

Retail Property
For Lease



POPLAR SPRINGS PLAZA

2153 E MAIN ST
DUNCAN, SC 29334

HUNTER PORTER

Vice President of Leasing

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BCWOOD
PROPERTIES

POPLAR SPRINGS PLAZA

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PROPERTY DESCRIPTION

This Publix location ranks within the 83rd percentile of grocery stores in South Carolina and the 81st percentile nationwide, in terms of visits bringing over 800K shoppers to the center in the last year.

LOCATION DESCRIPTION

Located in Spartanburg County, Duncan is situated midway between Greenville and Spartanburg and is home to approximately 4,100 residents. Its central location and close proximity to I-85 and Highway 29 make Duncan a prime region for industrial firms. Today, Duncan is a thriving community that benefits from the BMW manufacturing facility nearby, which employs 11,000 people at the eight million square-foot campus in Spartanburg.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	14
Available SF:	1,137 SF
Building Size:	64,078 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,523	8,929	22,876
Total Population	3,991	23,973	59,902
Average HH Income	\$104,833	\$111,687	\$103,551



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LEGEND

- Available
- Not a Part
- Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE
9	Publix	47,955 SF
1	Anytime Fitness	4,713 SF
■ 5	Available	1,137 SF
6	540 Vape & Smoke	1,557 SF
8	Elegant nails	2,541 SF
10	Panda Restaurant	1,300 SF
11	Scoops	975 SF
12	Subway	1,300 SF
13	Dominos Pizza	1,300 SF
14	UPS Store	1,300 SF



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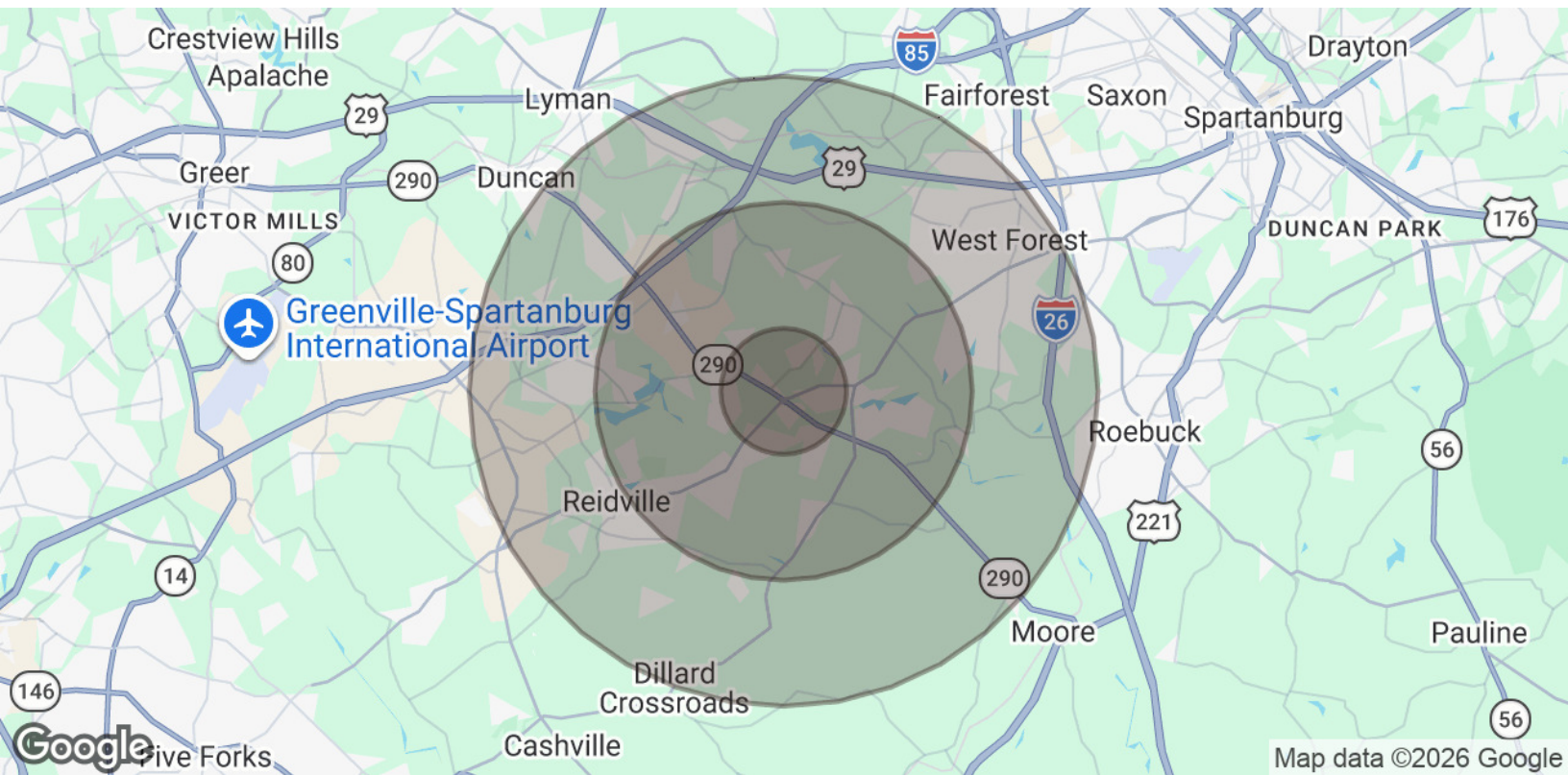
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,991	23,973	59,902
Average Age	40	39	40
Average Age (Male)	39	38	39
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,523	8,929	22,876
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$104,833	\$111,687	\$103,551
Average House Value	\$325,412	\$322,769	\$296,541

2020 American Community Survey (ACS)



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