

THE PERCH

502 CHERRY ROAD, ROCK HILL, SC 29732



Warren Norman
COMPANY



OFFERING SUMMARY

Available SF: 1,319 - 3,934 SF

Lease Rate: \$35 - 37 SF/yr (NNN)

Lot Size: 2.57 Acres

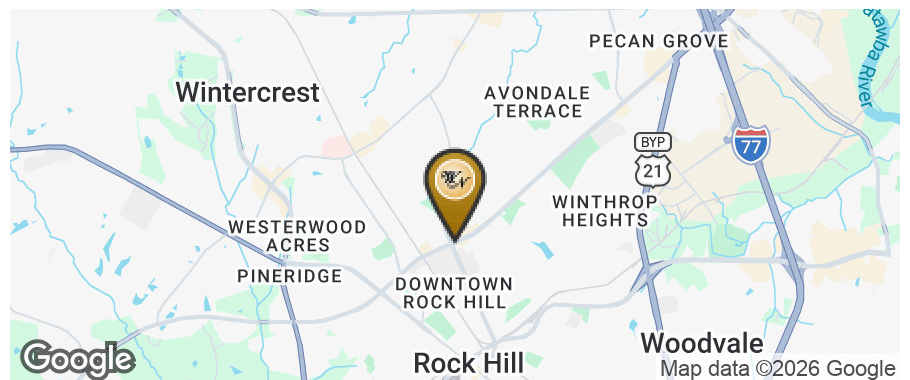
Building Size: 28,694 SF

Zoning: GC

Market: York County

PROPERTY OVERVIEW

Mixed-use development at the corner of Cherry Road and Oakland Avenue in Rock Hill, SC. The development includes a new +/-22,000 SF mixed-use building and the +/-6,843 SF former Coca-Cola bottling plant building. Hobo's, a Fort Mill favorite opened it's second location at the old Coca-Cola bottling plant building after a full renovation. The development also features a family-friendly outdoor amenity area between the two buildings.



for more information, contact:

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THE PERCH AMENITY AREA

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2nd FLOOR LEGEND

Available

Available Soon

Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
201	-	1,980 - 4,303 SF	NNN	-	Second-floor retail/office space overlooking Oakland Avenue.
202	-	2,323 - 4,303 SF	NNN	-	Second-floor corner retail/office space overlooking the intersection of Oakland Avenue and Cherry Road.
203	Available Soon	2,615 - 3,934 SF	NNN	\$35.00 - \$37.00 SF/yr	Second-floor retail/office space
204	Available	1,319 - 3,934 SF	NNN	\$35.00 SF/yr	Second-floor retail/office space
205	-	2,541 - 4,119 SF	NNN	-	Second-floor end cap retail/office space fronting Cherry Road. This space also overlooks the games area.

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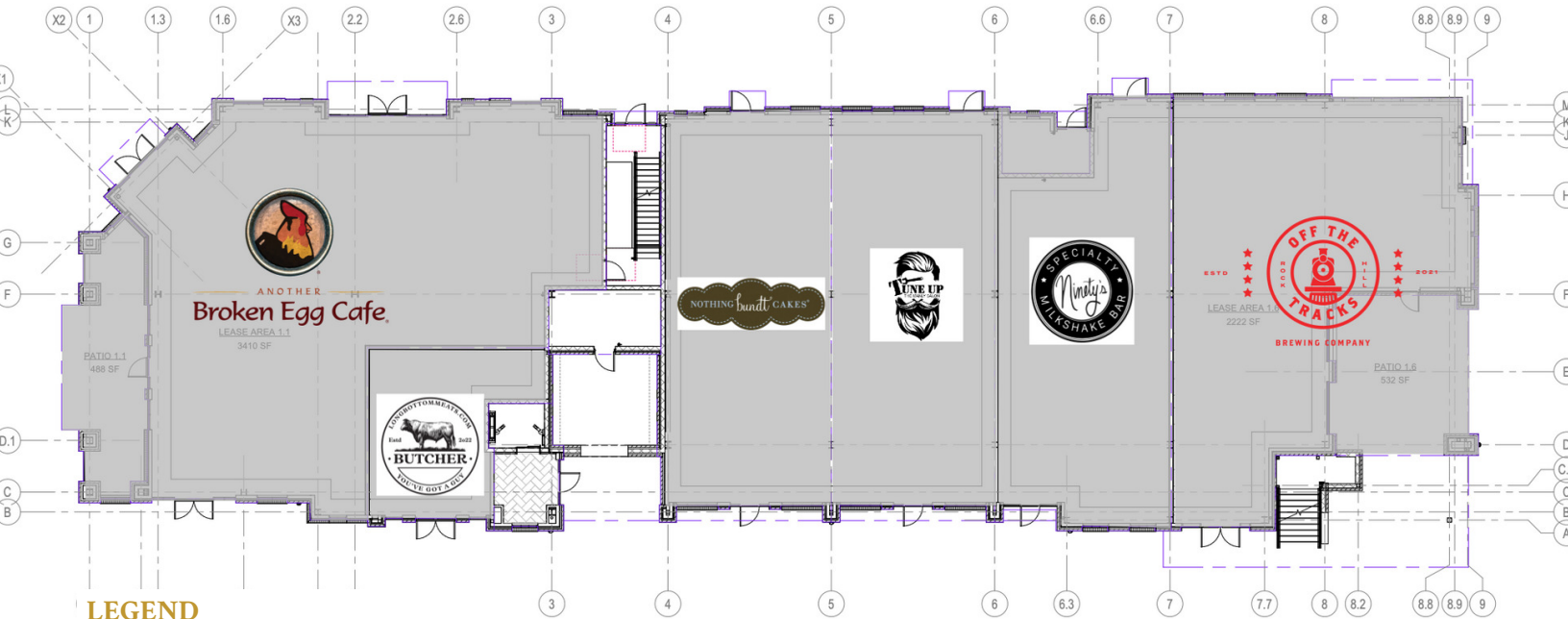


