

AVAILABLE FOR PURCHASE

±0.91 Acre Outparcel Near Publix-Anchored Shopping Center

12624 E Wade Hampton Blvd Duncan, SC 29334



FREEDOM
COMMERCIAL

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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.

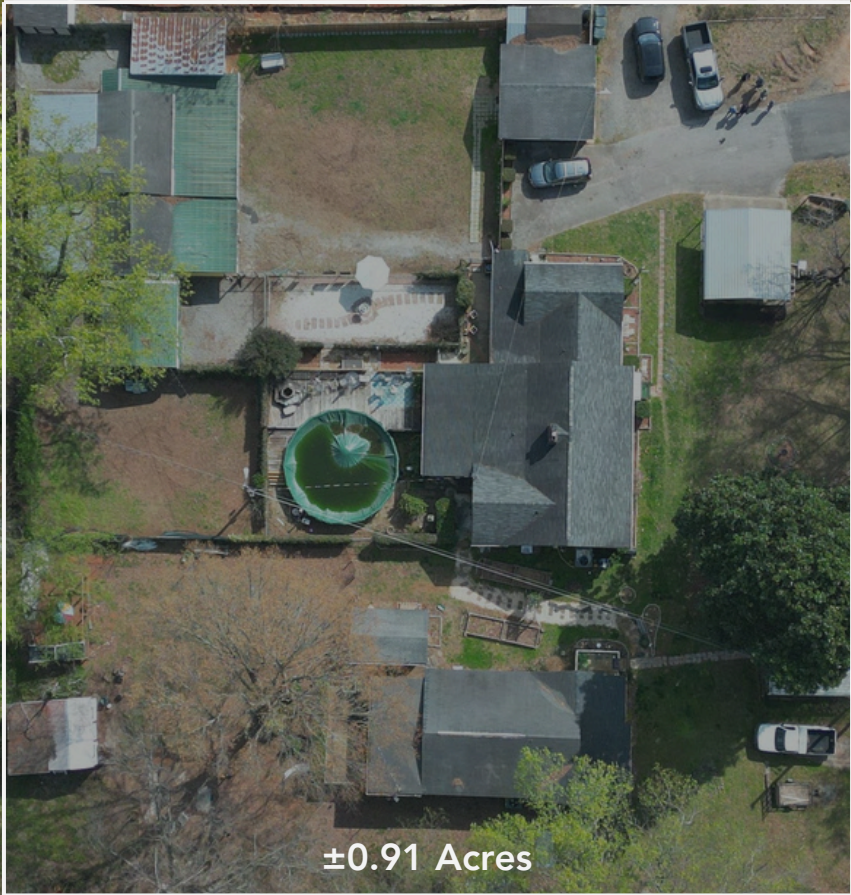


Parcel Overview

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



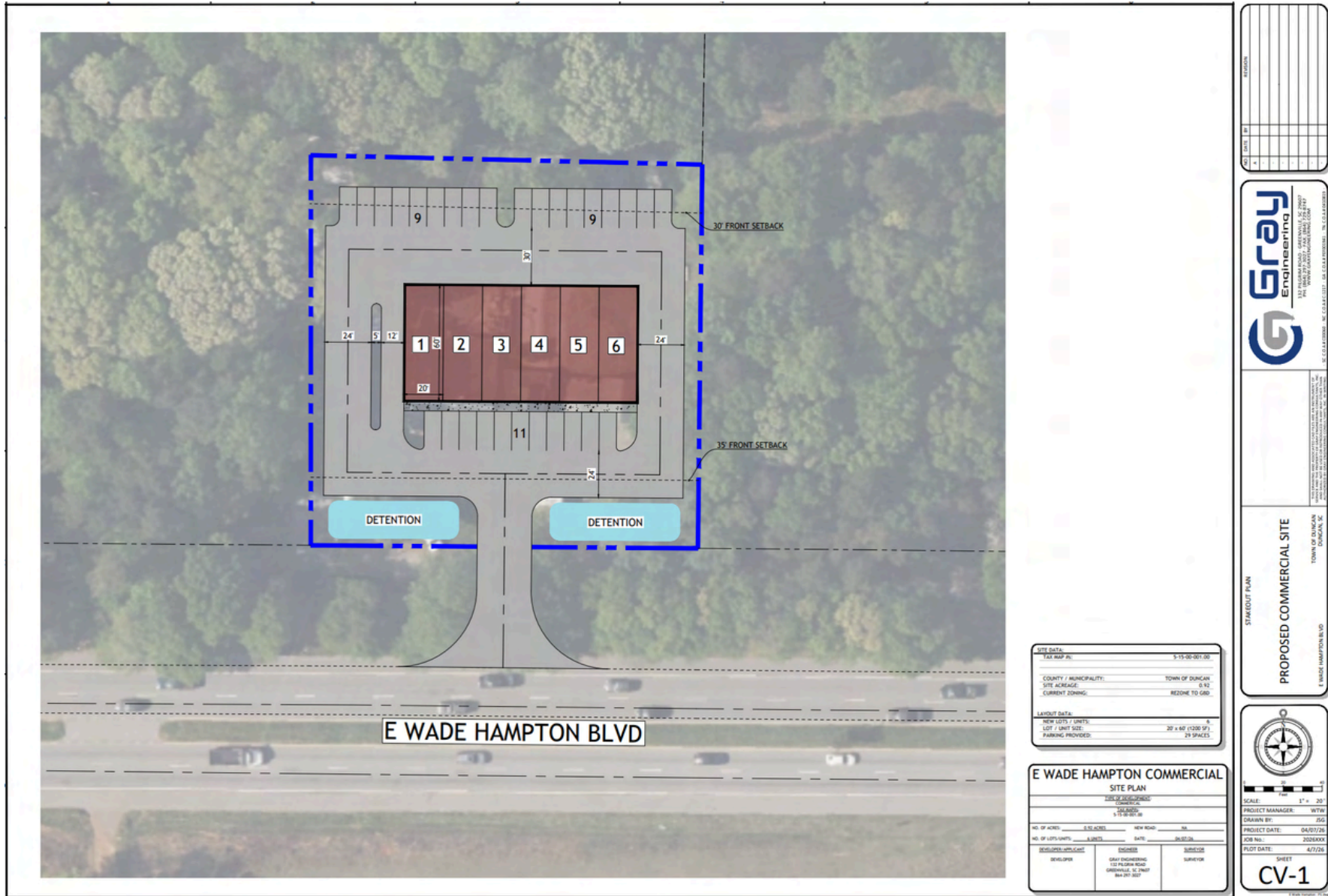
E Wade Hampton Blvd: ±26,000 VPD



±0.91 Acres

Retail Expansion Site Plan Concept

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



SITE DATA:	5-15-00-001.00
TEXT MAP PL:	
COUNTY / MUNICIPALITY:	TOWN OF DUNCAN
SITE ADDRESS:	12624 E WADE HAMPTON BLVD
CURRENT ZONING:	REZONE TO GMD
LAYOUT DATA:	
NUMBER OF UNITS:	6
LOT / UNIT SIZE:	20 x 40 (1200 SF)
PARKING PROVIDED:	29 SPACES

E WADE HAMPTON COMMERCIAL			
SITE PLAN			
NO. OF ACRES:	0.12 ACRES	NEW ROAD:	NA
NO. OF LOTS/UNITS:	6 UNITS	DATE:	04/27/24
DEVELOPER:	ENGINEER:	SUBDIVISOR:	
DEVELOPER:	GRAY ENGINEERING 112 FLORENCE ROAD GREENWALD, SC 29647 803.877.8027	SUBDIVISOR:	

