



## Great Location on Highway 290!

- Office/retail space available on Highway 290!
- Currently Operating as Pet Grooming Salon
- Business Still Open – Contact Broker for Showings
- Option to Buy Business Available
- Upper Level - +/- 1,585 SF
- Lower Level - +/- 1,265 SF
- Plenty of Parking!
- Conveniently Located Less than 5 Minutes from I-85!
- Close to Businesses, Churches, Shopping, and Restaurants

**CONTACT**

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

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

380 S. Pine Street, Spartanburg, SC 29302 - 864.583.1001

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

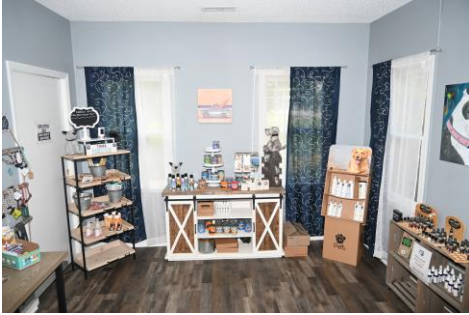


## Key Facts

- +/- 0.6 Miles to Byrnes High School
- +/- 1.2 Miles to Interstate 85
- +/- 0.62 Acre Lot
- +/- 128 Feet of Hwy 290 Frontage
- 5-Mile Demographics (2023)
  - Population: 49,812
  - Households - 19,094
  - Ave. HH Income - \$75,788
  - Traffic Count: 16,171

# Office/Retail Space For Sale!

812 E Main Street, Duncan, SC



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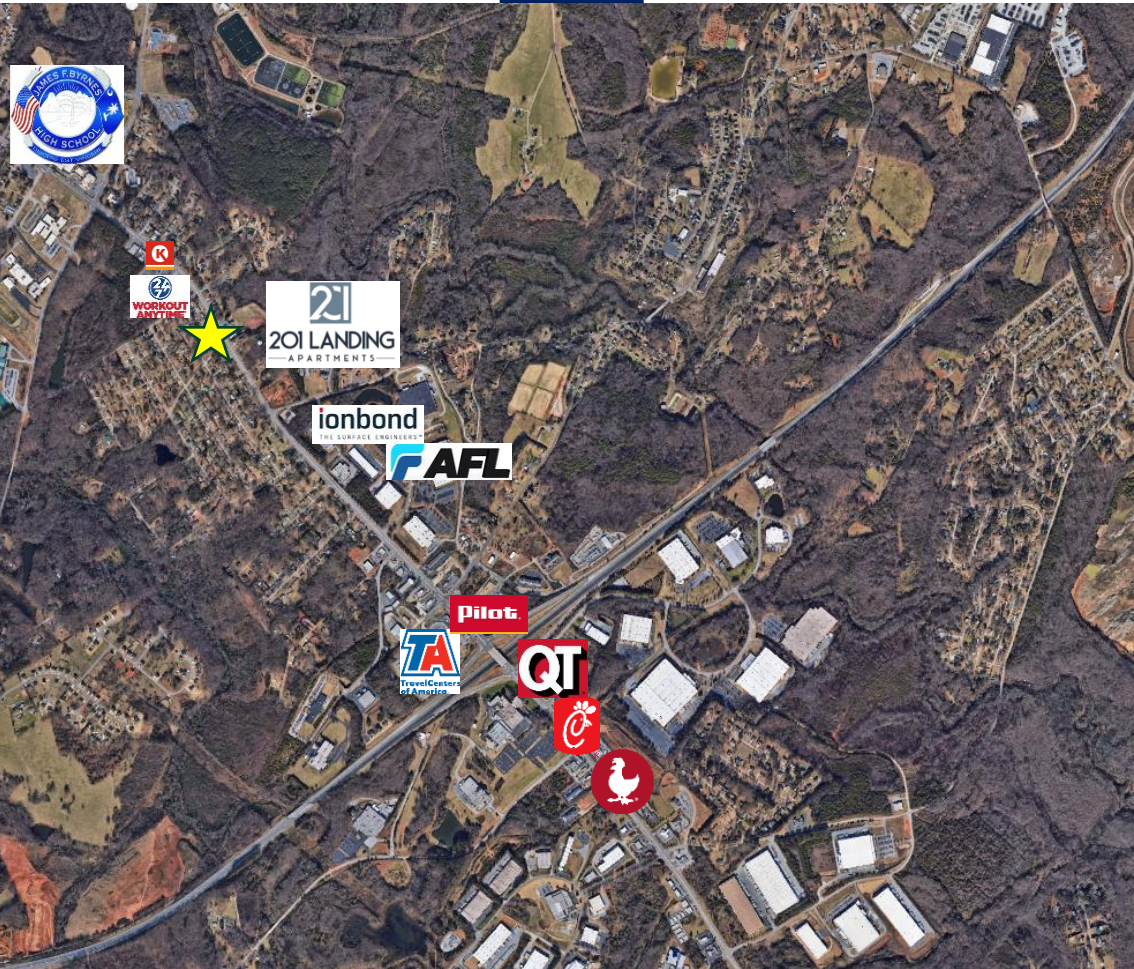


**SPENCER/HINES**  
PROPERTIES

# Office/Retail Space For Sale!

812 E Main Street, Duncan, SC

## AERIAL



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