

Available For Purchase

12624 E Wade Hampton Blvd Duncan, SC 29334



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Executive Summary

12624 E Wade Hampton Blvd Duncan, SC 29334



Property & Location Highlights

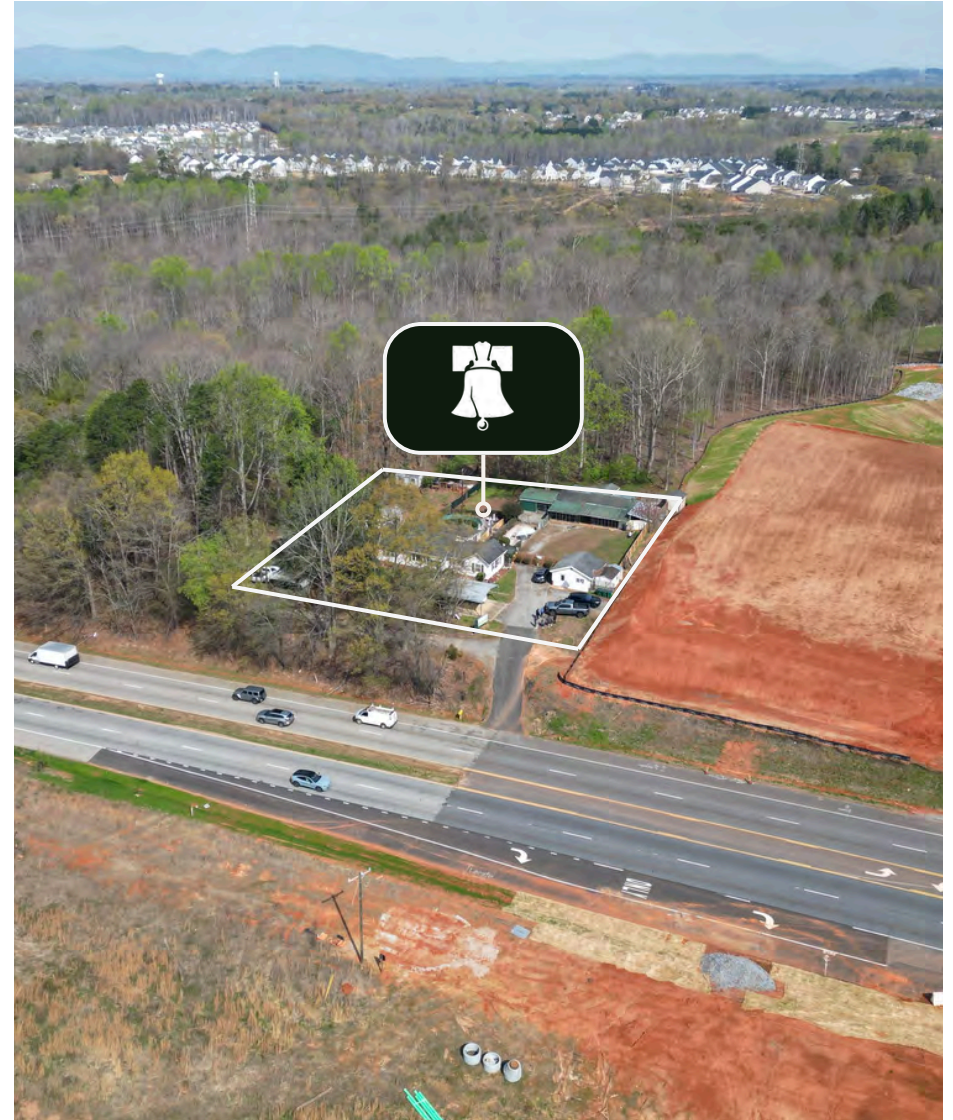
- Ideal for: QSR, Retail, Medical, Service Users
- $\pm 200'$ Frontage on Hwy 29 (E Wade Hampton Blvd)
- Strong Traffic Counts: $\pm 26,000$ VPD
- Adjacent to Publix-Anchored Shopping Center
- Signalized Access Nearby
- Located Within Active Retail Corridor
- Surrounded by National Tenants:
 - Publix, Tractor Supply, & 7-Eleven
- Proximity to Major Employers:
 - Walmart Distribution Center & SEW Eurodrive
- Dense & Growing Residential Base:
 - Multiple developments within 3–10 mile radius
 - ± 100 –200 unit communities nearby
- Strong Demographics:
 - 10-Mile Population: $\pm 254,000$
 - Median Household Income: $\sim \$78K$
- ± 24 minutes to Spartanburg
- ± 35 minutes to Greenville
- Near I-85 / GSP International Airport
- Utilities Available

