



1384 VICTOR HILL ROAD

1384 Victor Hill Rd, Duncan, SC 29334

MAX KINSER

Vice President
404.791.0865
max@mccoywright.com





VIDEO

PROPERTY DESCRIPTION

1384 Victor Hill Rd. represents a great opportunity to purchase a turnkey tractor trailer and bus painting facility with copious outdoor storage in a great location. The property is approximately 5,000/SF with 800/SF of office space. Property features two spray booths (a 50x25 downdraft with air make up unit and a 55x25 with side draft) a 325/SF mixing room, and a 15HP helical air compressor with 2 driers that will convey with the sale. There is also a large fiber reinforced concrete apron surrounding the building for parking/storage of large trucks/heavy equipment. The property lends itself to a variety of uses but it specifically tailored to painting trucks, trailers, buses, and heavy equipment.

OFFERING SUMMARY

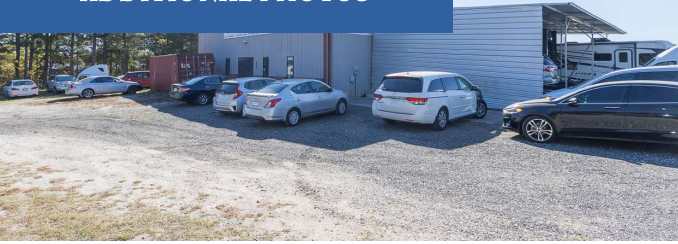
Sale Price:	\$1,800,000
Building Size:	5,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	280	4,680	17,961
Total Population	825	12,252	45,936
Average HH Income	\$74,008	\$69,690	\$68,603



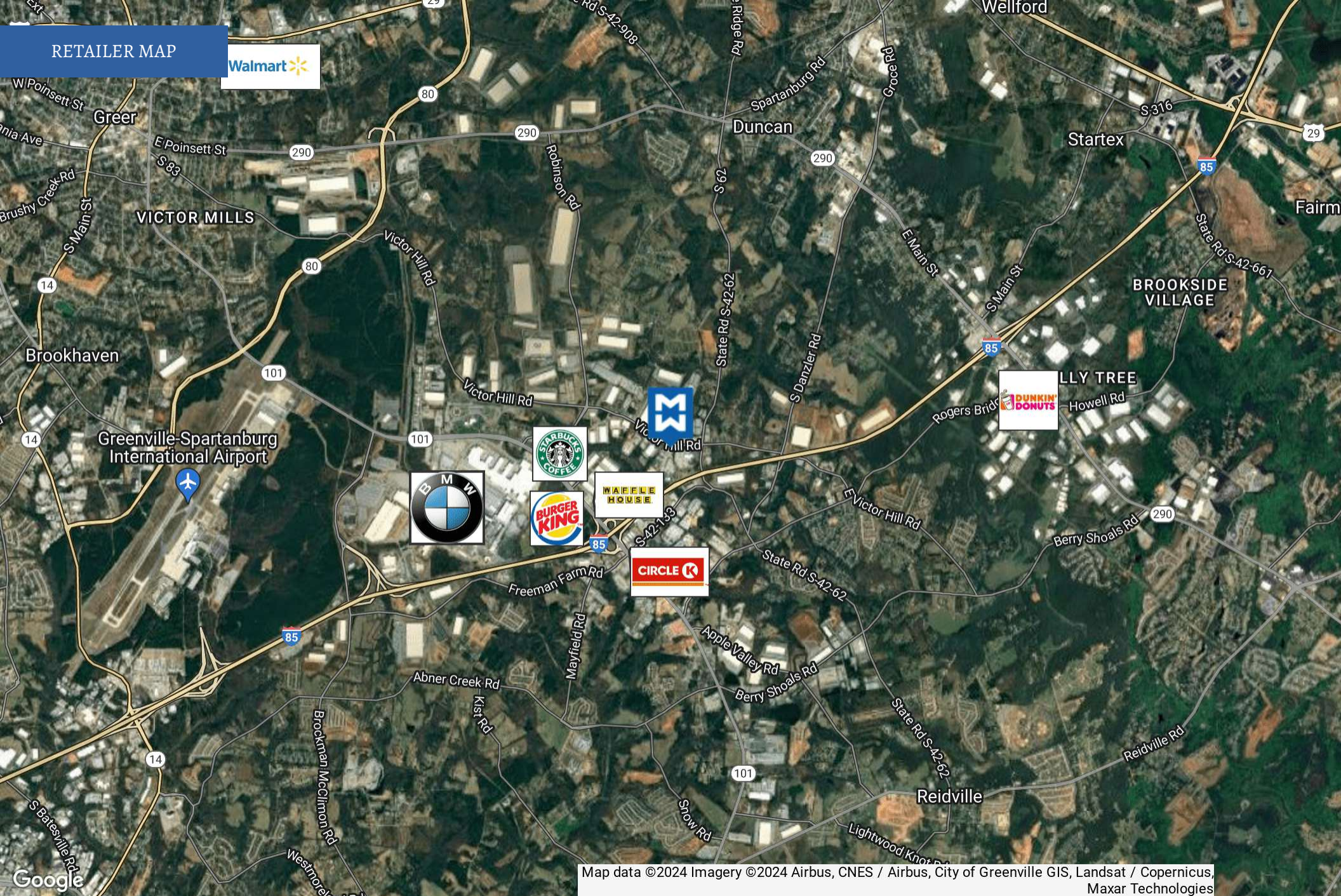
Max Kinser, Vice President | 404.791.0865 | max@mccoynwright.com

