

Multi-Tenant  
Investment Property  
100% Occupied  
**\$850,000**



## 1923 E. Main Street

Duncan, SC 29334

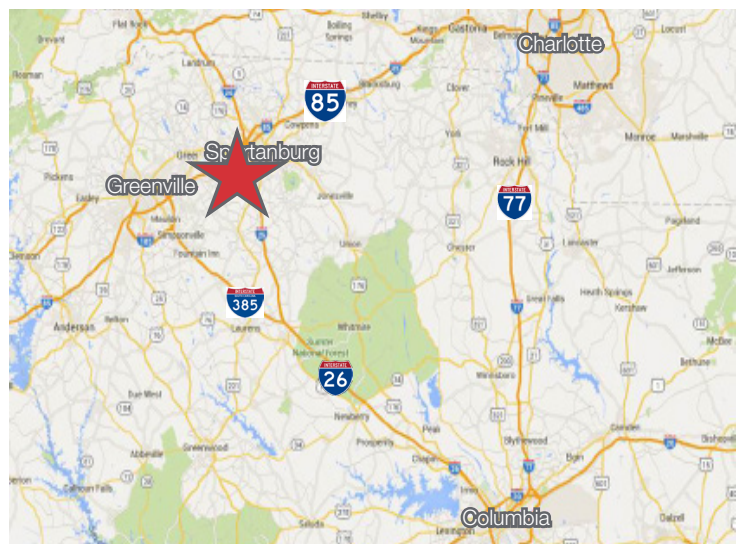
### Property Features

- ±5,000 SF multi-tenant office
- Duncan, SC is one of the fastest growing towns in Spartanburg County
- ±6,360 households within a 3-mile radius
- Located ±2.3 miles to I-85 (±81,300 vpd)
- Traffic Count: ±22,751 vpd
- **Sale Price: \$850,000**
- NOI: \$65,706
- 7.73% Cap Rate

DEMO'S	1 MILE	3 MILES	5 MILES
POPULATION	2,804	17,285	43,303
HH INCOME	\$93,398	\$79,076	\$74,937

### Area Information

The building is highly visible and easily accessible on E. Main Street (Highway 290). Located across River Falls. Approximately 2.3 miles to I-85 (exit 63), one of the most traveled interstates in the nation and ±7.0 miles to BMW Manufacturing (North American Headquarters) which employs ±9,000 employees. The GSP International Airport is also just minutes away.



[CLICK HERE FOR THE PROPERTY WEBSITE](#)

### Robert M. Schmidt

Broker

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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