

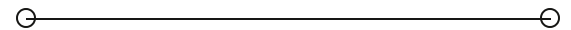


PRICE REDUCED

1 AC Corner Commercial Site; Downtown Rock Hill

202, 206 & 214 W. MAIN ST.

Rock Hill, SC 29730



PRESENTED BY:

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South Carolina #18972

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$799,000
LOT SIZE:	1 Acre
ZONING:	GC
MARKET:	Rock Hill

PROPERTY OVERVIEW

Prime 1-acre property at the corner of Main & Wilson in Rock Hill, SC. With high visibility and easy access, this site is perfect for retail, office or multi-family development. Opportunity to build your investment vision in this great location.

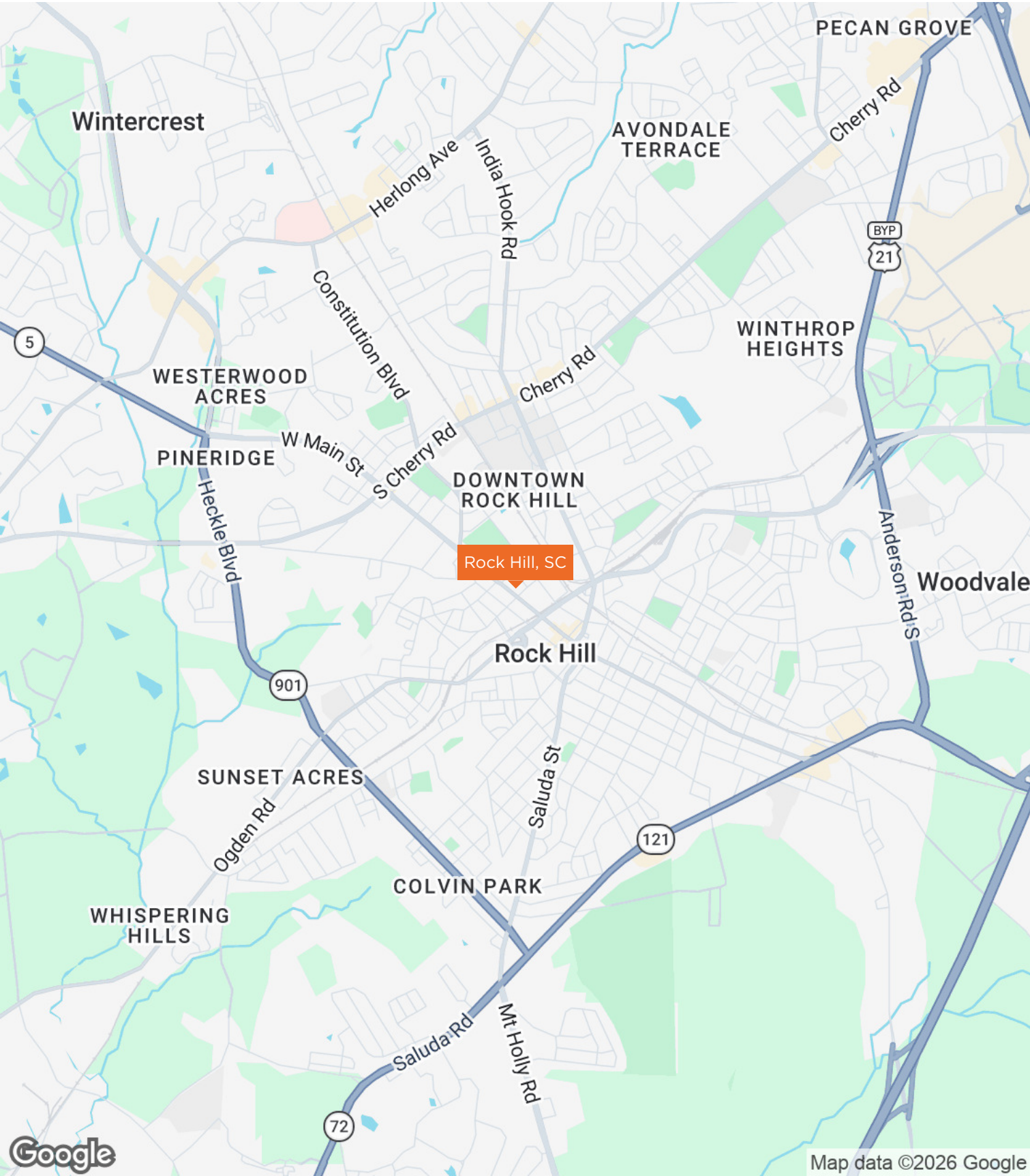
LOCATION OVERVIEW

Approximately one acre of vacant, GC-zoned land located at the corner of Main Street and Wilson.

