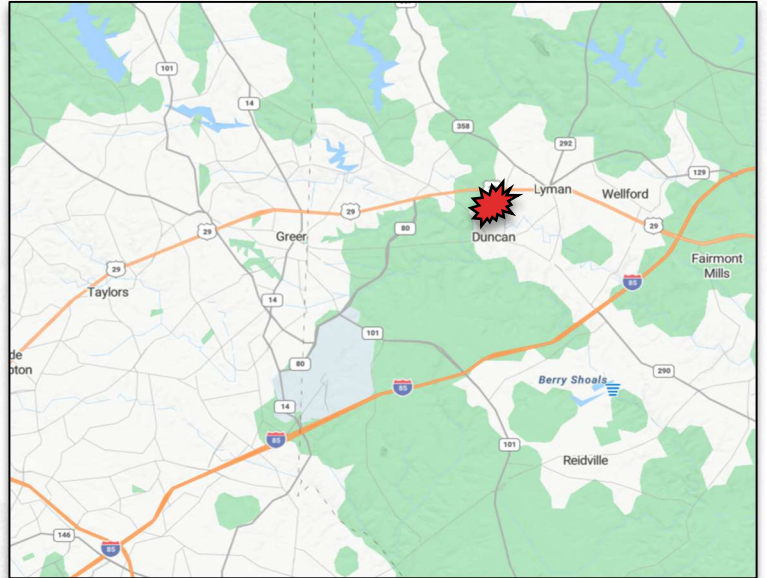


FOR LEASE



CARDINAL
COMMERCIAL PROPERTIES™



440 Pine Ridge Rd, Duncan, SC 29334

Acreage: Up to 64.08+/- acres
Lease Rate: \$10,000.00 / acre
Tax Map #: 5-15-09-001.00
County: Spartanburg
Zoning: PZO District:
Partial Restriction
(Spartanburg County)

- Owner may be willing to subdivide to accommodate tenant requirements.
- Flexible land configurations available.
- Potential annexation into the City of Duncan or City of Lyman for public sewer service and/or development flexibility.
- Public water is available to the site.
- High traffic counts in the immediate area.
- Strong surrounding demographics with continued growth potential.
- Situated near the intersection of Wade Hampton Blvd and Pine Ridge Rd.

**FOR MORE INFORMATION
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Information contained in this marketing brochure has been obtained from sources that are deemed reliable. We have no reason to doubt the accuracy contained herein but do not guarantee it. All information should be verified prior to purchase or lease. All properties are subject to change or withdrawal without prior notice.

