

DUNCAN, SC

# E WADE HAMPTON BLVD & PINE RIDGE RD

OUTPARCELS & RETAIL SPACE AVAILABLE FOR LEASE





## PROJECT DETAILS

### AVAILABLE SF

10,500 SF of retail space available

### LOT SIZE

±0.91-±1.45 SF

### TRAFFIC COUNTS

23,600 ADT on E Wade Hampton Blvd

### PROPERTY HIGHLIGHTS

- Several high visible and accessible outparcels available for Lease
- Up to 10,500 SF of retail inline with grocery anchored shopping center
- Located at the heavily trafficked intersection of E Wade Hampton Blvd and Pine Ridge Rd
- Proposed full movement at every point of access
- Over 3,000 homes in development within a three mile radius

### LEASE RATE

Call to discuss



#### DEMOGRAPHICS

#### 3 MILES

#### 5 MILES

#### 7 MILES

#### TOTAL HOUSEHOLDS

7,919

21,119

42,581



#### TOTAL POPULATION

21,209

55,856

111,141

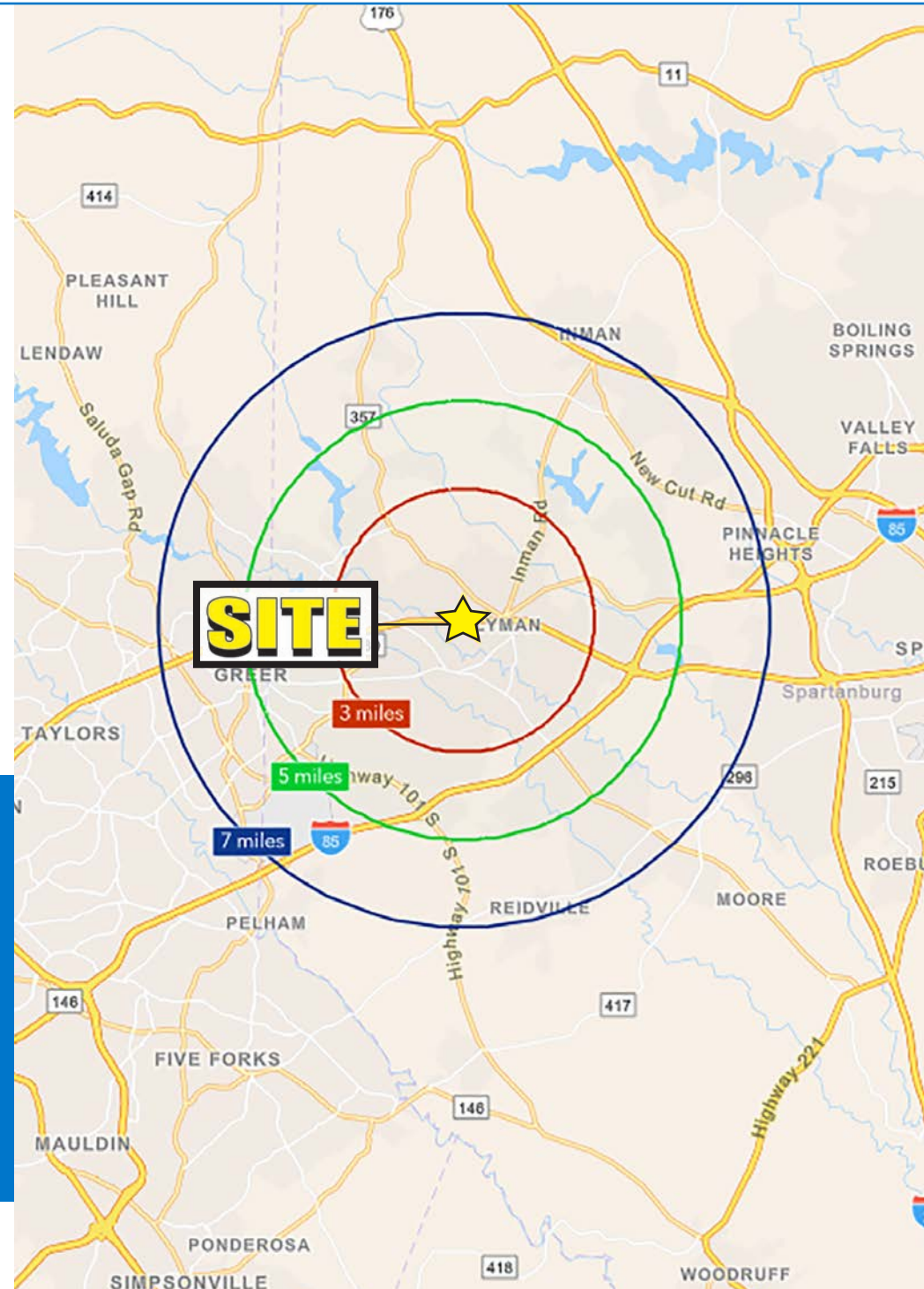


#### MEDIAN HH INCOME

\$59,527

\$60,933

\$66,167



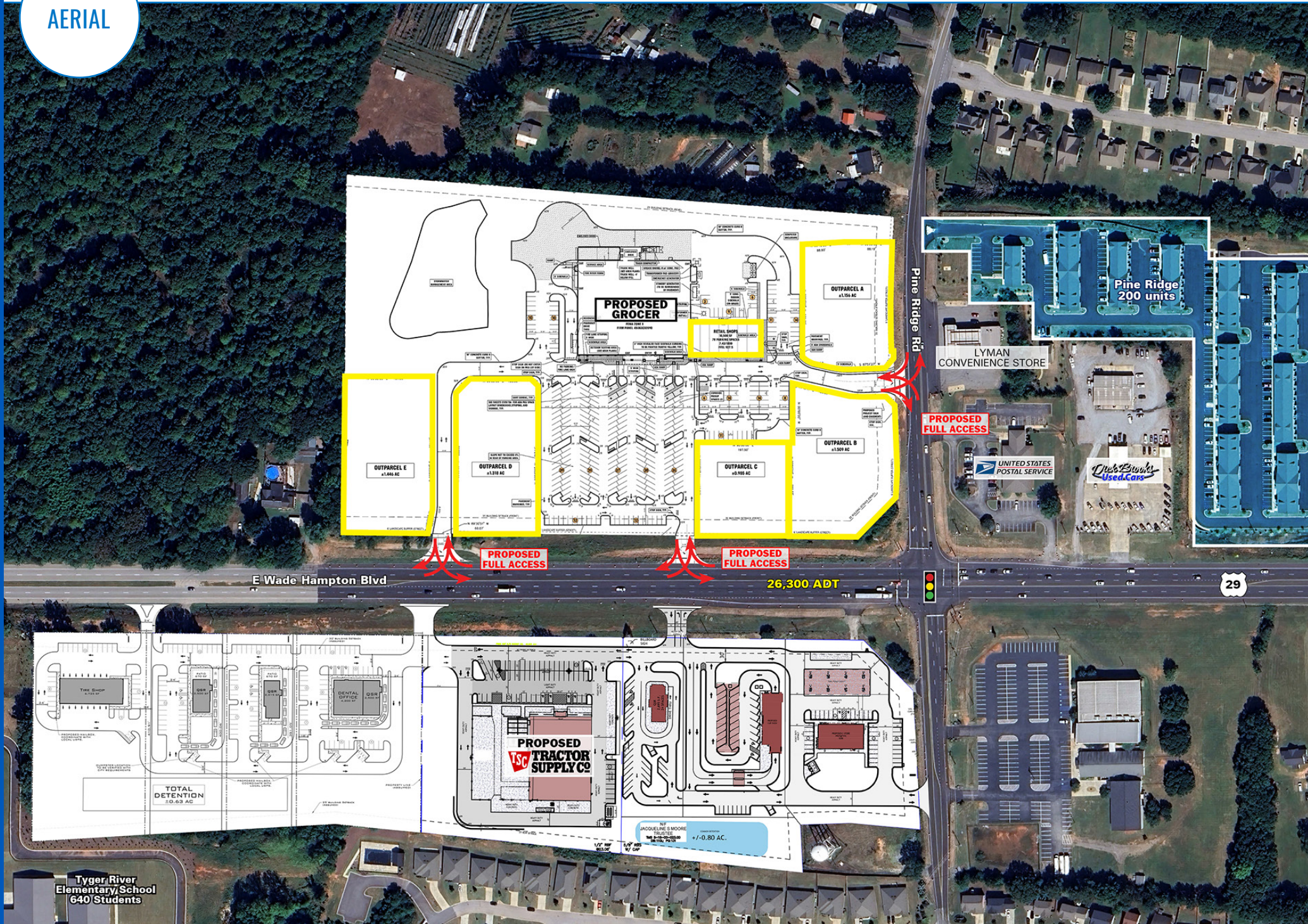


AERIAL

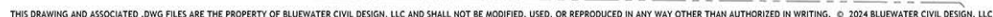




AERIAL









SOUTH CAROLINA

# DUNCAN

Centrally located between Greenville and Spartanburg, SC, Duncan benefits from a close proximity to I-85 and Hwy 29, making Duncan an ideal place for industrial businesses to locate. Flanked to its north by the Middle Tyger River and to its south by the South Tyger River (not to mention our own waterpark known