PROPERTY HIGHLIGHTS

- Hard corner at a signalized intersection of Main St & Wilson St in the heart of Downtown Rock Hill
- Located in Downtown and Knowledge Park, surrounded by \$400M+ in active and planned development
- High-visibility investment opportunity with strong rental demand and walkable access to restaurants, retail, and services
- General Commercial zoning allowing office, retail, or mixed-use redevelopment
- Attractive curb appeal and urban infill site positioned for long-term growth

REGIONAL MAP

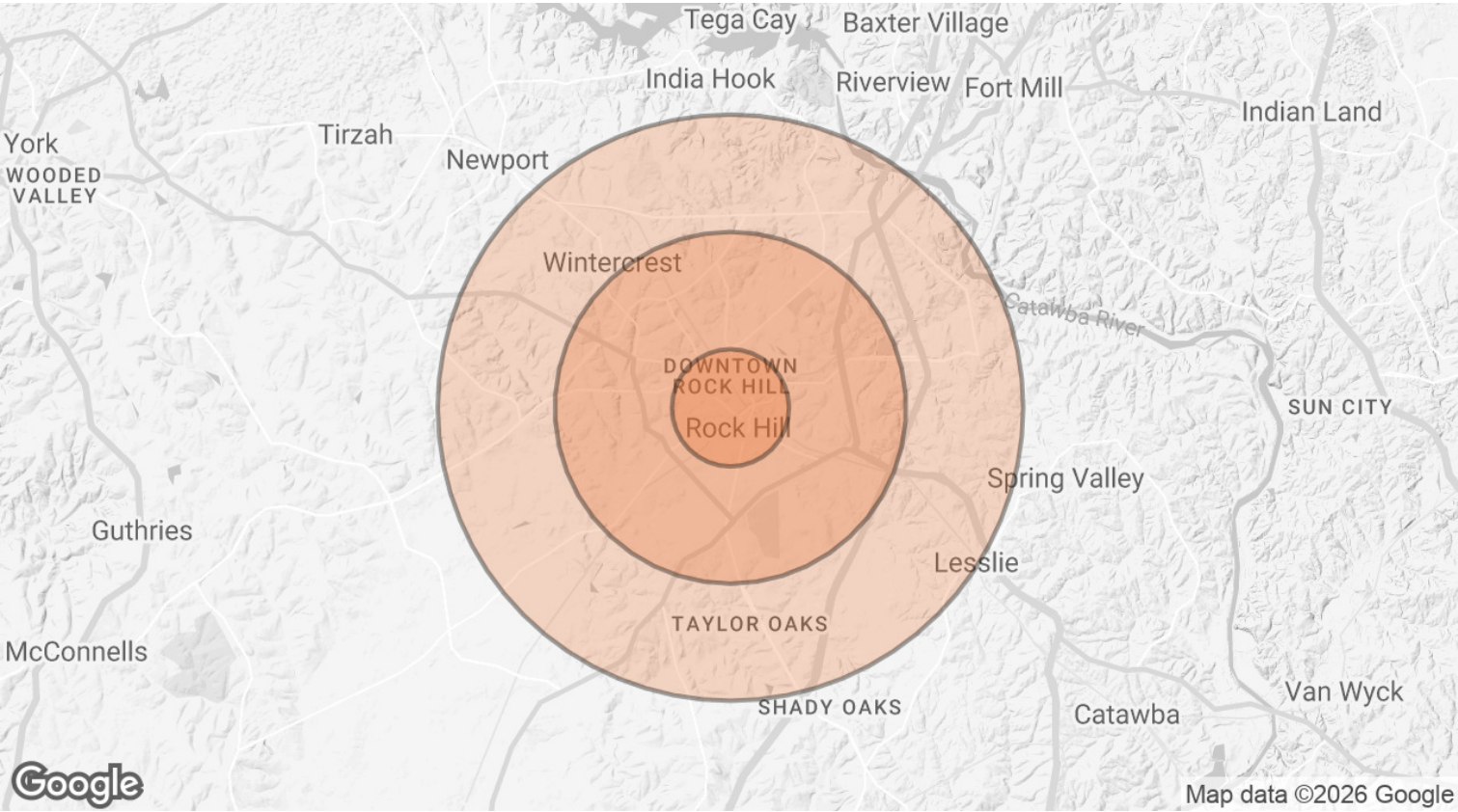


RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,938	51,802	93,492
AVERAGE AGE	35	40	40
AVERAGE AGE (MALE)	35	38	39
AVERAGE AGE (FEMALE)	36	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,897	20,912	37,814
# OF PERSONS PER HH	2.8	2.5	2.5
AVERAGE HH INCOME	\$52,755	\$71,553	\$85,637
AVERAGE HOUSE VALUE	\$157,779	\$229,788	\$277,569

2020 American Community Survey (ACS)