

# Turn Key Restaurant For Lease

1384 E Main St  
Duncan, SC

Route 290  
AMERICAN SPORTS HALL

# PROPERTY SUMMARY

1384 EAST MAIN STREET | DUNCAN, SC 29334



## Property Summary

Address:	1384 E Main St
City:	Duncan, SC
APN #:	5-25-04-041.00
Lease Rate:	\$30 PSF
Service Type:	NNN
Rentable SF:	+/-6,910
Lease Term:	Negotiable
Parking Spaces:	80
Kitchen Equipment:	Included
Furniture:	Included

## Property Overview

Divine Group is excited to present this 6,910 SF fully built-out restaurant space, ideally located at 1384 East Main Street, Duncan, SC, near the intersection of Route 290 and I-85. Formerly operating as the popular Route 290 American Sports Grill, this second-generation restaurant space offers a rare turnkey opportunity for restaurant operators to move into a fully equipped, stylish, and functional space in a thriving market.

The interior is thoughtfully designed and fully built out, featuring a wrap-around bar, private dining or party room, booths, hard-top tables, high-top tables, and modern finishes throughout. The property comes with an extensive equipment package, including TVs, pool tables, and all essential kitchen equipment and furniture, allowing for a seamless transition for the next operator. Stylish touches such as fresh paint, polished floors, and contemporary lighting complete the inviting and professional atmosphere.

The property's prime location along Route 290 provides outstanding visibility and accessibility, with immediate access to I-85, making it a convenient destination for both local and regional customers. Ample on-site parking further enhances its appeal for staff and patrons alike. Situated in Duncan, SC, one of the fastest-growing regions in the Upstate, the property benefits from proximity to major residential communities, commercial hubs, and Spartanburg County's expanding economy, ensuring a steady flow of potential customers.

This turnkey restaurant space offers an exceptional opportunity for operators looking to establish or expand in a

## Location Overview

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# PROPERTY PHOTOS

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1,



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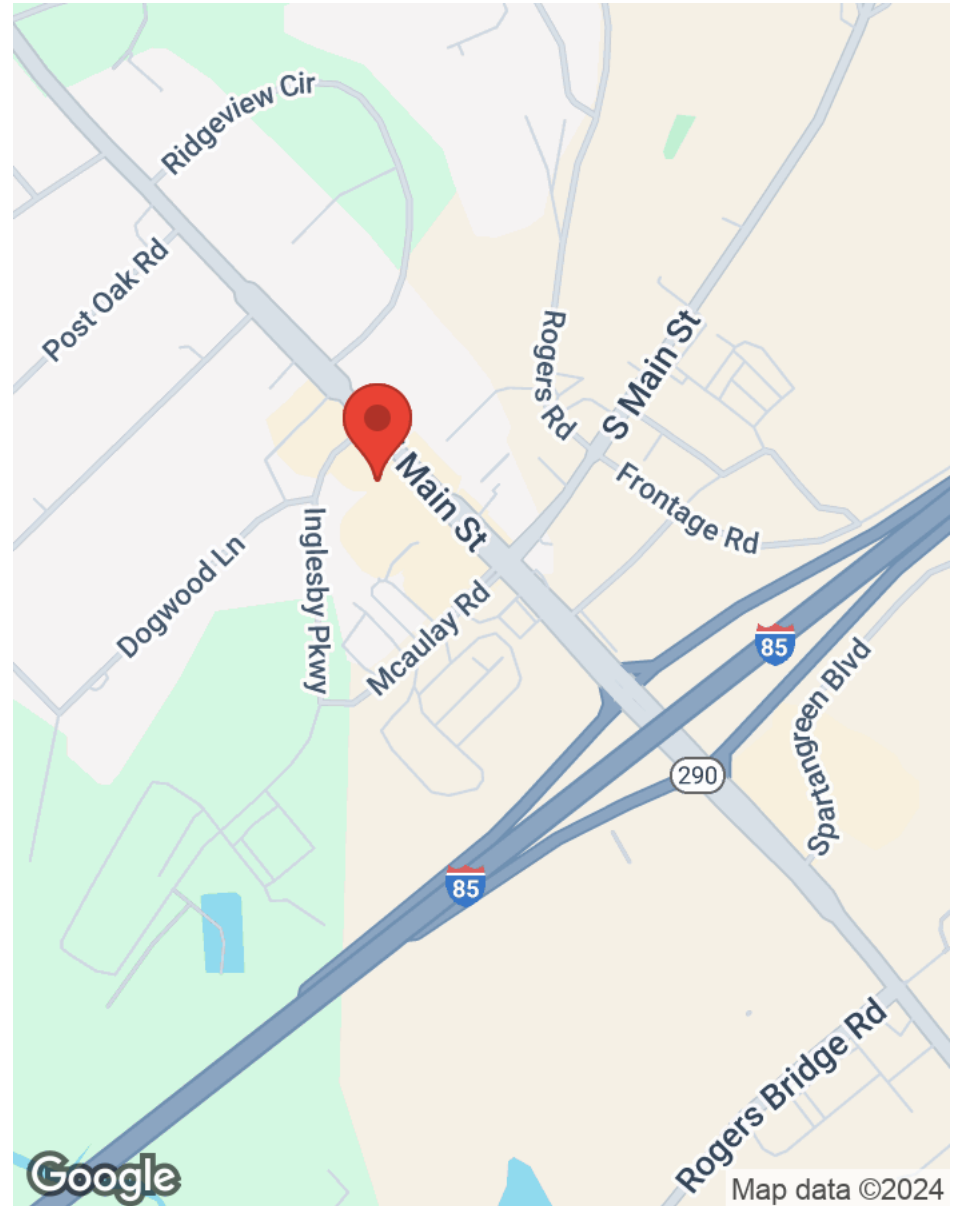


