

1515 E. Main Street
DUNCAN, SC



- 4980± sq. ft. Fuddruckers Restaurant located on Highway 290 at I-85
- Corner location at traffic light (Spartangreen Blvd. & E. Main Street, Duncan, SC)
- Co-Tenant with Starbucks Coffee (not included in sale) on 1.1 acres.
- Additional parking provided by adjacent Home2 Suites hotel.
- Easy access and signage visibility from the interstate ramp.
- District 5 – great school district with substantial growth
- 1300 businesses & approximately 30,000 employees within a 5 mile radius.
- Substantial commercial & industrial projects within the area.
- 5 hotels planned or under construction within 2 miles.
- 21,000± CPD on E. Main St. & 80,000± CPD on I-85
- 40,000 people residing within a 5 mile radius.



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CONTACT

WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

380 S. Pine Street, Spartanburg, SC - 864.583.1001

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.



SPENCER/HINES PROPERTIES

INCOME PRODUCING/INVESTMENT FUDDRUCKERS RESTAURANT

1515 E. Main Street
DUNCAN, SC



- Fifteen year lease with 12 ½ years remaining.
- Current monthly rental of \$8115.12 with 2% annual escalations throughout the lease term
- 4 – five year extensions
- Absolute Triple Net Lease
- Net Operating Income: 97,380/yr.

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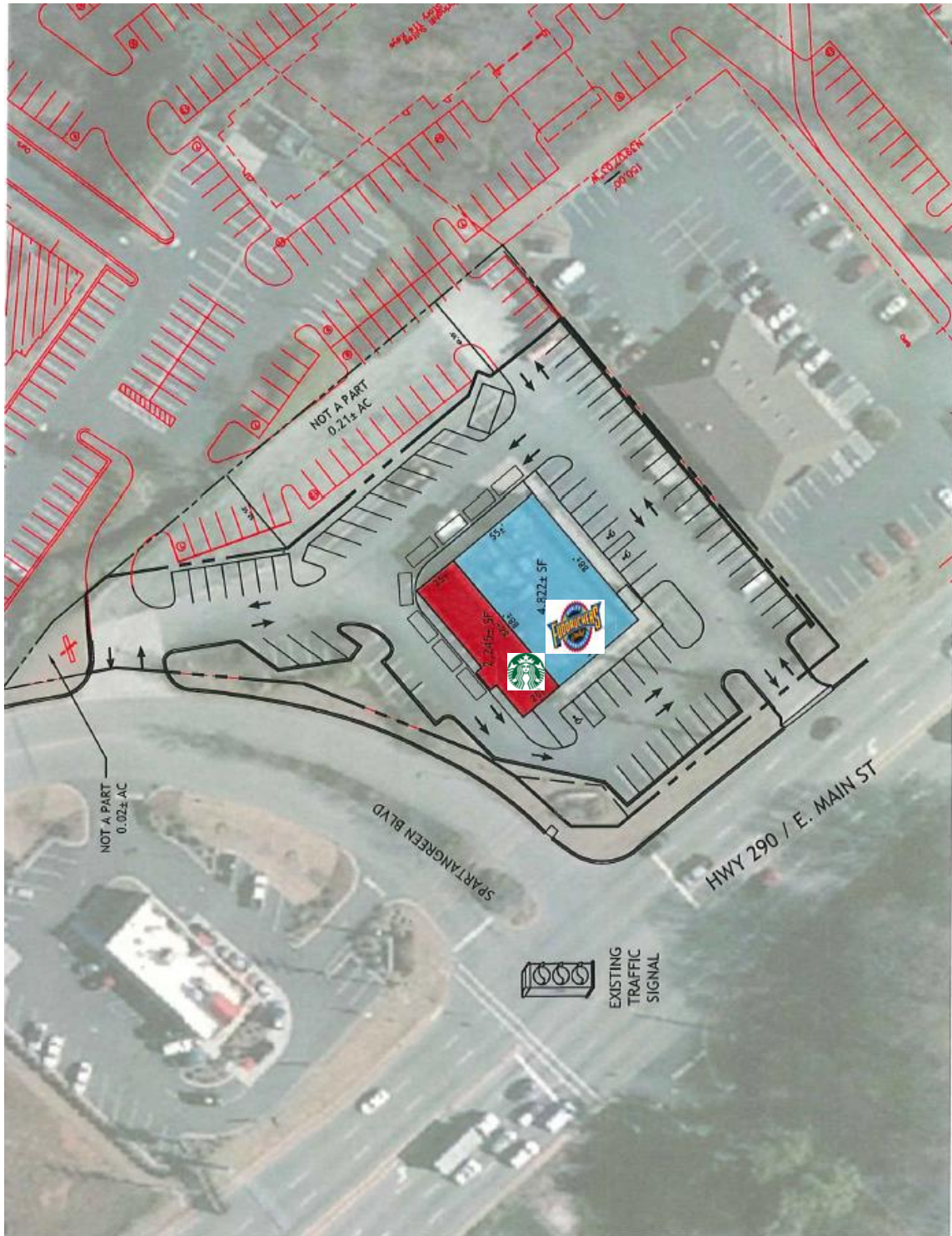
SALE PRICE:
~~\$1,545,000~~
\$1,495,000



SPENCER/HINES
P R O P E R T I E S

INCOME PRODUCING/INVESTMENT
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