Offering Summary

Parcel Size: ± 0.91 Acres

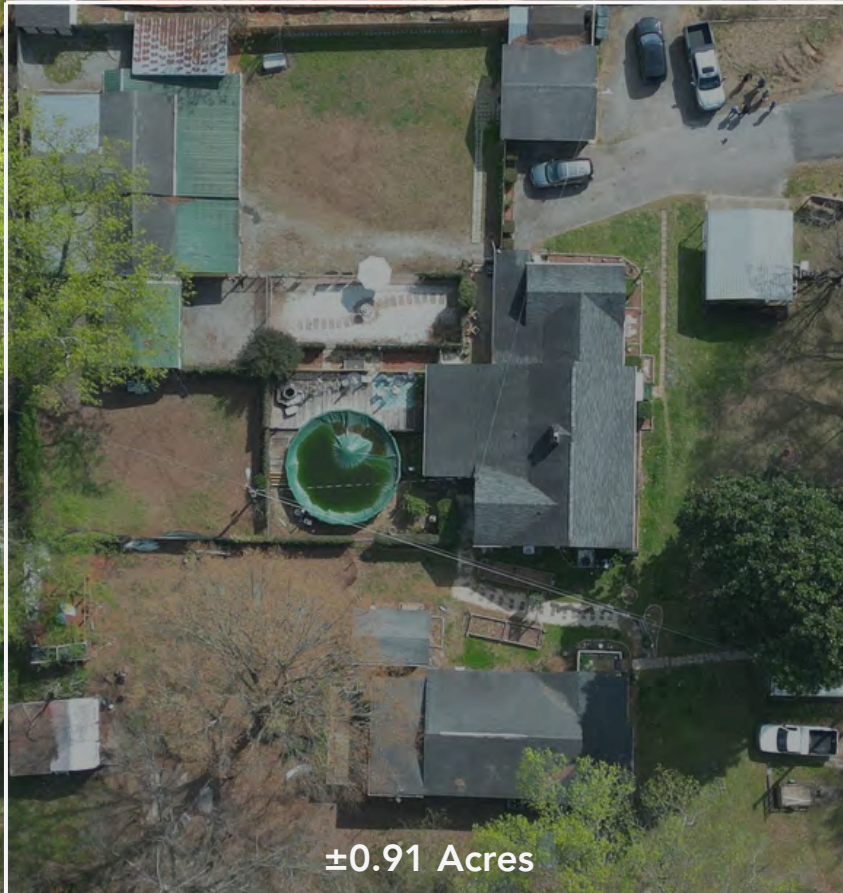
Sale Price: \$900,000

Acreage, square footage, taxes, utilities, and lot dimensions to be verified by Buyer and/or Buyer's Agent.



Parcel Overview

12624 E Wade Hampton Blvd Duncan, SC 29334
Spartanburg Tax ID: 5-15-00-001.00



±0.91 Acres

E Wade Hampton Blvd: ±26,000 VPD

Retail Expansion Site Plan Concept

12624 E Wade Hampton Blvd Duncan, SC 29334
Spartanburg Tax ID: 5-15-00-001.00



SITE DATA	
TAX MAP ID:	5-15-00-001.00
COUNTY / MUNICIPALITY:	TOWN OF DUNCAN
SITE ADDRESS:	12624 E WADE HAMPTON BLVD
CURRENT ZONING:	REZONE TO GMD
LAYOUT DATA	
NEW LOTS / UNIT:	6
LOT / UNIT SIZE:	32 x 60 (1920 SF)
PARKING PROVIDED:	20 SPACES

E WADE HAMPTON COMMERCIAL	
SITE PLAN	
DATE OF PREPARATION: 04/27/2024	
DRAWN BY: JWS	
PROJECT DATE: 04/27/24	
JOB NO: 20240004	
PLOT DATE: 4/27/24	
DESIGNED BY: JWS	CHECKED BY: JWS
DESIGNED BY: JWS	CHECKED BY: JWS
DESIGNED BY: JWS	CHECKED BY: JWS