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# LOCATION MAPS

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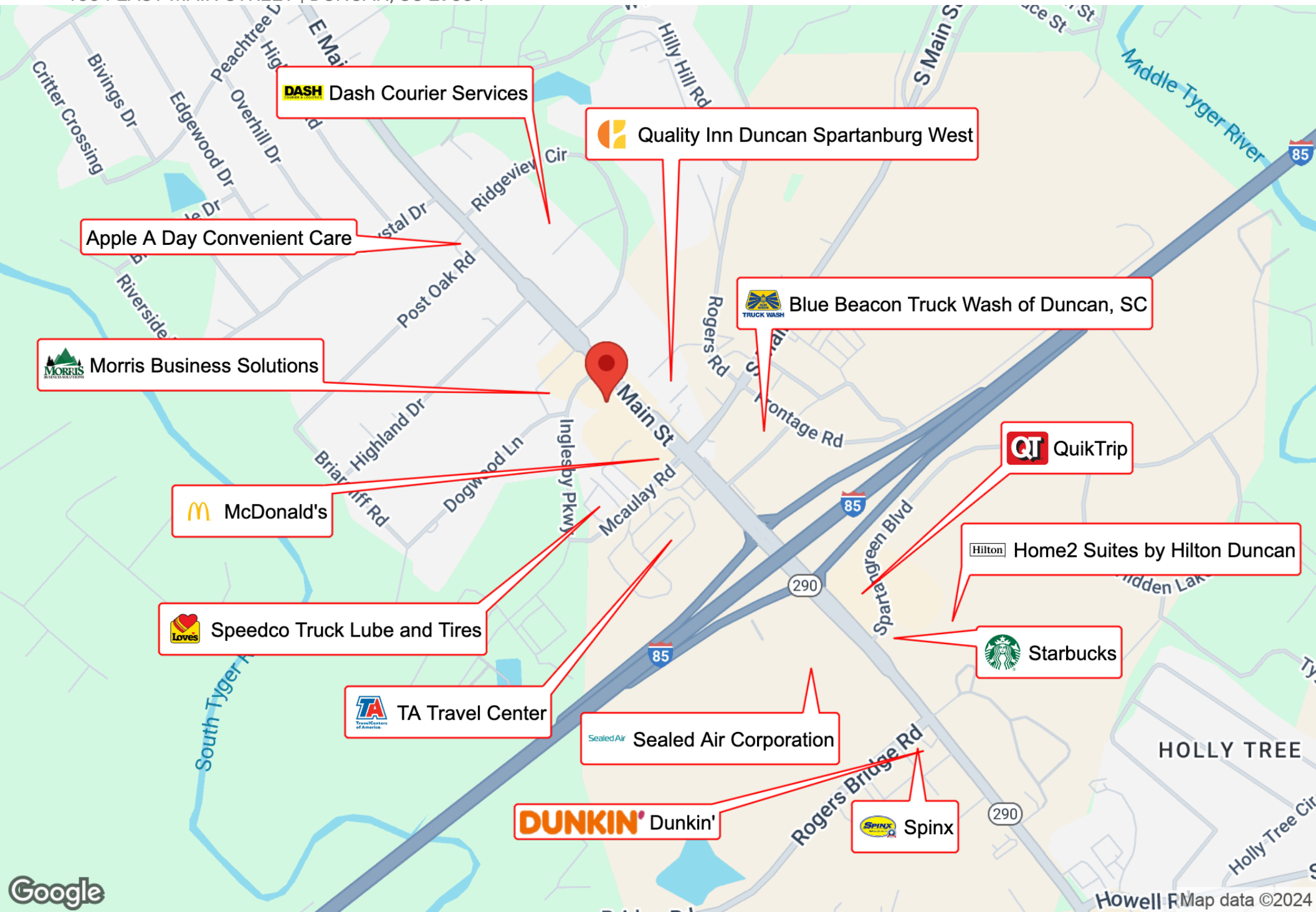


