



BUILD-TO-SUIT OR GROUND LEASE

E WADE HAMPTON BLVD & PINE RIDGE RD | DUNCAN, SC

1.63 +/- ACRES

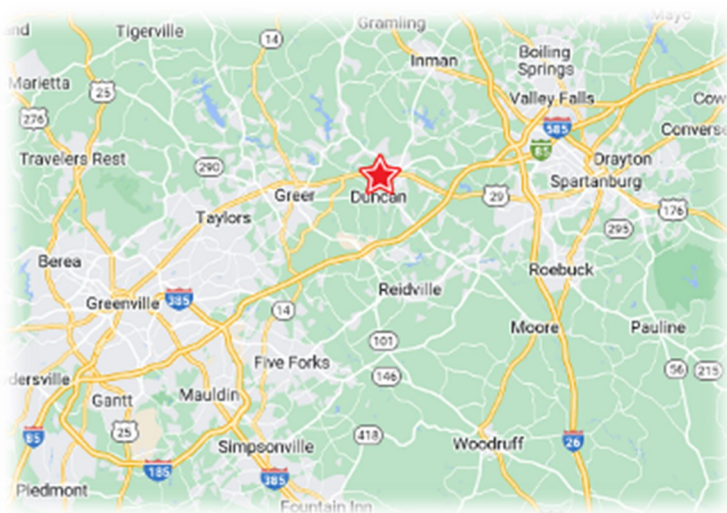


Property Highlights

- ◆ Last parcel available 1.63 acres GL or BTS
- ◆ Strong traffic counts at a signalized intersection on a major commuter corridor between Greenville and Spartanburg
- ◆ Multiple access points on E Wade Hampton Blvd with cross-access to a future Tractor Supply
- ◆ Strong residential growth with several new developments in the Lyman/Duncan area
- ◆ New Tyger River Elementary School opened August 2024
- ◆ Future Publix Supermarket on NWC

	1 Mile	3 Miles	5 Miles
Population	2,848	22,103	55,431
Average HH Income:	\$80,358	\$84,451	\$88,329
Daytime Population:	292	4,240	18,195

New Retailers Coming Soon



CONTACTS

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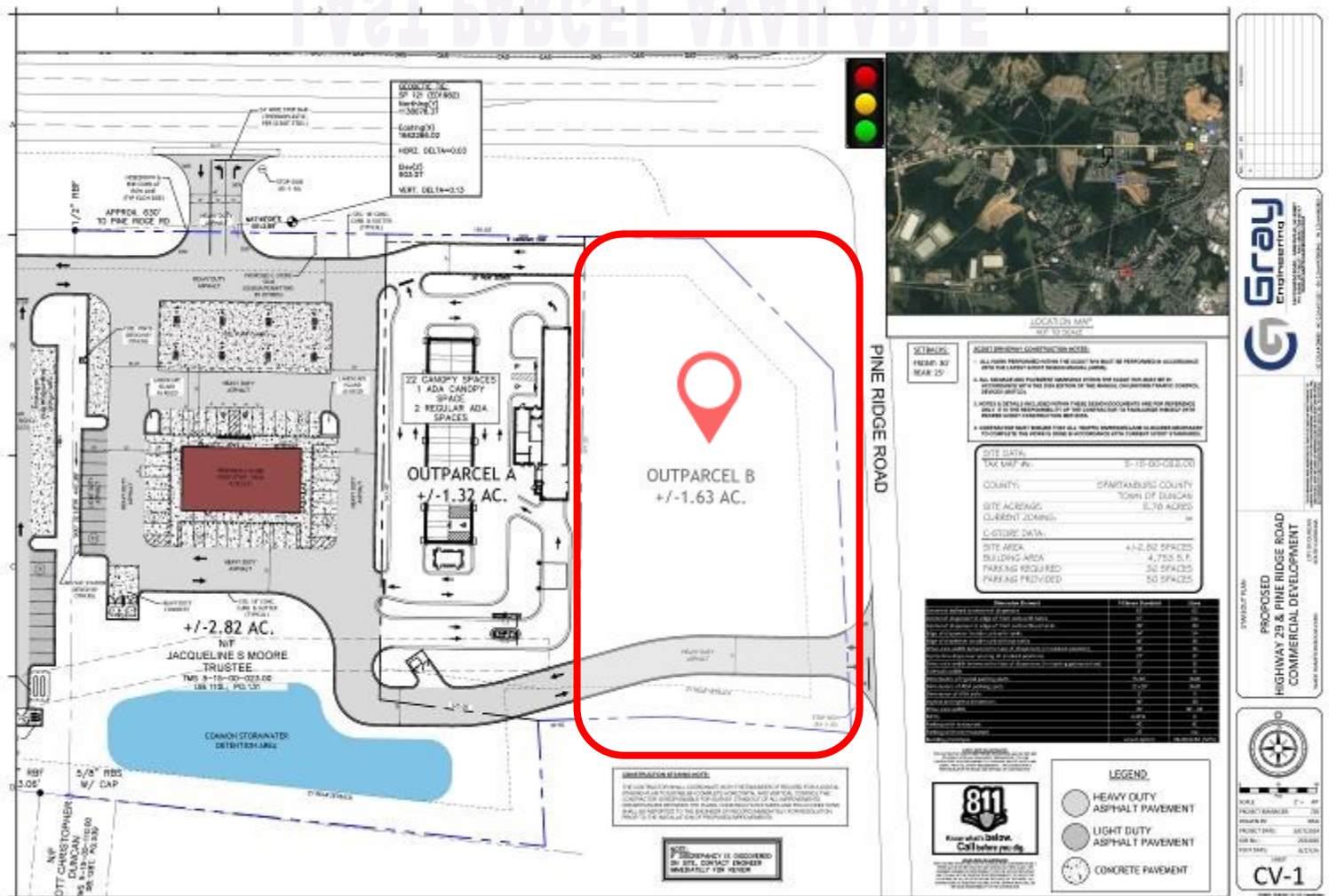
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SITE PLAN

LAST PARCEL AVAILABLE



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