NO.	DATE	BY	REVISION
1			
2			
3			
4			



PROPOSED COMMERCIAL SITE

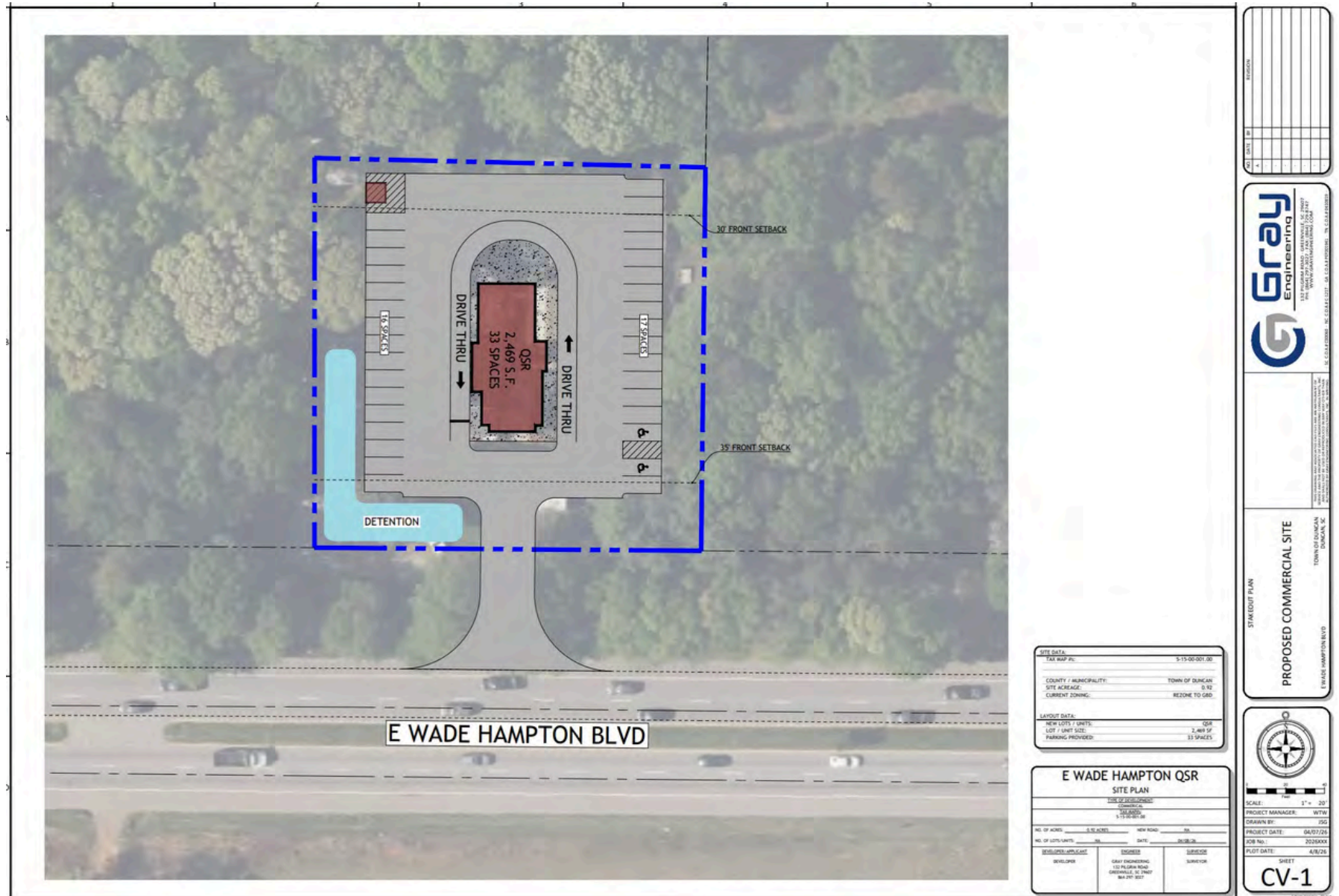
TOWN OF DUNCAN, SC

12624 E WADE HAMPTON BLVD

SCALE: 1" = 20'	
PROJECT MANAGER: JWS	
DRAWN BY: JWS	
PROJECT DATE: 04/27/24	
JOB NO: 20240004	
PLOT DATE: 4/27/24	
SHEET	
CV-1	

