



MAIN STREET STORAGE AND RETAIL

700 East Main Street, Duncan, SC 29334 (Greenville/Spartanburg MSA)



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TABLE OF CONTENTS

01 Investment

02 Property Summary

- Property Overview
- Location Overview
- Demographics
- Site Location
- Survey
- Center Layout
- Photos

03 About

- Brokerage Overview
- Confidentiality and Disclaimer
- Contact Us



INVESTMENT SUMMARY



ABC

Jennifer on Mane

Workout Anytime

Main Street Storage

Dollar Tree

Studio 28

Work Smart

El Primo #2

The Worship Center

INVESTMENT SUMMARY

68,475

Total
Rentable SF

8.06

Total
Acreage

36,000

Retail
Square Footage

8

Retail
Suites

100%

Retail
Occupancy

32,475

Storage
NRSF

245

Storage
Units

83%

Storage
Occupancy

List Price: \$7,900,000

Retail Shopping Center:

- Total SF: ±36,000 SF
- Retail Suites: 8
- Retail Occupancy: 100%

Storage Facility:

- NRSF: 32,475 SF
- Unit Count: 245
 - Climate Controlled: 200
 - Non-Climate Controlled: 45

Investment Highlights:

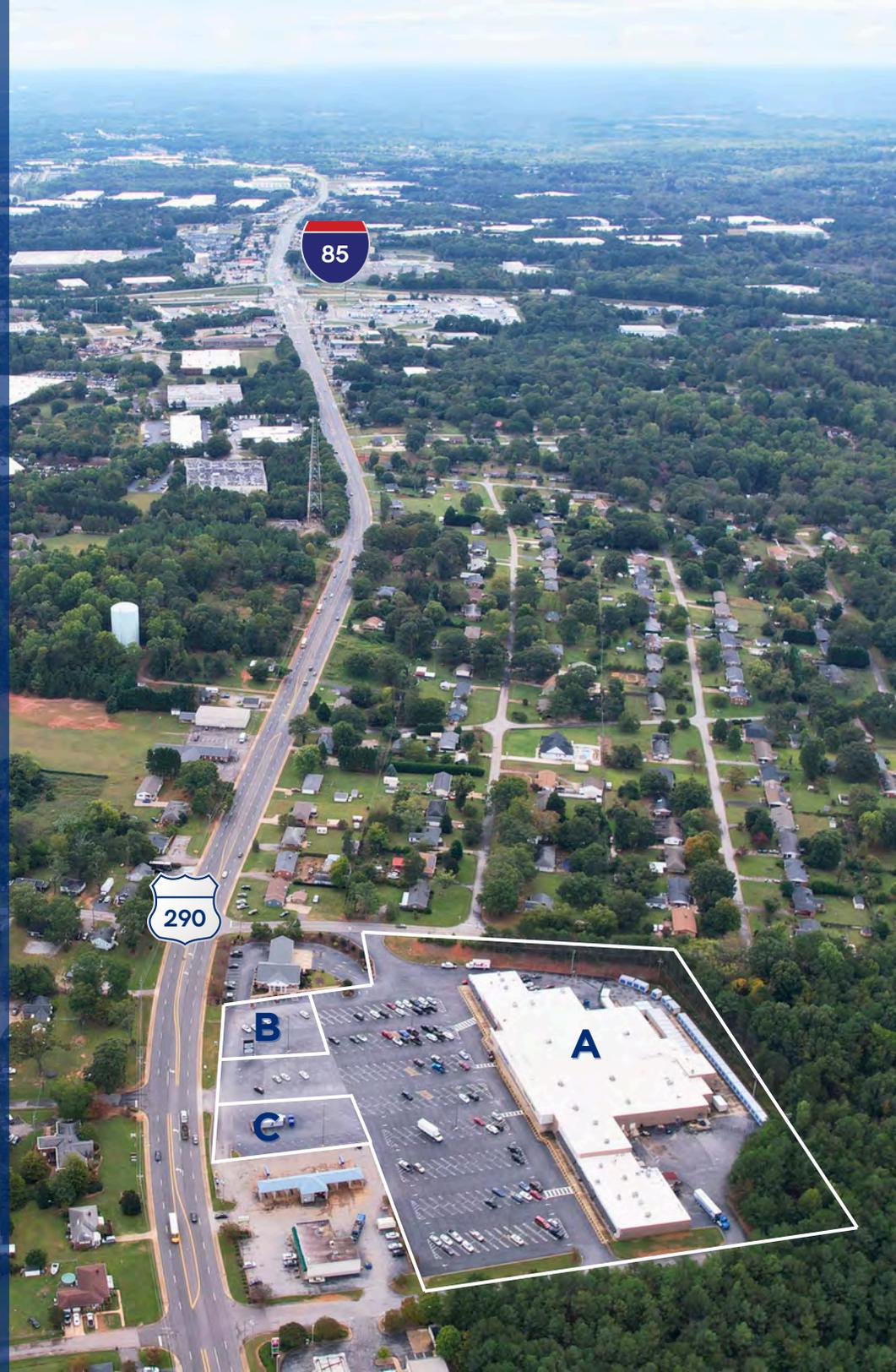
- Located in Greenville/Spartanburg (MSA)
- Excellent visibility from high-traffic corridor
- Strong retail tenant mix including Dollar Tree
- Opportunity for rent increases in storage facility
- Traffic Count: ±19,700 VPD
- Less than ±1.5 miles to I-85 (Exit 63)
- Less than ±4.5 miles to BMW Manufacturing (North American Headquarters)

