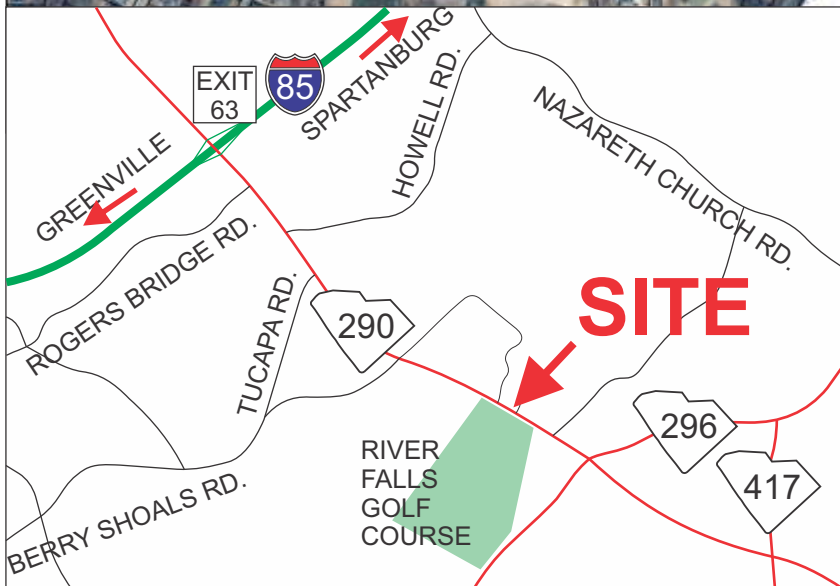


#### EAST MAIN STREET (HWY 290), DUNCAN



- TAX MAP 5-31-00-044.02, 044.03, 044.04 & 044.08
- ALL UTILITIES AVAILABLE

FOR MORE INFORMATION, INCLUDING PRICE, CONTACT RICK HAMMETT AT 864-313-9507  
rhammett@langston-black.com

**LANGSTON BLACK**  
REAL ESTATE, INC.

P.O. BOX 2167  
GREER, S.C. 29652  
BUS: 864-848-9070

014

[www.langston-black.com](http://www.langston-black.com)

Every effort has been made to ensure the accuracy of the enclosed data, but we assume no responsibility for errors. All conditions and pricing subject to change without notice.  
(LANGSTON-BLACK SITE #014)

THE GROVES AT BERRY CREEK APARTMENTS

- UNZONED IN SPARTANBURG COUNTY
- 2023 TRAFFIC COUNT FOR HWY 290: 29,600 VPD
- CLOSE TO PUBLIX & INGLES
- CLOSE TO THE INTERSECTION OF HWY 290 & HWY 296
- ACROSS FROM RIVER FALLS PLANTATION COMMUNITY AND GOLF COURSE

← **SITE**

SQUIRES POINT

TRUIST **HH**

290

**DOLLAR GENERAL**

**Advance Auto Parts**

**SONIC**

**McDonald's**

**Publix**

**RIVER FALLS PLANTATION**

**ingles**

**Walgreens**

296

REIDVILLE RD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 TOTAL POPULATION	3,734	21,545	52,365
2023 AVG. HH INCOME	\$103,237	\$94,796	\$90,679