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LEGEND

1 1 SC Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
101	-	3,410 SF	NNN	-	First-floor space at the corner of Oakland Avenue and Cherry Road. This space has access to a 488 SF patio.
102	-	600 SF	NNN	-	First-floor retail space
103	-	1,642 - 3,205 SF	NNN	-	First-floor retail space fronting Cherry Road
104	-	1,563 SF	NNN	-	First-floor retail space fronting Cherry Road
105	-	1,647 - 4,838 SF	NNN	-	First-floor retail space fronting Cherry Road
106	-	2,222 SF	NNN	-	First-floor end cap restaurant space with access to a 533 SF patio for outdoor seating.

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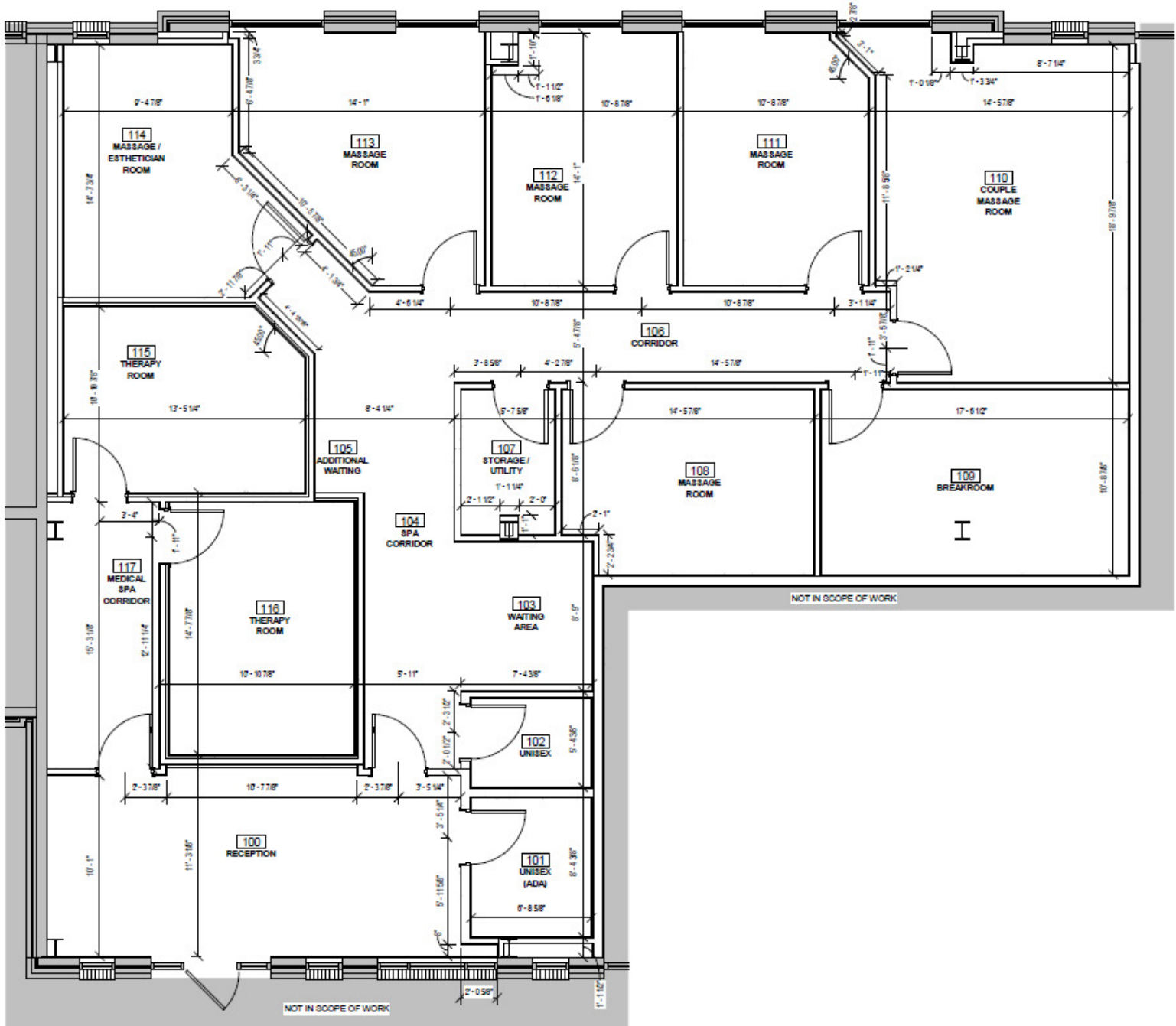