PROPERTY SUMMARY

An aerial photograph showing a large industrial property in the foreground, featuring a long white warehouse building and a full parking lot with many vehicles. The property is situated along a major road that runs vertically through the center of the image. To the left and right of the road are residential neighborhoods with houses and trees. In the background, there are more industrial buildings and a large open field. The sky is clear and blue.

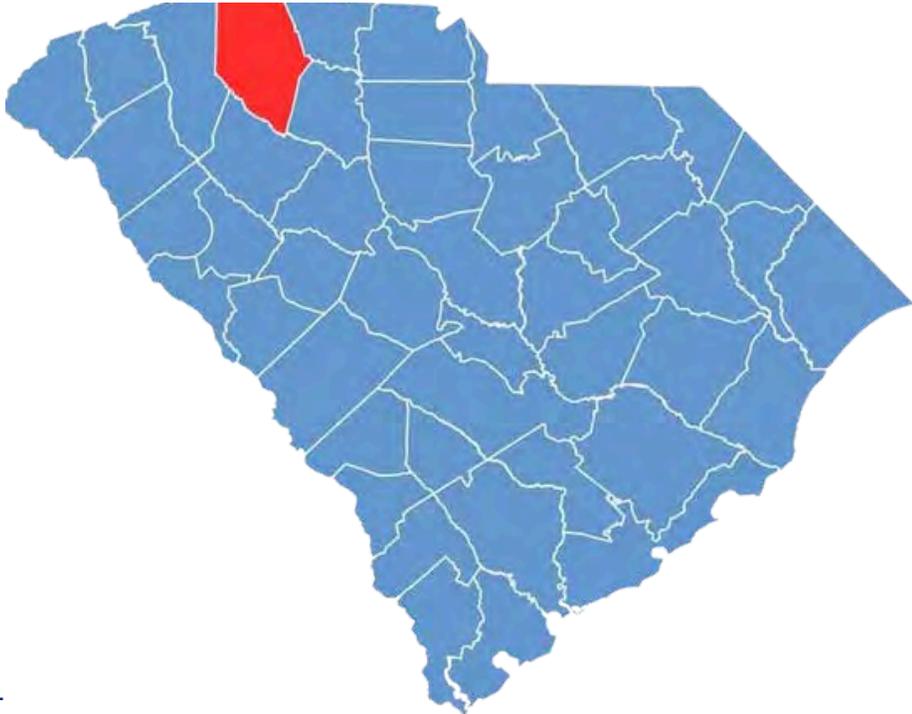
PROPERTY OVERVIEW

Address:	700 E Main St. Duncan, SC
County:	Spartanburg
Acreage:	Total of ±8.06
• Parcel A:	±7.19
• Outparcel B:	±0.5
• Outparcel C:	±0.37
Zoning:	DT-3
Year Built:	1994
Foundation:	Concrete Slab
Exterior:	Block
Retail Suites:	8
Storage Units:	245
• Climate Controlled:	200
• Non Climate Controlled:	45
Total Net Rentable SF:	±68,475
• NRSF - Storage SF:	±32,475
• NRSF - Retail SF:	±36,000





Spartanburg, South Carolina, is quickly becoming one of the most compelling markets in the Southeast for commercial investment. Located in the heart of the Upstate, the city’s access to major interstates, ports, and rail lines makes it a natural hub for logistics, distribution, and manufacturing. A diverse economy, anchored by industry leaders like BMW, Michelin, and Milliken, continues to fuel job growth and attract new businesses, while ongoing investments in infrastructure, workforce training, and community development have created a strong foundation for long-term success.



For investors, Spartanburg offers both immediate opportunity and steady growth potential. The city’s downtown is undergoing a wave of revitalization with new retail, office, and mixed-use projects, and surrounding corridors are seeing rapid residential and commercial expansion. Local leadership has prioritized smart growth and business-friendly policies, helping to sustain demand across industrial, retail, and multifamily sectors. With its strategic location, growing population, and strong economic base, Spartanburg is well-positioned as a market where commercial assets can deliver meaningful returns over time.