NO.	DATE	BY	REVISION
1			
2			
3			
4			



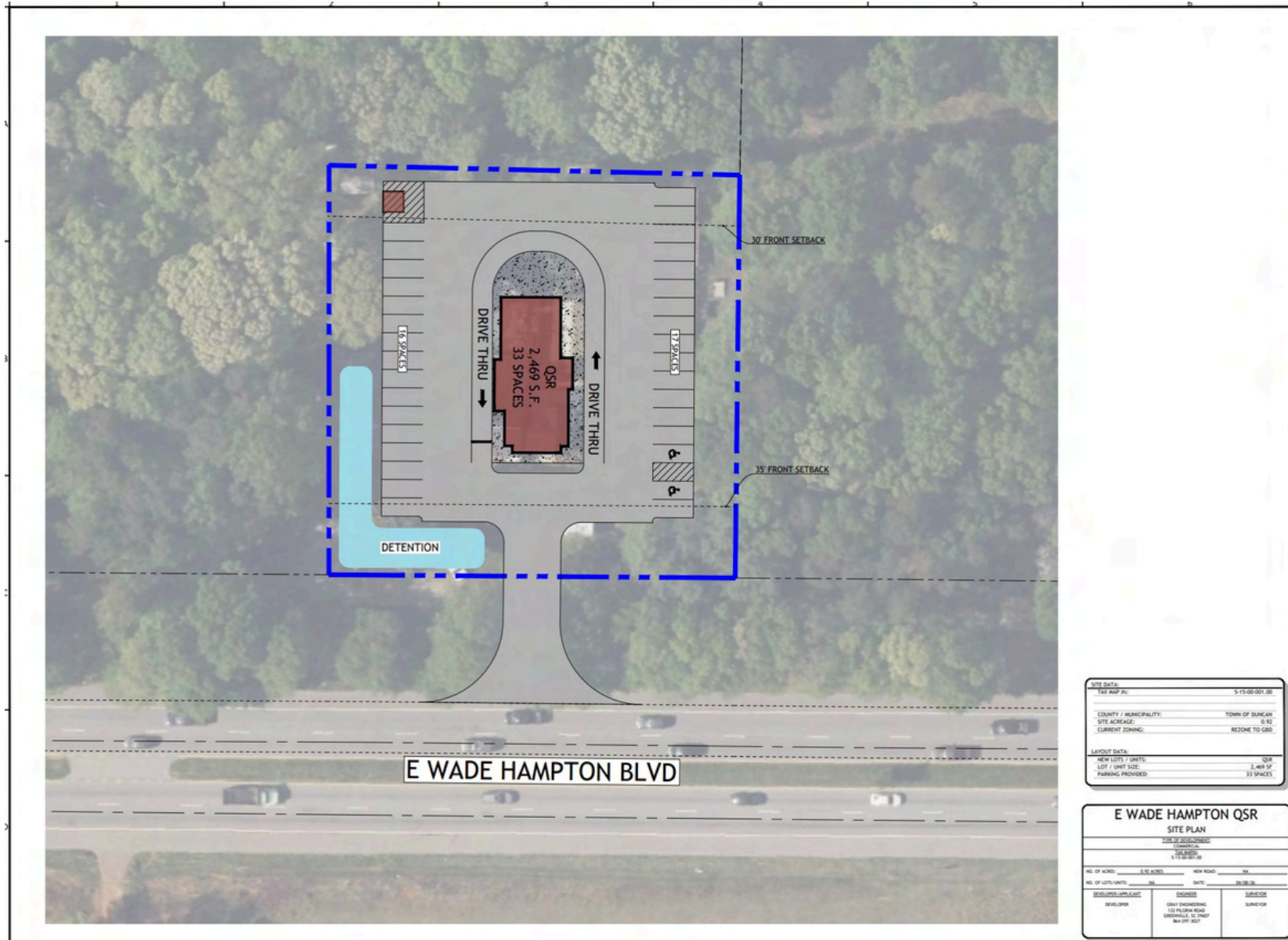
STATE/OUT PLAN
PROPOSED COMMERCIAL SITE
 TOWN OF DUNCAN, SC
 12624 E WADE HAMPTON BLVD
 DUNCAN, SC



SCALE: 1" = 20'
 PROJECT MANAGER: WTW
 DRAWN BY: JSC
 PROJECT DATE: 04/27/24
 JOB NO.: 2024XXX
 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



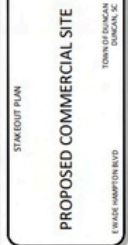
SITE DATA	
TAX MAP #:	5-15-00-001.00
COUNTY / MUNICIPALITY:	TOWN OF DUNCAN
SITE ACREAGE:	0.92
CURRENT ZONING:	REZONE TO QSD
LAYOUT DATA	
NEW LOTS / UNITS:	QSR
LOT / UNIT SIZE:	2,469 SF
PARKING PROVIDED:	33 SPACES

E WADE HAMPTON QSR			
SITE PLAN			
TAX MAP # 5-15-00-001.00			
COUNTY / MUNICIPALITY TOWN OF DUNCAN			
SITE ACREAGE 0.92			
CURRENT ZONING REZONE TO QSD			
NO. OF ACRES	0.92 ACRES	NEW ROAD	YES
NO. OF LOTS / UNITS	08	DATE	04/07/24
DEVELOPER	GRAY ENGINEERING	DESIGNER	WYNN
	133 PALMIRA ROAD		
	DUNCAN, SC 29334		
	864.297.3017		

