



BUILD-TO-SUIT OR GROUND LEASE

E WADE HAMPTON BLVD & PINE RIDGE RD | DUNCAN, SC

1.63 +/- ACRES



Property Highlights

- ◆ One outparcel available 1.63 acres
- ◆ Available for GL or Build-to-Suit
- ◆ Strong traffic counts at a signalized intersection on a major commuter corridor between Greenville and Spartanburg
- ◆ Multiple access points on E Wade Hampton Blvd with cross-access to a future Tractor Supply
- ◆ Strong residential growth with several new developments in the Lyman/Duncan area
- ◆ New Tyger River Elementary School opened August 2024
- ◆ Future National Grocer approved on NWC

	1 Mile	3 Miles	5 Miles
Population	2,524	21,254	53,116
Average HH Income:	\$76,636	\$67,877	\$76,788
Daytime Population:	291	4,048	17,103



CONTACTS

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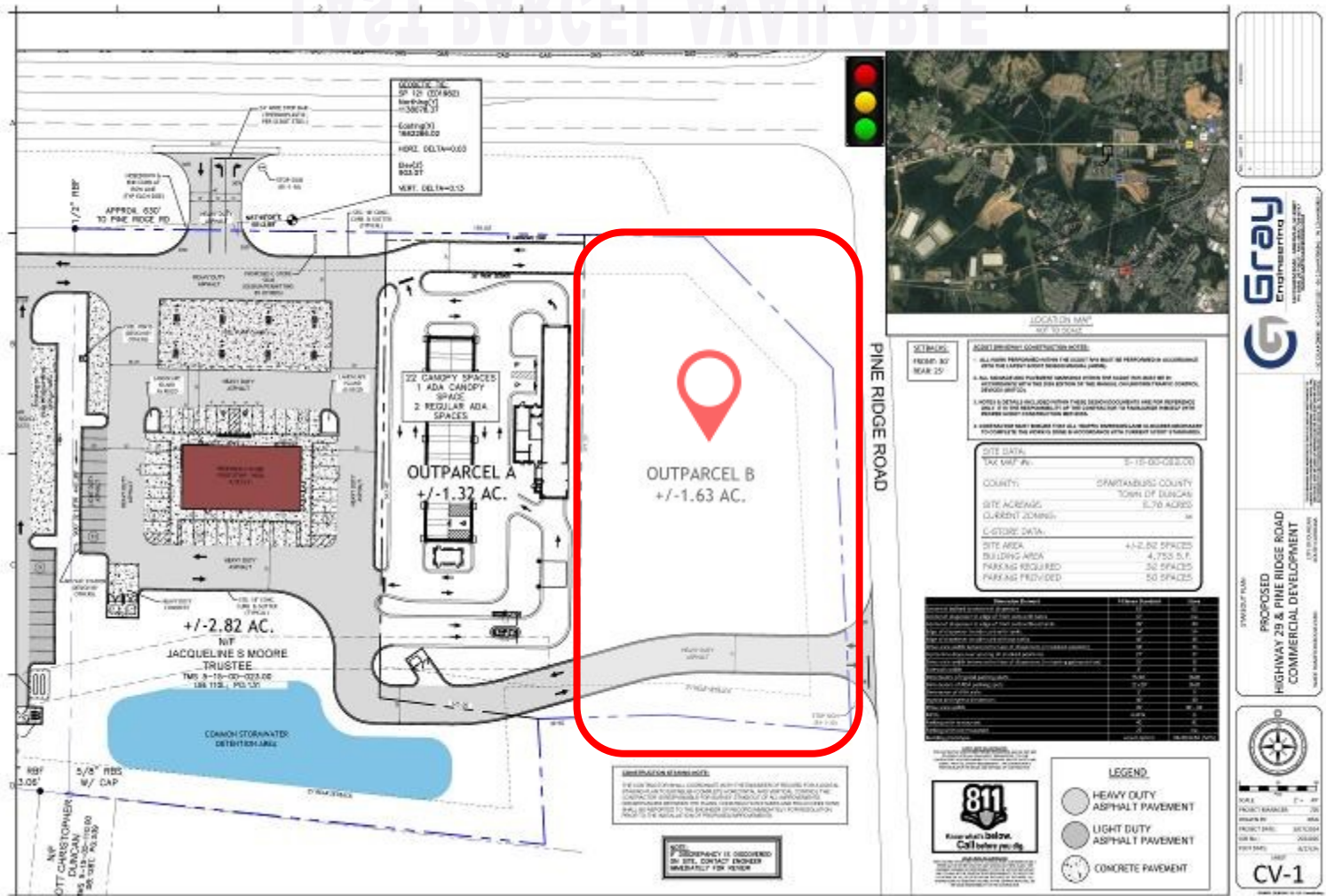
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SITE PLAN

LAST PARCEL AVAILABLE



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