POPULATION OVERVIEW

DUNCAN, SC	4,175 2023	4,675 2025	5,500+ 2028
SPARTANBURG COUNTY, SC	358,690 2023	378,198 2025	375,000+ 2028
GSP MSA	975,480 2023	982,000 2025	1,000,000+ 2028





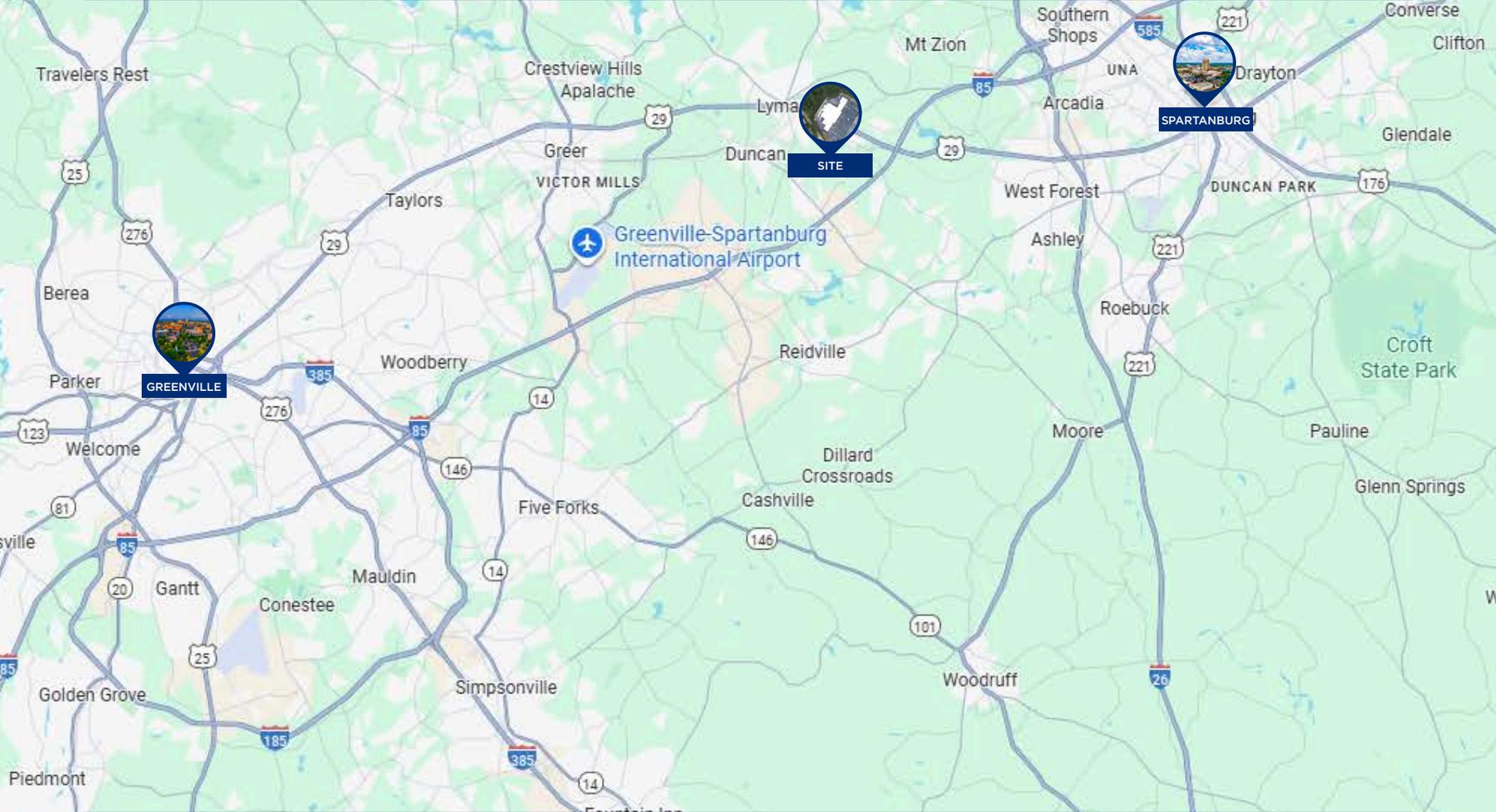
DEMOGRAPHICS

POPULATION & GROWTH	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,128	21,848	52,275
HOUSEHOLDS	1,283	8,530	19,918
AVERAGE SIZE HOUSEHOLD	2.44	2.55	2.61
MEDIAN AGE	36.4	36.3	37.4
MEDIAN HOUSEHOLD INCOME	\$60,242	\$63,416	\$71,775
MEDIAN HOME VALUE	\$230,143	\$252,306	\$271,098





