

2150 E. MAIN STREET, DUNCAN

AVAILABLE FOR LEASE-BUILDING

1



AVAILABLE
1,789+/- SF

AVAILABLE
977+/- SF

WWW.SPENCERHINES.CO

M
Guy Harris Jr. 864-415-9995
harrisguyjr@spencerhines.com



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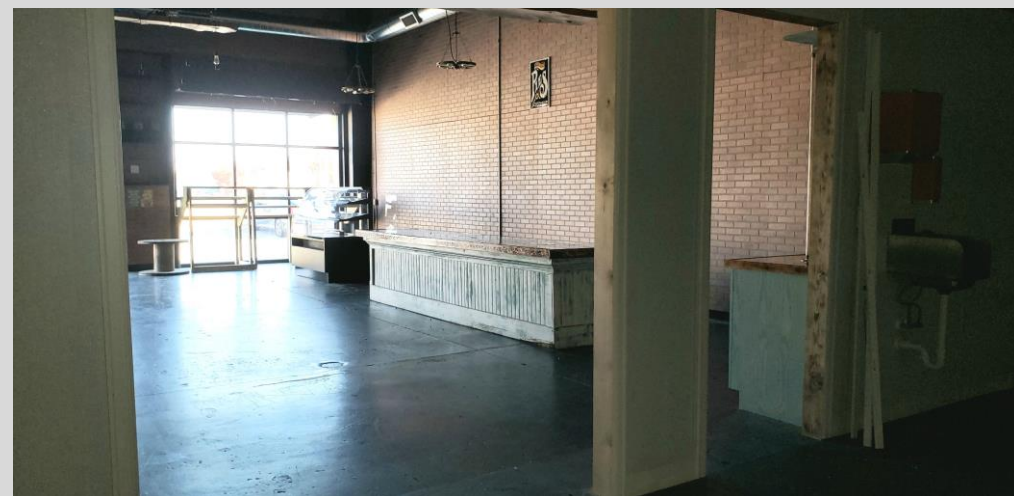
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Former Chikie's Space - 1,789+ /- SF



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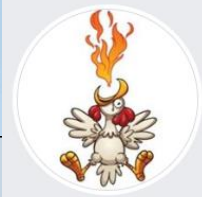


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2150 E. MAIN STREET, DUNCAN

BUILDING 1

RECENTLY LEASED –



FLAVORSHACK
Hot Chicken & Ribs

LEASED
3,015+/- SF



Lines are approximate

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BUSINESSES



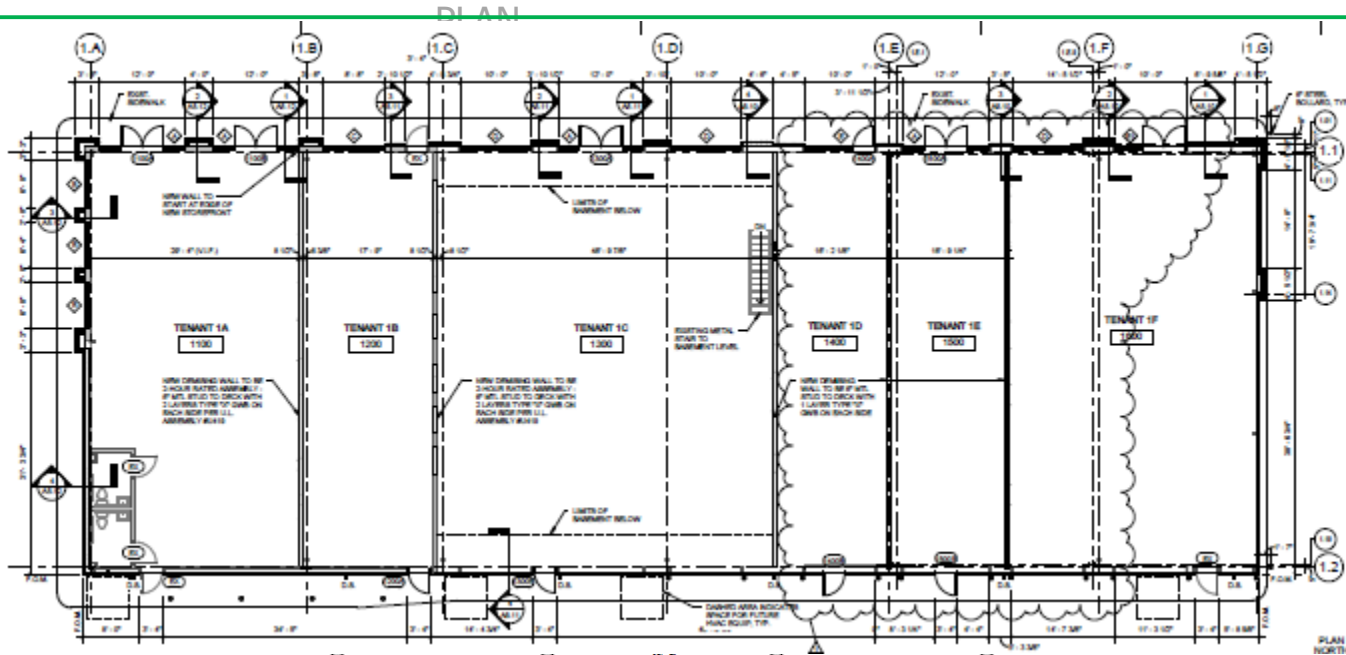
Demographics	1 Mile	3 Mile	5 Mile
Population	3,644	18,127	43,796
Projected Population (2020)	3,880	19,183	46,162
Avg. Household Income	\$88,910	\$84,329	\$78,433
Avg. Age	35.20	37.10	38.50