as Shipwreck Cove), Duncan has no shortage of water fun for everyone! Our new Duncan Event Center at Stone Ledge Park is available to host your special event, and Tyger River Park, a premier sports complex with large playground and amphitheater, also adds to the great quality of life enjoyed in and around Duncan.

Duncan is a suburb of with a population of 4,175. Duncan is in Spartanburg County and is one of the best places to live in South Carolina. Living in Duncan offers residents a sparse suburban feel and most residents own their homes. Many families live in Duncan and residents tend to lean conservative. The public schools in Duncan are above average.



DUNCAN, SC

## E WADE HAMPTON BLVD & PINE RIDGE RD

**OUTPARCELS & RETAIL SPACE AVAILABLE FOR LEASE**

### ROBEY SPRATT

704.697.1901  
RSPRATT@ATLANTICRETAIL.COM

### BEN GOULD

704.697.1905  
BGOULD@ATLANTICRETAIL.COM

ALBANY

ATLANTA

BOSTON

WEST PALM BEACH

LOS ANGELES

NEW YORK CITY

ORLANDO

PITTSBURGH

[WWW.ATLANTICRETAIL.COM](http://WWW.ATLANTICRETAIL.COM)

[LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES](https://www.linkedin.com/company/atlantic-retail-properties)

[INSTAGRAM.COM/ATLANTIC\\_RETAIL/](https://www.instagram.com/atlantic_retail/)

**REALTY** RESOURCES **CHAINLINKS**  
RETAIL ADVISORS

### CHARLOTTE

THREE MORROCROFT CENTRE  
CHARLOTTE, NC 28211  
704.697.1900