SITE LOCATION



• ±16.3 MI FROM GREENVILLE • ±11.2 MI FROM SPARTANBURG

SURVEY

PARCEL A

- Tax Map #:5-20-00-040.02
- ±7.19 Acres

PARCEL B

- Tax Map #:5-20-00-040.18
- ±0.5 Acres

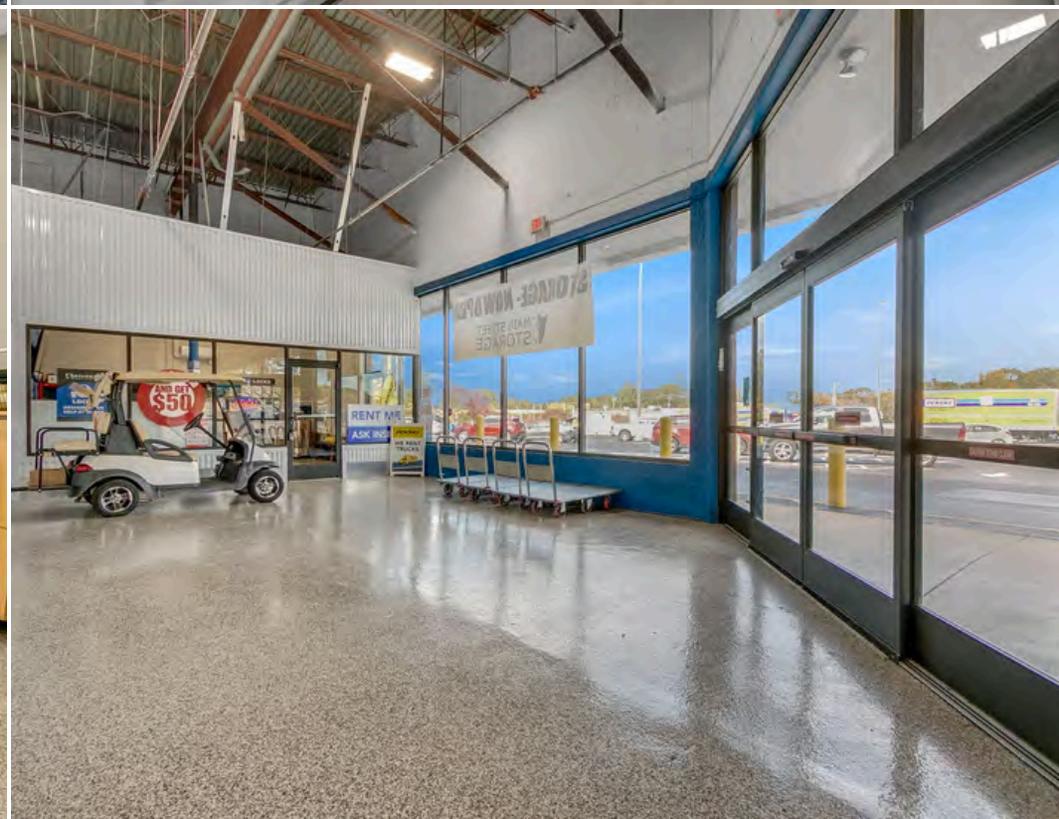
PARCEL C

- Tax Map #:5-20-00-040.17
- ±0.37 Acres













SITE



ABOUT REEDY



BROKERAGE OVERVIEW

At Reedy, we're not just a brokerage; we're a team built on collaboration, culture, and results. Our people are our greatest investment, and we equip them with the tools, support, and opportunities to thrive.

The Reedy Advantage

- Competitive commission splits designed for growth
- Full in-house marketing team & broker support
- Streamlined back-office and transaction management
- Ongoing training, mentorship, and professional development
- Opportunity to grow across multiple real estate divisions (Commercial, Land, Residential, Property Management)

Culture That Sets Us Apart

- A collaborative, team-first mindset
- A fun, energetic office environment
- Community engagement and giving back locally
- Leadership that celebrates wins and supports new ideas
- A culture where hard work and personality both matter

Proven Track Record

- 1.7M+ square feet brokered
- 1,500+ transactions closed
- \$1.1 Billion in total sales volume

At Reedy Commercial, we care about the **why** behind a commercial property as much as the **what**. That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too. We're invested in every asset class of commercial real estate where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. Additionally, it's what ignites our deepest passion - turning real estate investments into legacies.

WE'VE BROKERED

\$1.1B+

VOLUME

1.7M+

SQUARE FEET

1,250+

TRANSACTIONS



CONFIDENTIALITY & DISCLAIMER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.



CONTACT US



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