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2 DIMENSION PLAN

SCALE: 1/4" = 1'-0"

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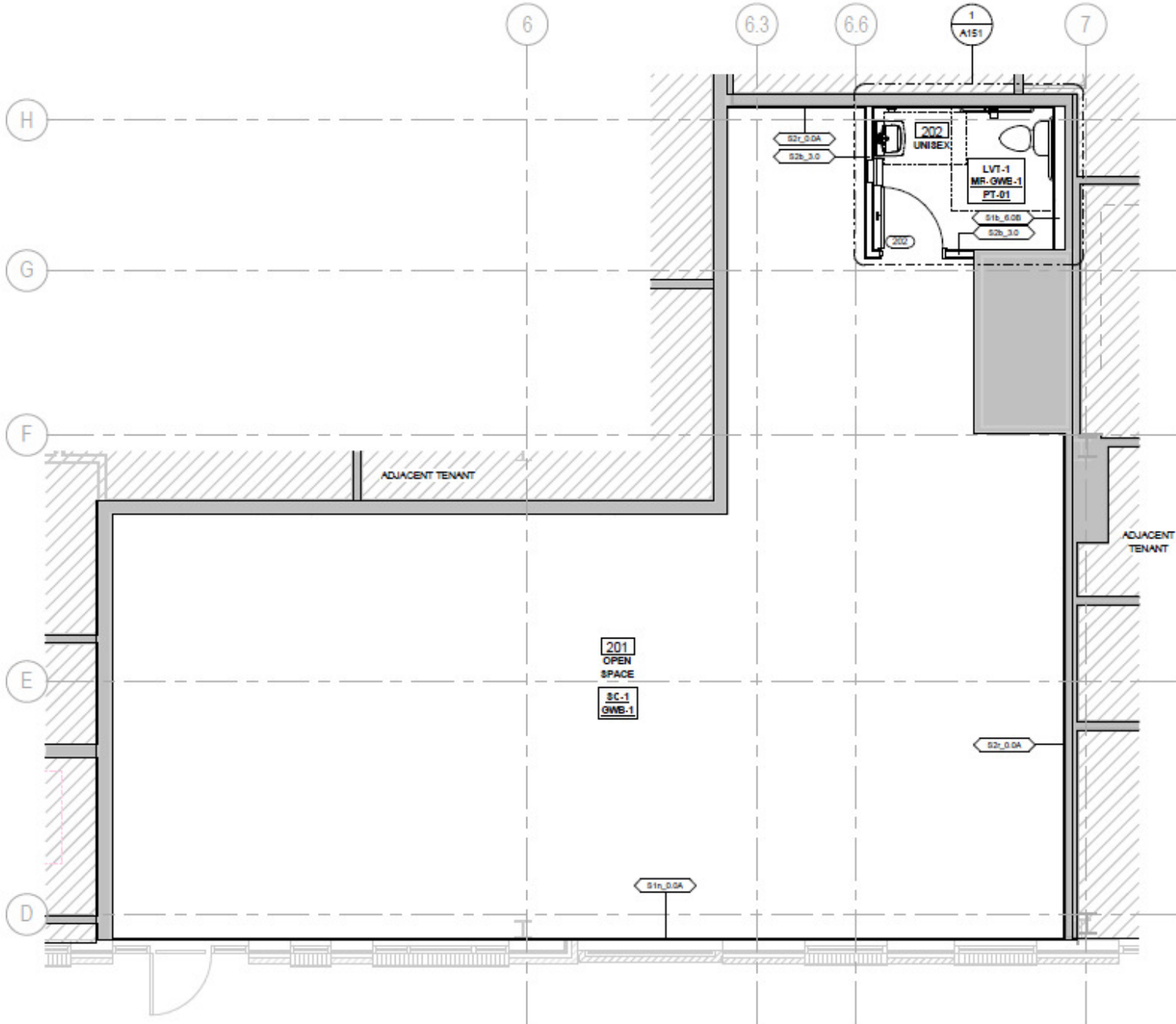