NO.	DATE	BY	REVISION
1			
2			
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8			
9			
10			



STATEWIDE PLAN
PROPOSED COMMERCIAL SITE
TOWN OF DUNCAN
DUNCAN, SC
E WADE HAMPTON BLVD



SCALE:	1" = 20'
PROJECT MANAGER:	WYNN
DRAWN BY:	JSS
PROJECT DATE:	04/07/24
JOB No.:	2024000
PLOT DATE:	4/8/24
SHEET	CV-1

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



Quails Run
±100 Units

Stanford Village
±100 Units

Pine Ridge
±200 Units

Lexington Place
±35 Units



FOOD LION



SEW
EURODRIVE

ACE
Hardware

Chatham Forest
±141 Units

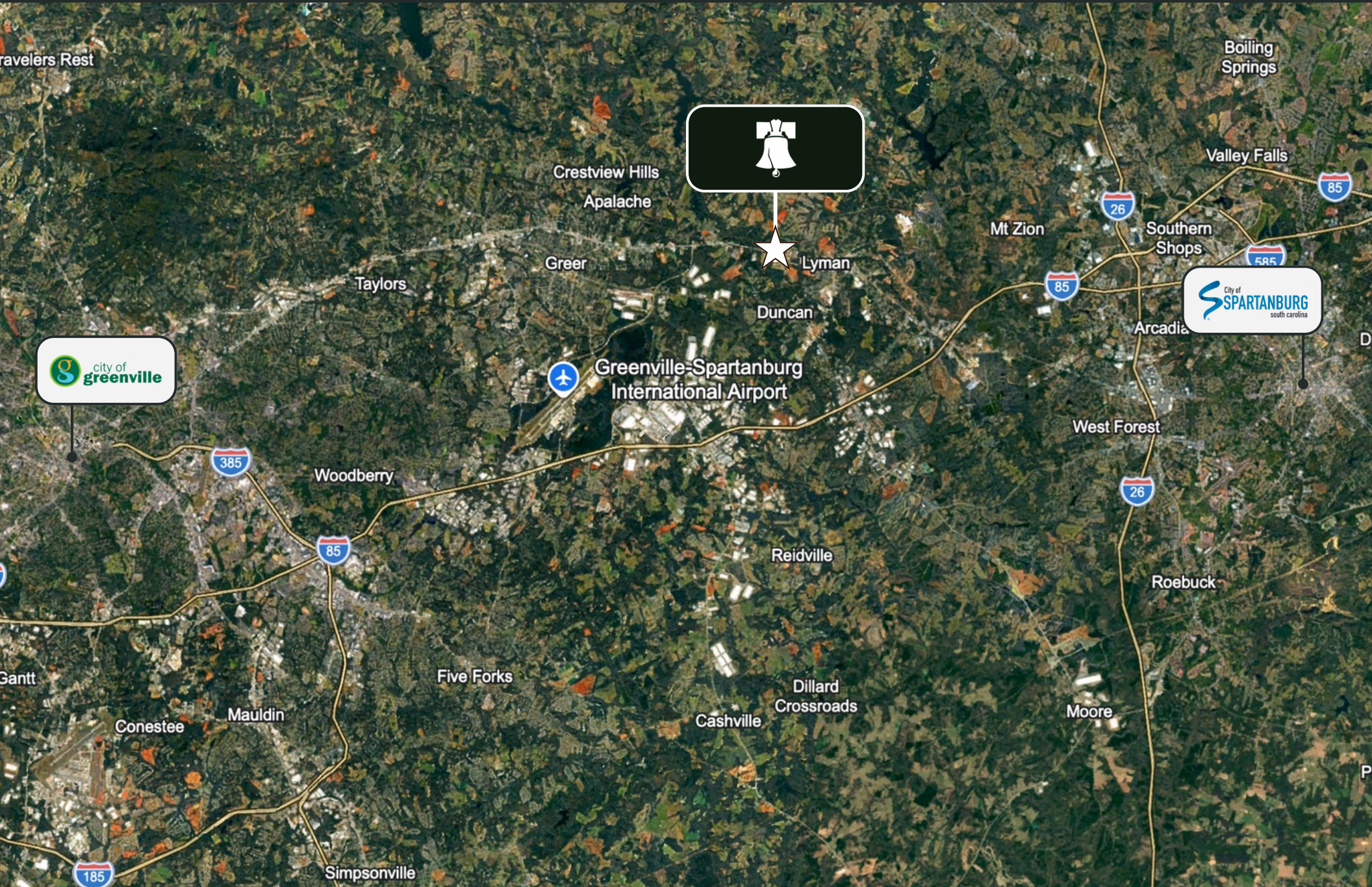


SEW
EURODRIVE

ABC
Supply Co. Inc.