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# BUSINESS MAP

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**DASH** Dash Courier Services

**Quality Inn** Duncan Spartanburg West

**Apple A Day** Convenient Care

**Blue Beacon** Truck Wash of Duncan, SC

**MORRIS** Business Solutions

**McDonald's**

**QT** QuikTrip

**Loves** Speedco Truck Lube and Tires

**Hilton** Home2 Suites by Hilton Duncan

**TA** Travel Center

**Sealed Air** Sealed Air Corporation

**Starbucks**

**DUNKIN'** Dunkin'

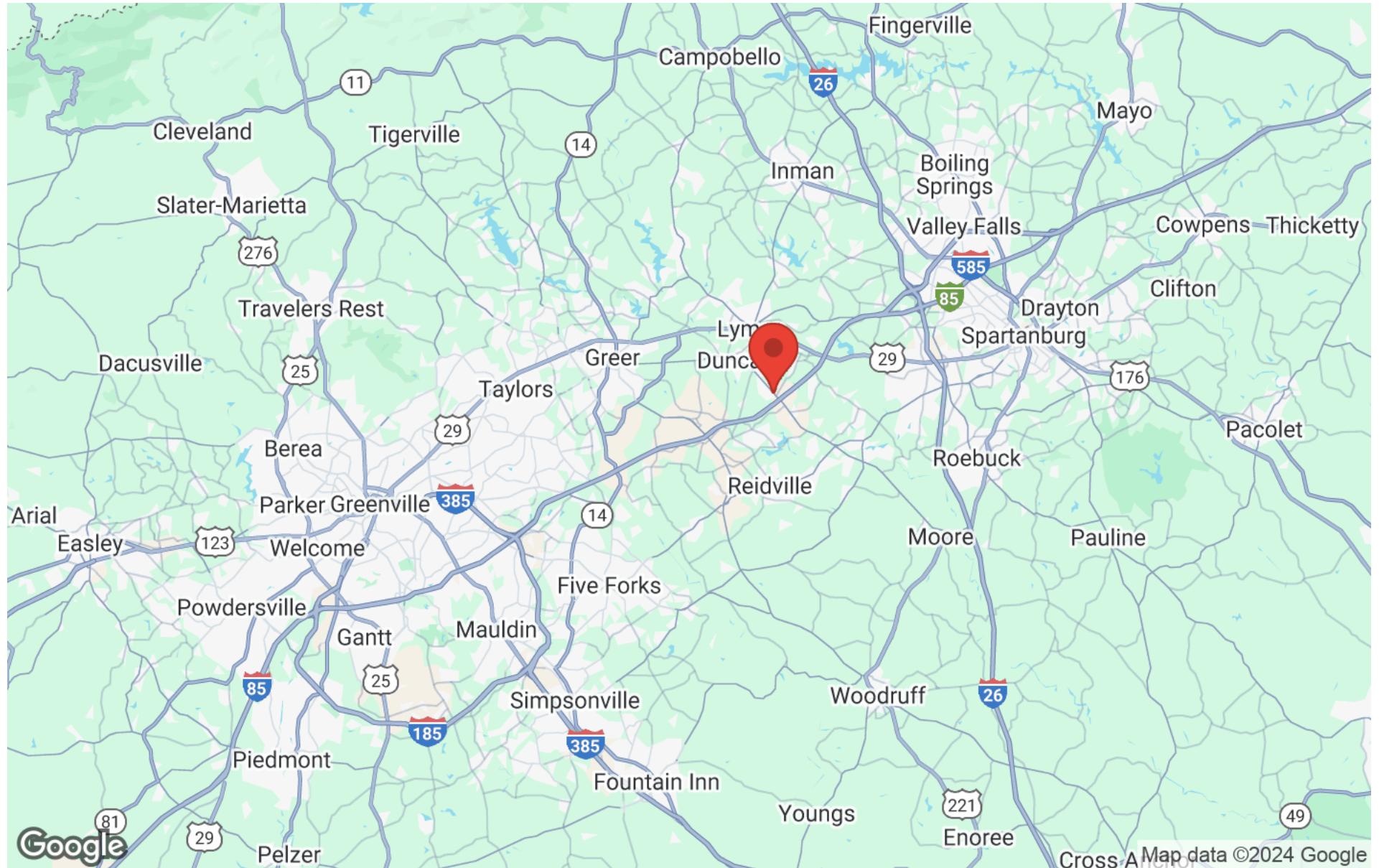
**SPINX** Spinx

HOLLY TREE



# REGIONAL MAP

1384 EAST MAIN STREET | DUNCAN, SC 29334



# AERIAL MAP

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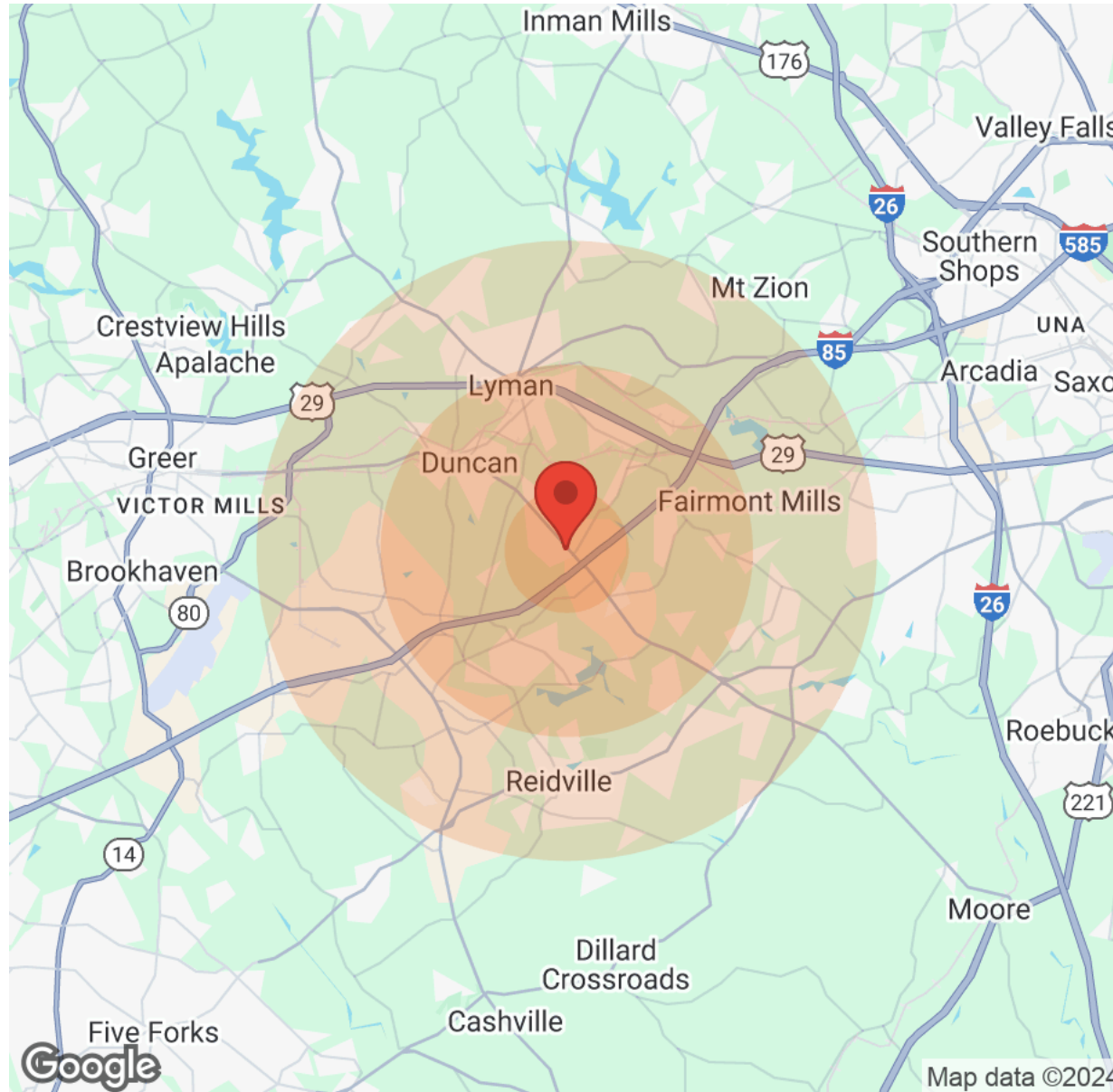