ADDITIONAL PHOTOS



Max Kinser, Vice President | 404.791.0865 | max@mccoywright.com

RETAILER MAP



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, City of Greenville GIS, Landsat / Copernicus, Maxar Technologies



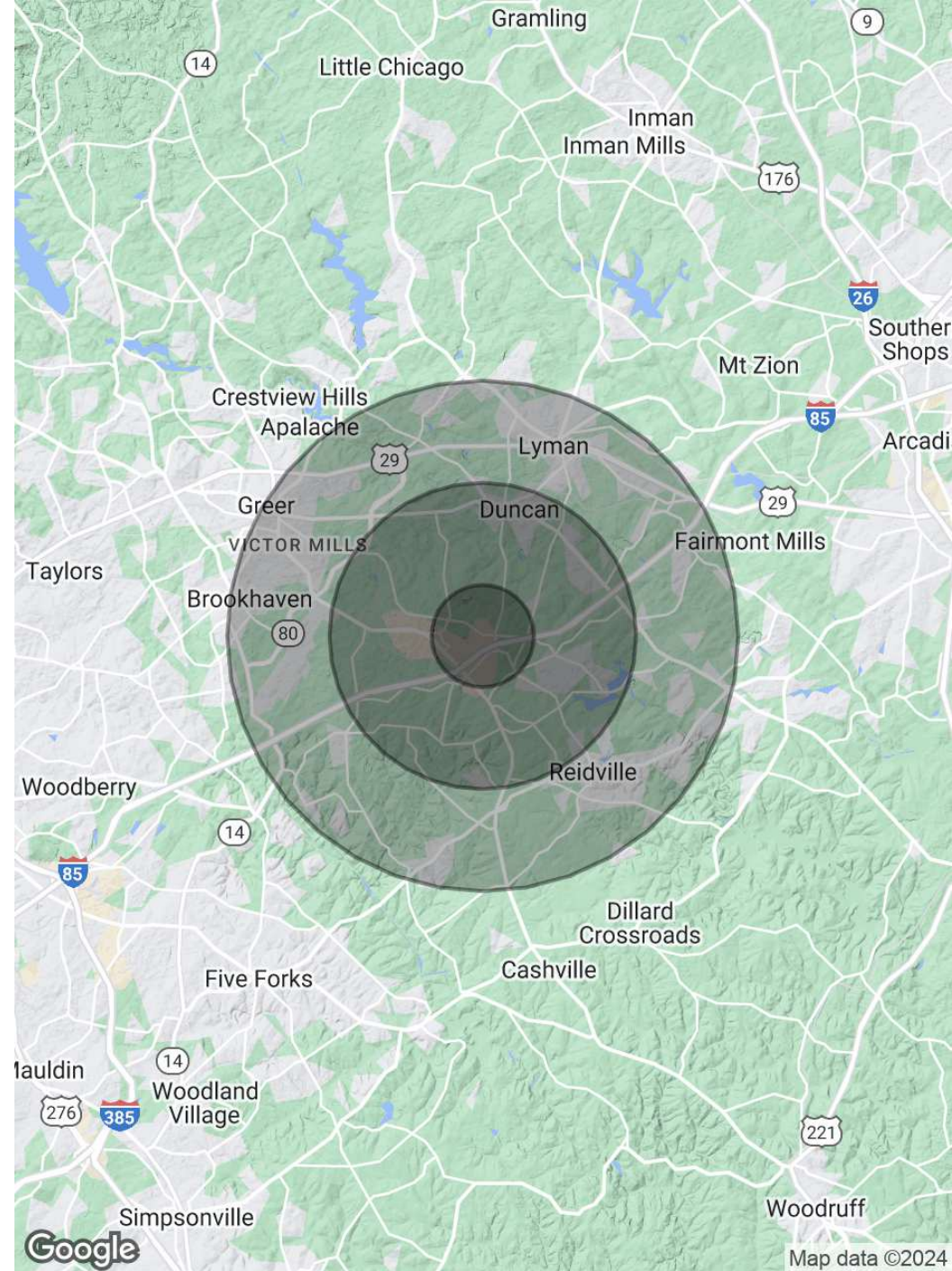
Max Kinser, Vice President | 404.791.0865 | max@mccoyswright.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	825	12,252	45,936
Average Age	37.1	36.2	37.2
Average Age (Male)	43.7	35.9	35.8
Average Age (Female)	27.2	34.9	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	280	4,680	17,961
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$74,008	\$69,690	\$68,603
Average House Value	\$164,959	\$174,501	\$174,926

2020 American Community Survey (ACS)



Max Kinser, Vice President | 404.791.0865 | max@mccoyswright.com



MAX KINSER

Vice President

Direct: 404.791.0865
max@mccoywright.com



Max Kinser, Vice President | 404.791.0865 | max@mccoywright.com