Nearby Municipalities

± 24 Minutes to Spartanburg, ±35 Minutes to Greenville



Demographics

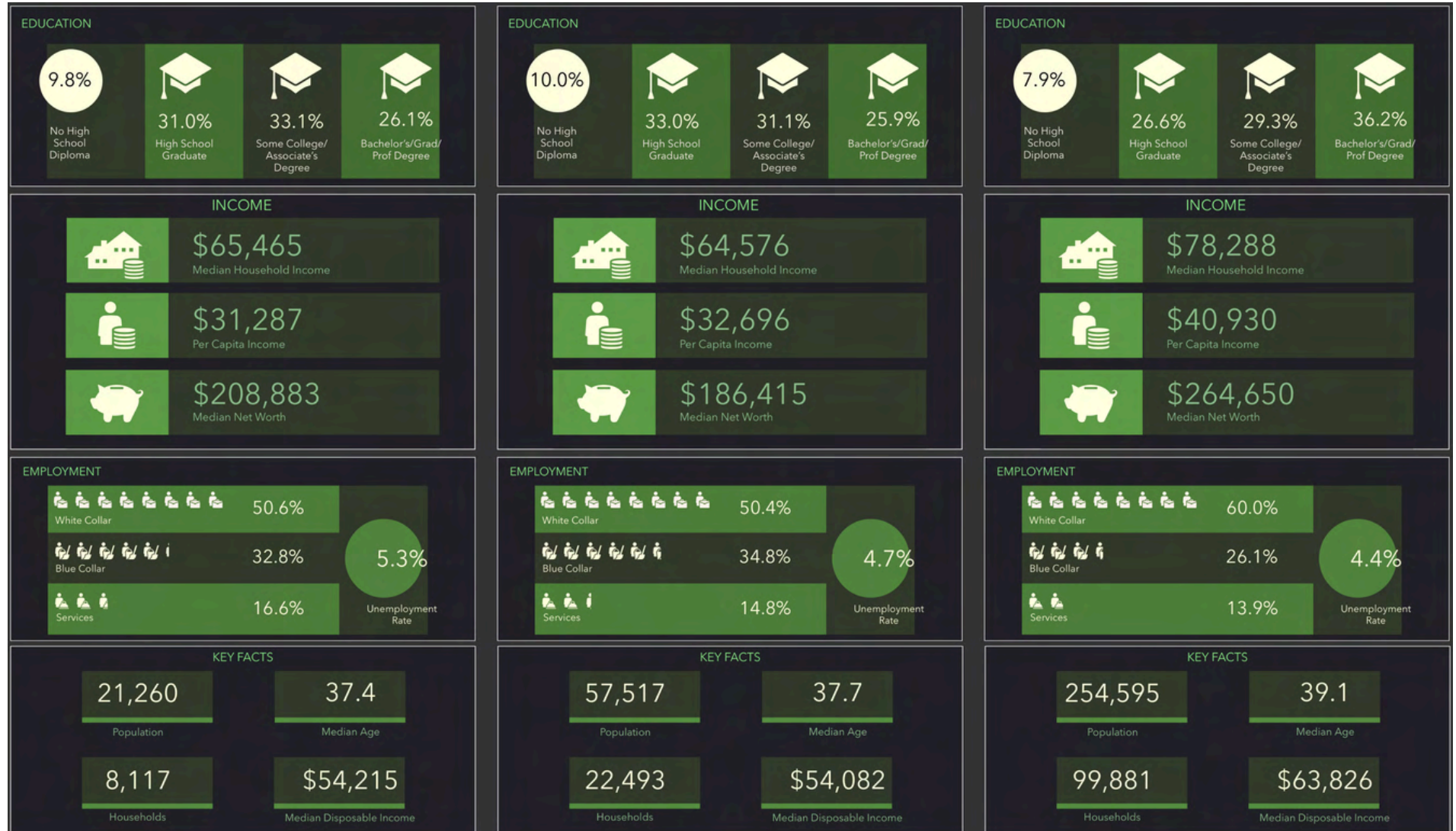
Duncan, SC



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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