



Retail Development Opportunity

Hwy 290 at Tyger River Road | Duncan, SC 29334



217-A E. Washington Street
Greenville, SC 29607
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Development Opportunity

Property Overview

PROPERTY FEATURES

- ±2.64 acres available for BTS or GL
- Situated on Hwy 290 (36,300 VPD)
- Located ±1 mile from I-85
- High daytime population due to surrounding industrial buildings/parks and nearby residential
- Duncan's main retail corridor with numerous retailers and restaurants
- High volume Interstate 85 interchange.
- Nearby retailers and restaurants include Zaxby's, Fuddruggers, Starbucks, Chick-fil-A, Jersey Mike's, Cracker Barrel, Bojangles, Jimmy John's, Salsarita's, Arby's, QuikTrip, Starbucks and more
- Signalized intersection

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	2,730	22,852	50,868
Employees	5,848	10,997	19,201
Avg. HH Income	\$57,704	\$73,875	\$77,292

TRAFFIC COUNTS

Main Street (Hwy 290)	36,300 VPD
I-85	99,900 VPD



Development Opportunity

Aerial



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Aerial