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2 WHITE BOX FLOOR PLAN

SCALE: 1/4" = 1'-0"

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THE PERCH MIXED USE DEVELOPMENT

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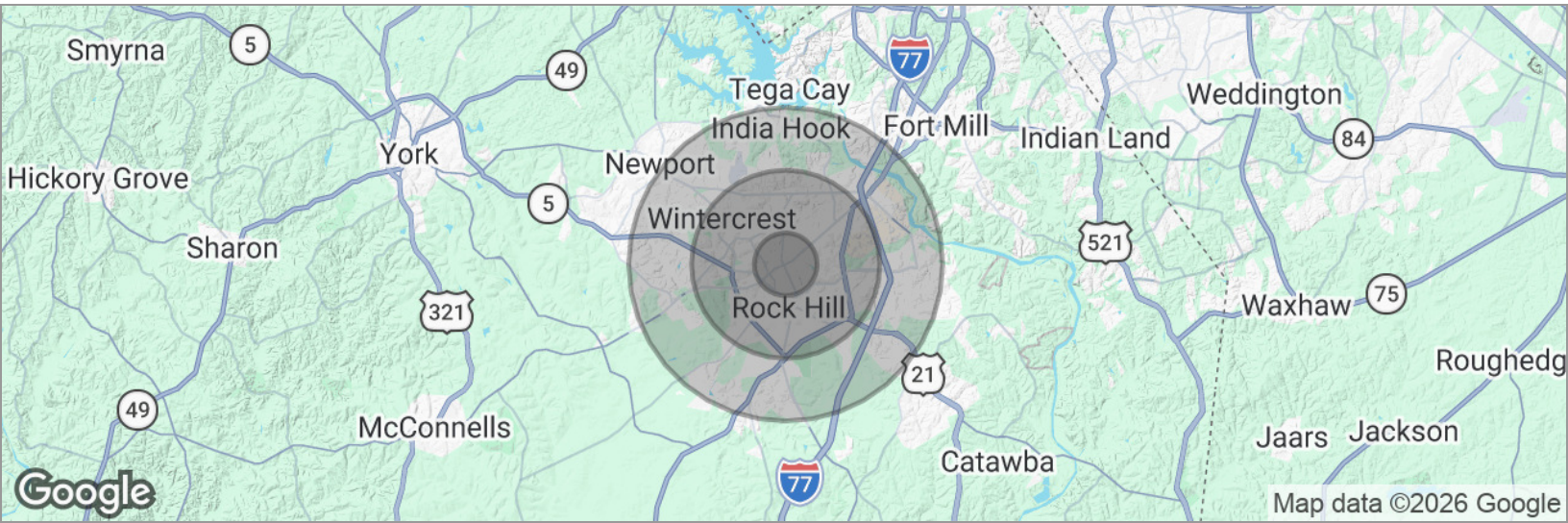


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POPULATION

1 MILE

3 MILES

5 MILES

Total population	9,040	57,473	95,006
Median age	32.2	37.3	37.9
Median age (Male)	31.7	35.3	36.3
Median age (Female)	33.3	39.3	39.6

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	3,298	24,169	39,988
# of persons per HH	2.7	2.4	2.4
Average HH income	\$51,336	\$60,933	\$71,362
Average house value	\$166,994	\$148,435	\$173,666

* Demographic data derived from 2020 ACS - US Census

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