PROPERTY FEATURES

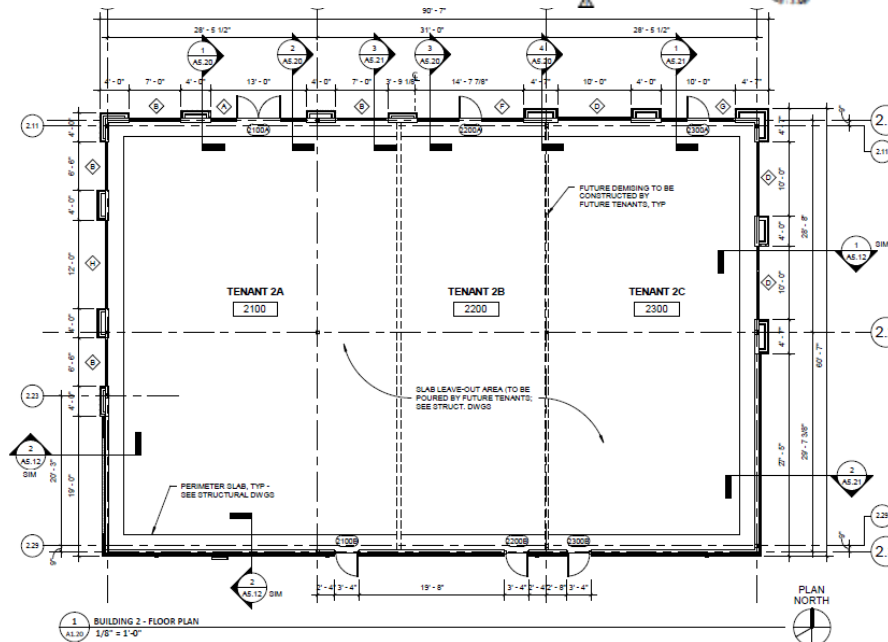
- Building 1: 977+/- SF & 1,789+/- SF Available
- Leased in Building 1: Marco's Pizza, Automation Staffing, Flavorshack
- Building 2: 1,744+/- SF & 1,192+/-SF Available
- Leased in Building 2: Tokyo Grill Express
- Restaurant, Retail or Office Use
- Building Condition Warm Vanilla Shell
- Near the Intersection of Reidville Road & Highway 290
- Reduced Lease Rate: ~~\$24/SF NNN~~ \$22/SF NNN