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# DEMOGRAPHICS

1384 EAST MAIN STREET | DUNCAN, SC 29334



Population	1 Mile	3 Miles	5 Miles
Male	931	8,881	16,051
Female	922	9,271	16,319
Total Population	1,853	18,152	32,370

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	440	4,081	6,830
Ages 15-24	251	2,543	4,656
Ages 25-54	629	7,144	12,658
Ages 55-64	218	2,045	3,953
Ages 65+	315	2,339	4,273

Race	1 Mile	3 Miles	5 Miles
White	1,163	13,299	24,472
Black	589	3,691	5,951
Am In/AK Nat	N/A	8	10
Hawaiian	N/A	N/A	N/A
Hispanic	163	1,155	2,005
Multi-Racial	190	1,632	2,804

Income	1 Mile	3 Miles	5 Miles
Median	\$58,273	\$38,586	\$42,095
< \$15,000	135	1,060	1,949
\$15,000-\$24,999	78	813	1,363
\$25,000-\$34,999	48	966	1,589
\$35,000-\$49,999	158	760	1,605
\$50,000-\$74,999	100	1,432	2,610
\$75,000-\$99,999	121	885	1,625
\$100,000-\$149,999	32	629	1,107
\$150,000-\$199,999	34	275	323
> \$200,000	N/A	147	179

Housing	1 Mile	3 Miles	5 Miles
Total Units	794	7,908	14,348
Occupied	716	7,032	12,829
Owner Occupied	434	4,817	9,432
Renter Occupied	282	2,215	3,397
Vacant	78	876	1,519

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Meet Tim, an accomplished commercial real estate professional with a proven track record of success and a true passion for real estate. As a key member of the Divine Group team, Tim is responsible for pre-leasing available spaces, assisting with property development and acquisitions, and managing properties and assets.

Tim's specialized focus is on retail, office, and mixed-use properties throughout the upstate region of South Carolina. With extensive experience in buying, selling, and leasing commercial real estate, he has honed his skills to provide unparalleled service to clients. Prior to joining Divine Group, Tim represented big-box retailers such as Dick's Sporting Goods, Golf Galaxy, Designer Shoe Warehouse, and Filene's Basement, among others.

In addition to his professional achievements, Tim is deeply committed to the Greenville community and actively coaches youth hockey at the local ice rink. When he's not working or coaching, he loves to hit the links and play golf. With his drive, dedication, and expertise, Tim is poised to excel and make a significant impact in the commercial real estate industry.

**Tim McDougall**

VP of Commercial Leasing & Development

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# DISCLAIMER

1384 EAST MAIN STREET

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