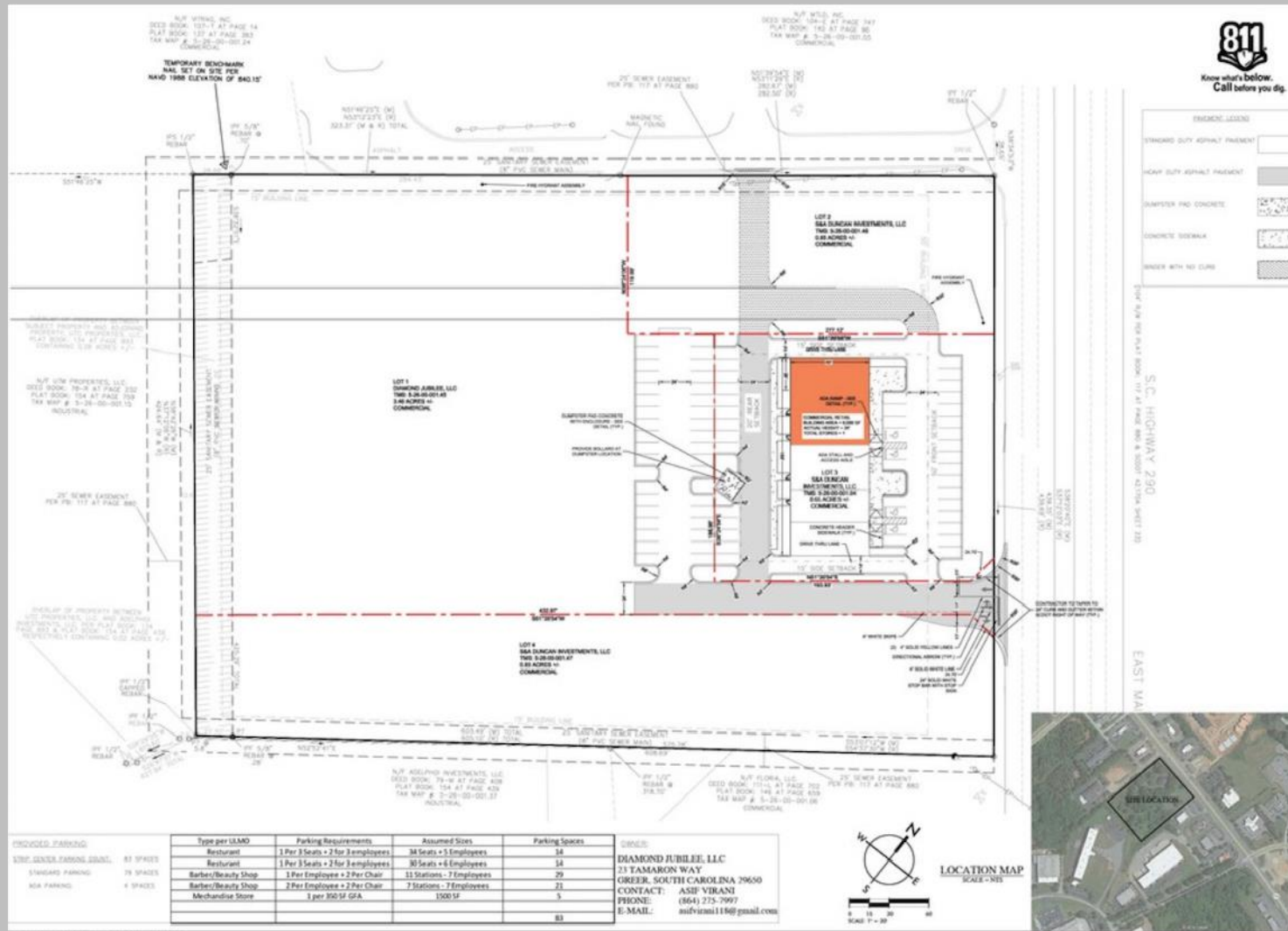


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SPENCER/HINES
PROPERTIES

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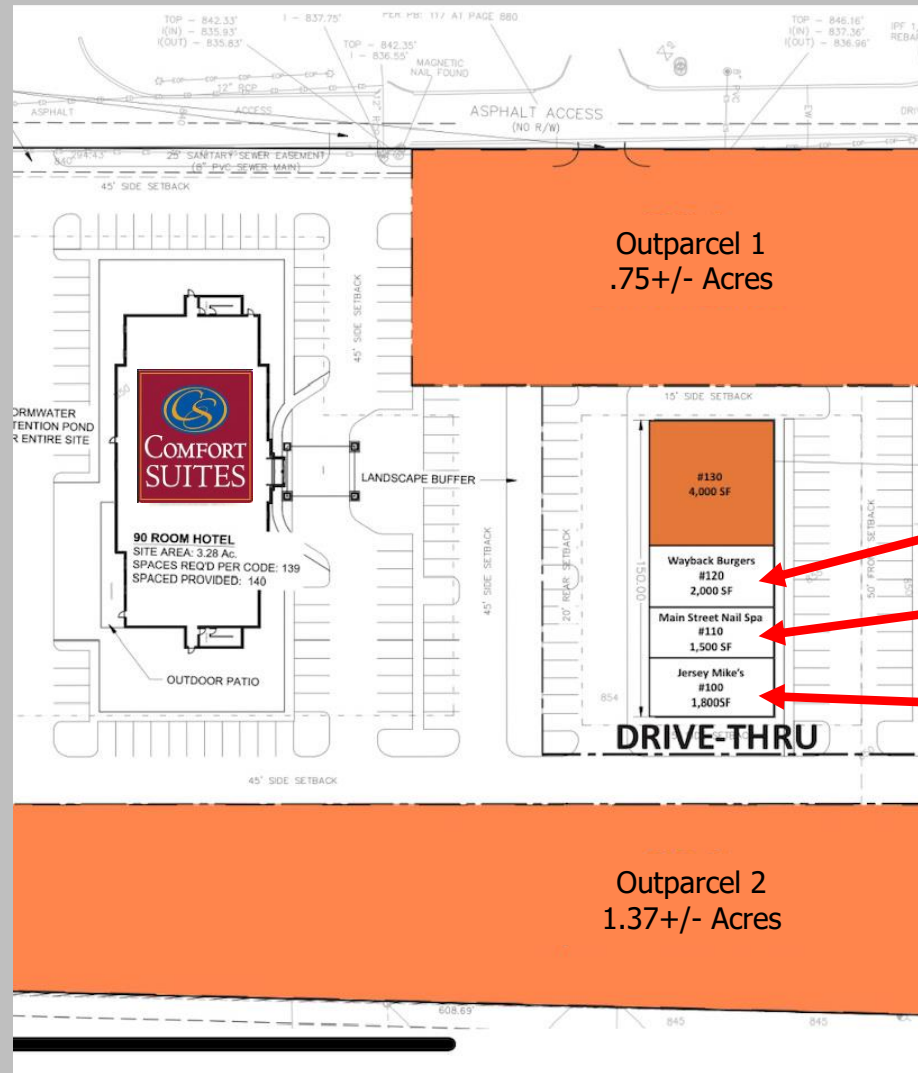
FINISHES LEGEND

| | |
|--------------------------------|----------|
| STANDARD DUTY ASPHALT PAVEMENT | [Symbol] |
| HOVAY DUTY ASPHALT PAVEMENT | [Symbol] |
| DUMPER PAD CONCRETE | [Symbol] |
| CONCRETE SIDEWALK | [Symbol] |
| PAVEMENT WITH NO CURB | [Symbol] |

S.C. HIGHWAY 290

EAST MAIN





Main Street Nail Spa