QSR Site Plan Concept

12624 E Wade Hampton Blvd Duncan, SC 29334
Spartanburg Tax ID: 5-15-00-001.00



Your Neighbors

12624 E Wade Hampton Blvd Duncan, SC 29334



E Wade Hampton Blvd: ±26,000 VPD

Pine Ridge Rd: ±3,100 VPD

Retail Map

12624 E Wade Hampton Blvd Duncan, SC 29334

Lyman Farms at Shiloh
±100 Units

Walmart
Distribution Center



TTI

Quails Run
±100 Units

Stanford Village
±100 Units

Pine Ridge
±200 Units

Lexington Place
±35 Units

CVS
pharmacy

QT

FOOD LION

SEW
EURODRIVE

WELLFORD ACADEMY
AT SCIENCE AND TECHNOLOGY

29



TRACTOR
SUPPLY CO

AFF group

Chatham Forest
±141 Units

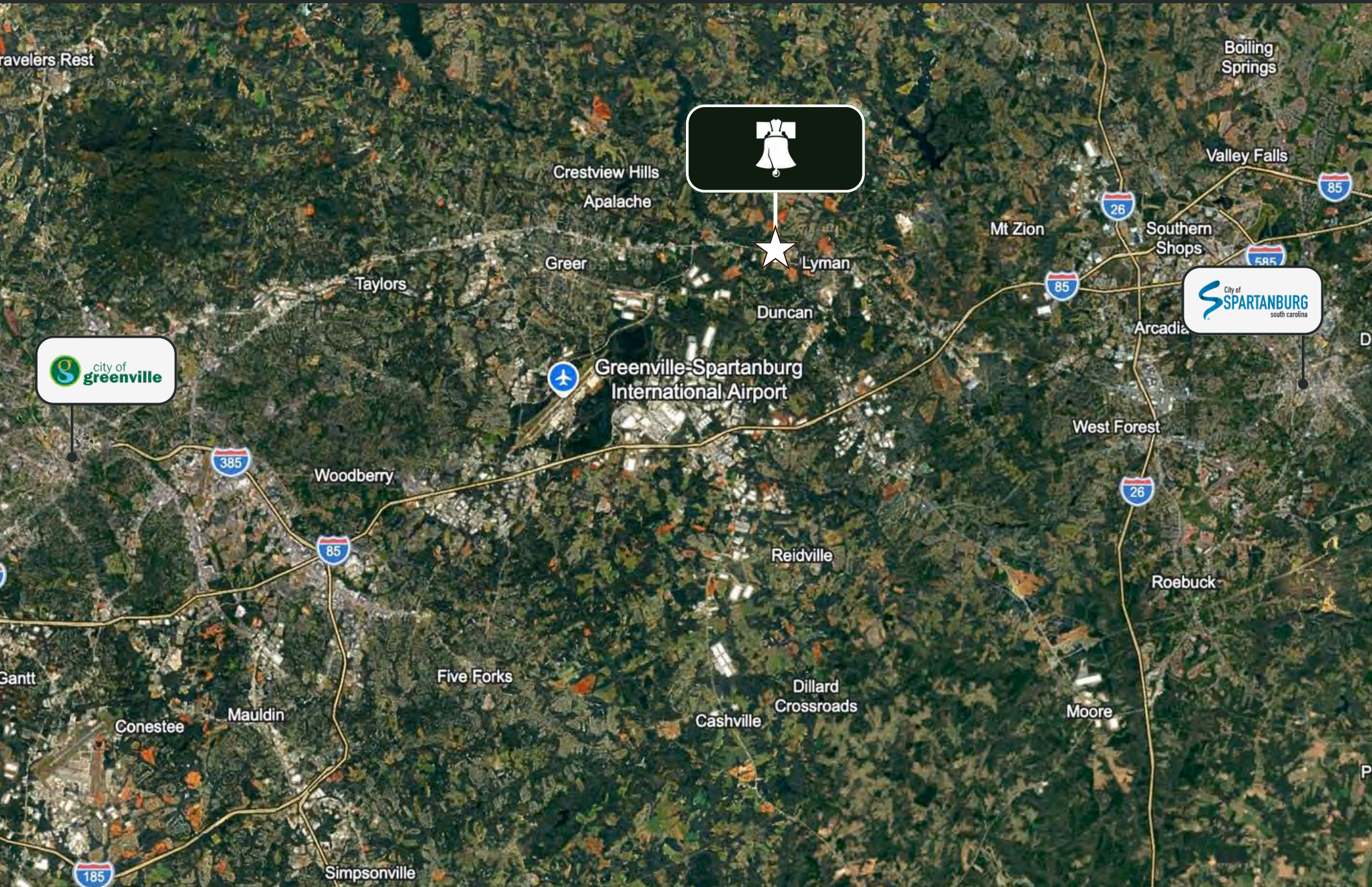
ACE
Hardware

SEW
EURODRIVE

ABC
Supply Co. Inc.

Nearby Municipalities

± 24 Minutes to Spartanburg, ±35 Minutes to Greenville



Demographics

Duncan, SC



3 Miles

5 Miles

10 Miles



Source: ArcGIS Business Analyst

Confidentiality & Disclaimer

Freedom Commercial, LLC



The information contained herein is not a substitute for a thorough due diligence investigation. Freedom Commercial has not made any investigation and makes no warranty or representation with respect to the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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CONTACT INFORMATION



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