Traffic Counts			
Highway 290	22,750		
Reidville Road	11,857		
I-85	90,900		



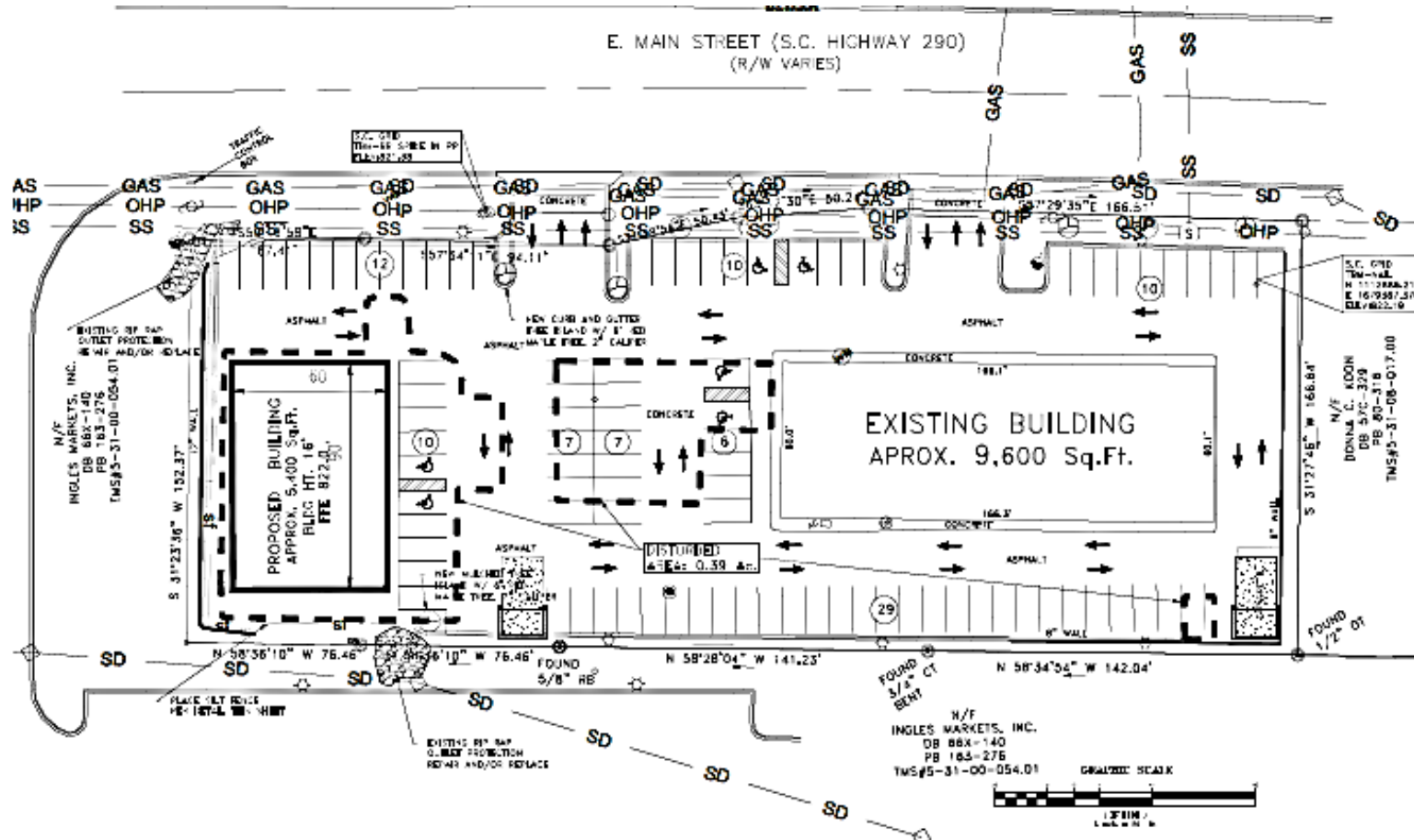


Building 1



Building 2

PLAN



OWNER:
 ATLAS DEVELOPMENT, LLC
 140 HUBBELL PLACE APT 1205
 SEATTLE, WA 98101

PROPERTY ADDRESS:
 2150 E MAIN ST.
 DUNCAN, SC 29334

ENGINEER:
 MATRIX ENGINEERING, INC.
 912 SOUTH PINE STREET
 SPARTANBURG, SC 29302
 TEL: 864-583-6274

TAX MAP NO.:
 5-31-00-015.00

PROPERTY AREA:
 1.58 ACRES

DISTURBED AREA:
 0.39 ACRE

SEAL:
 DONNA C. KOON
 DB 540-379
 PB 60-318
 TMS#5-31-00-017.00

4/15/16
Donna C. Koon

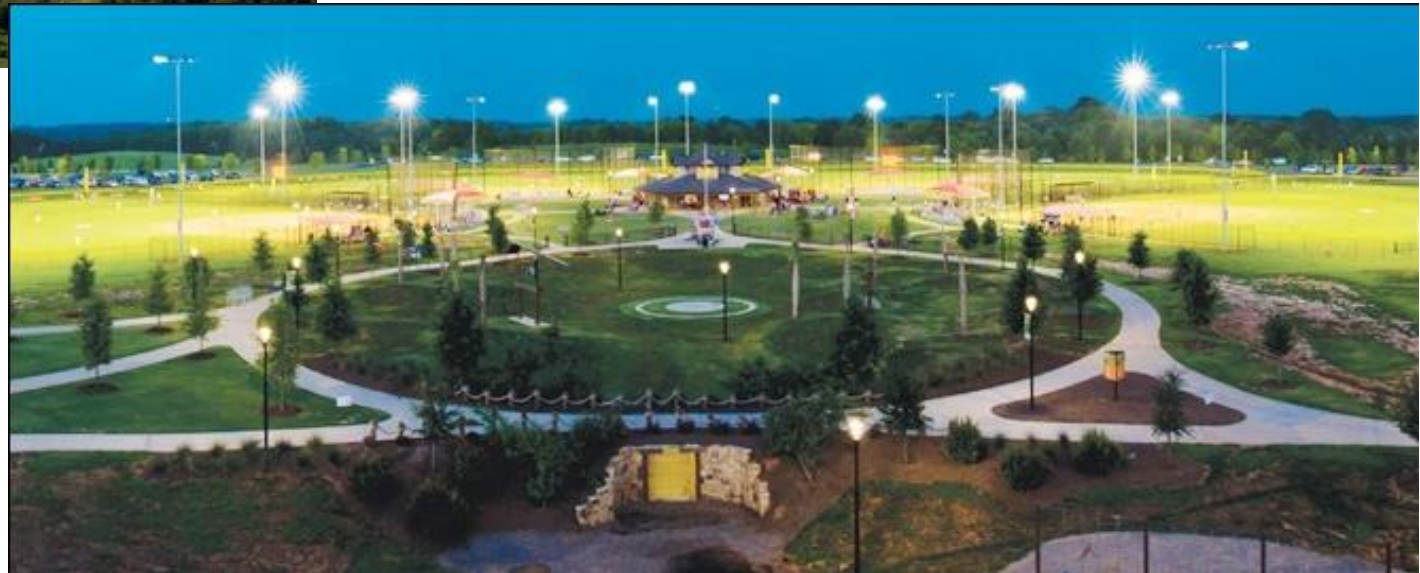
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WHY THIS

LOCATION?



2150 E. Main Street is located in Spartanburg County which is home to over 120 international businesses. This property sits off the I-85 corridor on Highway 290. The area has a dynamic economy situated 2.5 miles from Tyger River Industrial Park which is a hot spot for industrial development . Additionally Duncan is home to numerous industries and retailers. The Tyger River Park / Sports Complex which houses 12 fields, a championship stadium and unmatched site amenities is located 3.4 miles from 2150 E. Main Street. Duncan has a moderate climate throughout the year and a healthy dose of southern hospitality.



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Tyger River Park celebrates five years of hitting it out of the park

Tuesday, August 15, 2017

Built five years ago on 137 acres in the western Spartanburg County town of Reidville, Tyger River Park has quickly become one of the crown jewels of the state's sports tourism industry. The park boasts 13 baseball/softball fields, a clubhouse, a playground, picnic shelters, a 1.25-mile walking trail with outdoor fitness equipment, an 18-hole disc golf course and a splash pad. This park is used for local youth league play (primarily during the week), weekend tournaments, and special events. It's been a home run for the county's sports tourism efforts.

