



OFFICE FOR SALE: +/-1,400 sf, .5 acres

1204 E Main St, Duncan, SC

FOR SALE: \$279,900



AI rendered for upfit option

- 3 Offices, 1.5 Bathrooms. Kitchen. Reception area
- Unfinished Basement. Kitchen.
- Large rear lot with separate access
- Spartanburg Tax ID: 5-20-16-026.00

Prime High-Growth Corridor: Positioned directly on East Main Street (Highway 290), capitalizing on *the booming commercial expansion* between Spartanburg and Greenville.

Unbeatable I-85 Accessibility: Located *less than a mile from Interstate 85*, offering seamless access for clients, patients, and employees across the Upstate.

High-Visibility Location: 26,815 VPD Exceptional *street frontage on a heavily traveled artery* ensures continuous organic brand exposure and excellent signage opportunities.

Flexible Commercial Conversion: The existing ~1,481 sq. ft. standalone brick structure features a *highly adaptable layout*—perfectly suited for professional offices (lawyers, insurance, real estate), a boutique retail shop, or a medical/specialty clinic.

Generous +/- 0.5 Acre Lot: Ample parcel size provides the *critical space needed to construct dedicated customer parking*, add outdoor features, or accommodate future footprint expansion.



CHAD ROACHE

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864-275-0477



Spencer Hines Properties

215 N Pine St, Spartanburg, SC 29302

www.spencerhines.com

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Rear flat lot



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Hwy 290 RETAIL



2nd Driveway to Rear Parking



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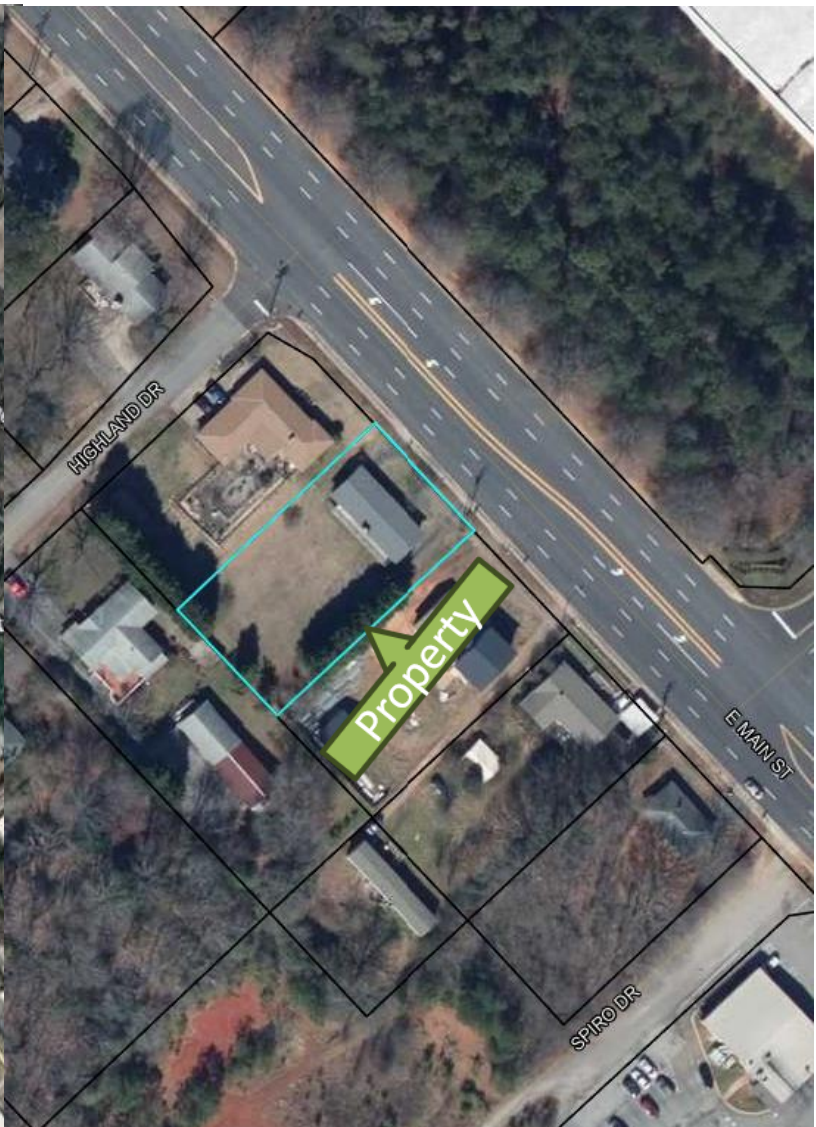
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