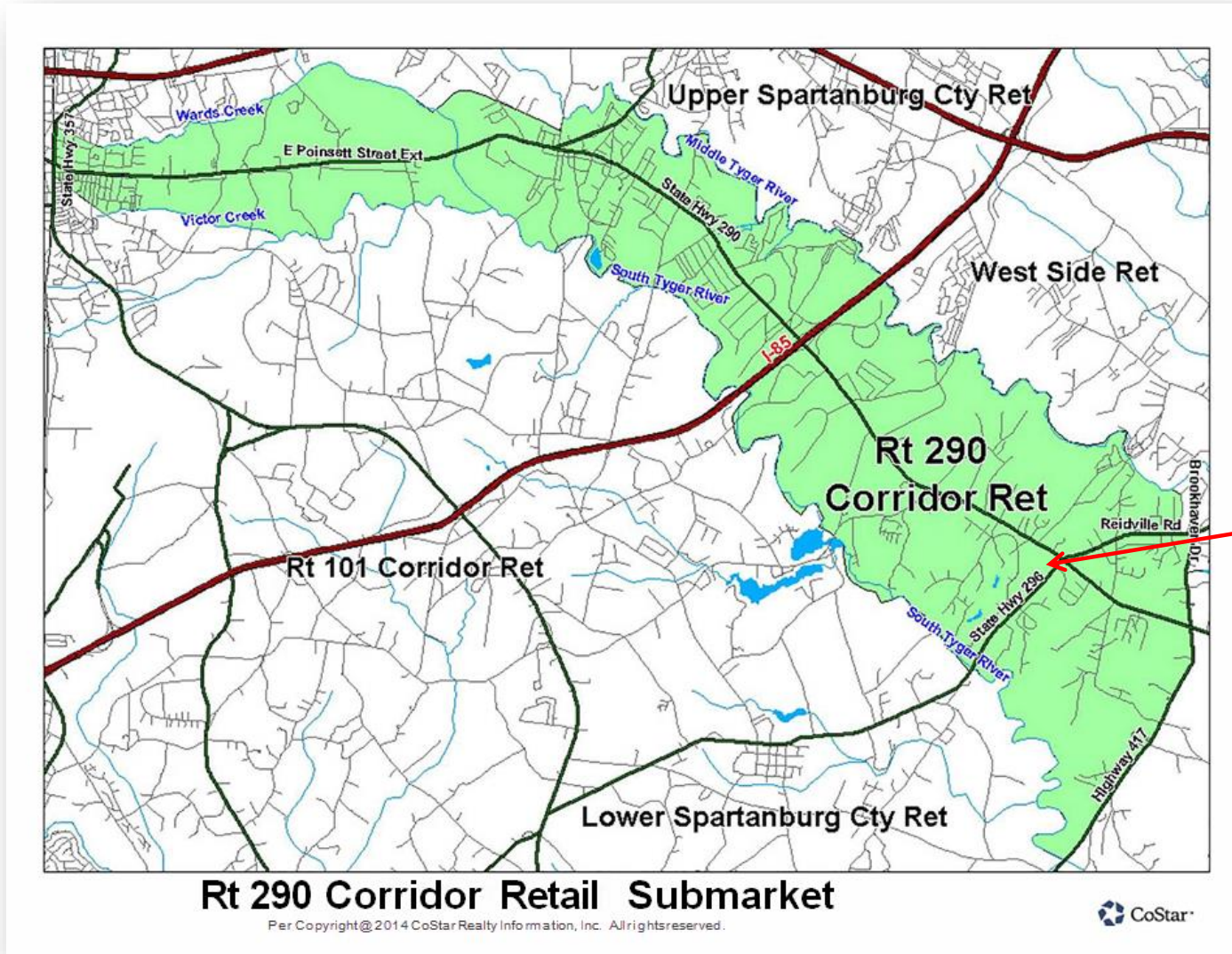
"There are not a lot of communities that can compete with 13 fields at one location," said Kevin Stiens, director of Spartanburg County Parks & Recreation since January 2016. "Tyger River allows us to sit at the table to host some great events." Spartanburg County hosted more than 2,000 teams to baseball and fast-pitch softball tournaments from July 2016 to June 2017. Those tournaments brought in more than 25,000 participants and nearly 50,000 spectators. Over the past four years, these tournaments have created an average annual economic impact of \$8.8 million, Stiens said.

In May, the park played host to the 2017 USA Girls Softball Diamond Showcase Classic. There were 126 teams competing from 10 Southeastern states from Florida to Louisiana to West Virginia. In 2018, the site will host the USA Girls Softball 12-and-under national event.

While Tyger River Park is making a national name for itself in fast-pitch softball, there's plenty of baseball, too. Two organizers that use the park on many weekends are Top Gun and the United States Specialty Sports Association. The latter held a Global World Series event at the park in July, and Tyger River will be home in September to its fall Super NIT event, one of 11 tournaments the organization planned for the park in 2017.

Written by: Chris Winston

MARKET



SITE

MARKET

