

# 274 COLUMBIA AVE. ROCK HILL ► OFFICE FOR LEASE











## PROPERTY OVERVIEW

**274 Columbia Avenue** offers a prime opportunity to lease a flexible retail or office space in the thriving Rock Hill market. Located adjacent to Slow Play Brewing and near Winthrop University's campus, this property is just minutes from Downtown Rock Hill and two blocks from the new \$230 million mixed-use development, University Centre. 274 Columbia Avenue sits on a 1.40-acre corner lot, providing excellent visibility at a new traffic circle along Rock Hill's textile corridor. It features a 15,000-square-foot pre-engineered metal structure.

## PROPERTY HIGHLIGHTS

- Second-generation retail entertainment facility
- Excellent parking
- Great signage opportunities
- Adjacent to Slow Play Brewing and next to Winthrop University
- Minutes from Downtown Rock Hill



## AERIAL VIEW



## BUILDING FRONT



## PROPERTY DETAILS



**274**  
Columbia Avenue  
Rock Hill, SC 29730



**Zoning**  
IB  
(Light Industrial)



**Rent**  
\$22/SF



**Retail/Office**  
4,000 SF



**Lease Type**  
Triple Net Lease  
(NNN)



**Utilities**  
Tenant  
Responsibility

## OFFERED EXCLUSIVELY BY

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# PROPERTY DEMOGRAPHICS



**274**

Columbia Ave.

Rock Hill, SC 29730



**19,500 AADT**

SC 5 CON (MAIN ST W), S- 2 TO  
SC 274 (OAKLAND AV), S- 115



## Population (2024)

1 mile radius	<b>10,627</b> people
3 mile radius	<b>56,717</b> people
5 mile radius	<b>97,367</b> people



## Households (2024)

1 mile radius	<b>3,898</b> households
3 mile radius	<b>22,927</b> households
5 mile radius	<b>39,371</b> households

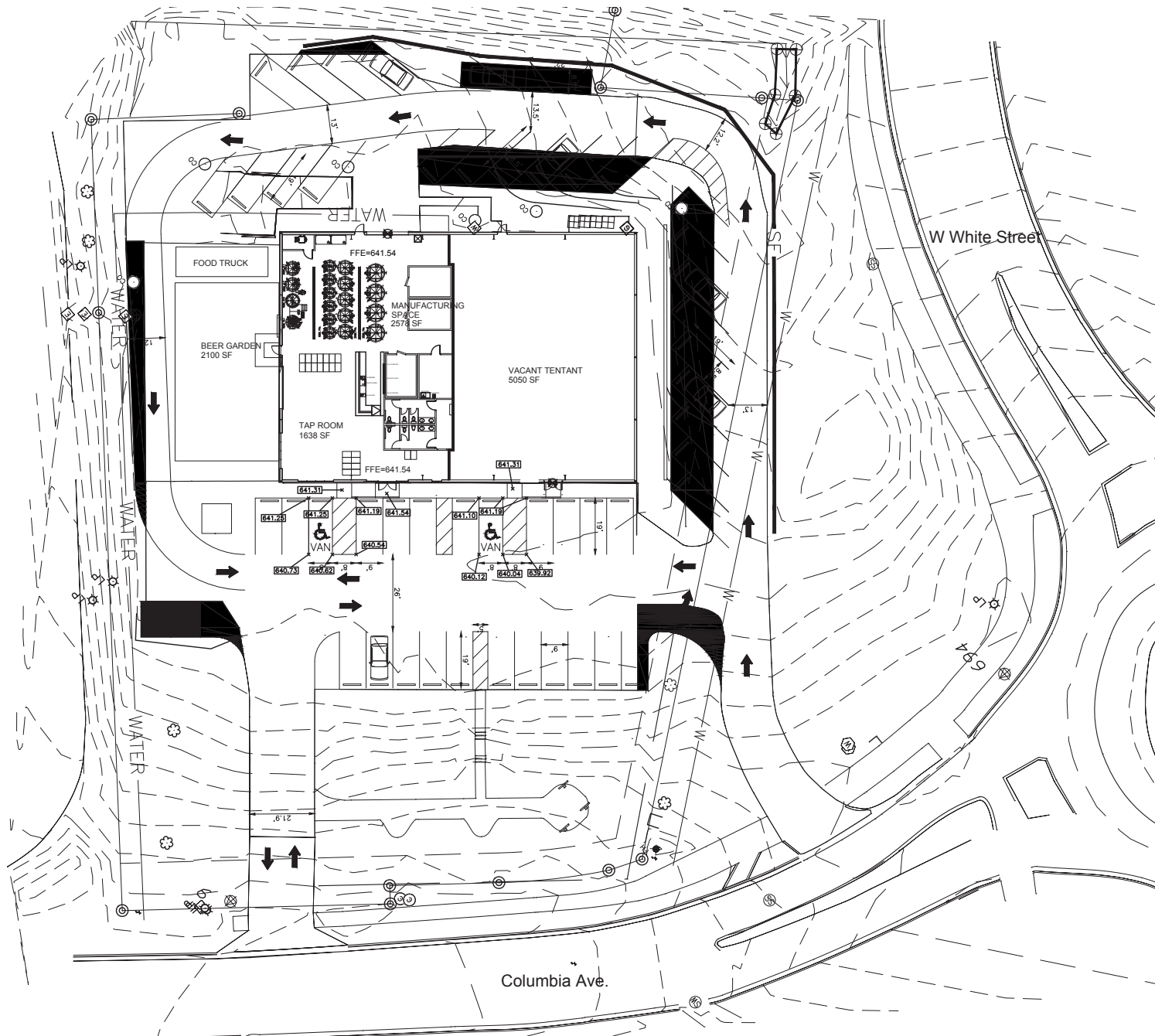


## Average Household Income

1 mile radius	<b>\$ 49,794</b>
3 mile radius	<b>\$ 68,438</b>
5 mile radius	<b>\$ 77,875</b>



# SITE PLAN

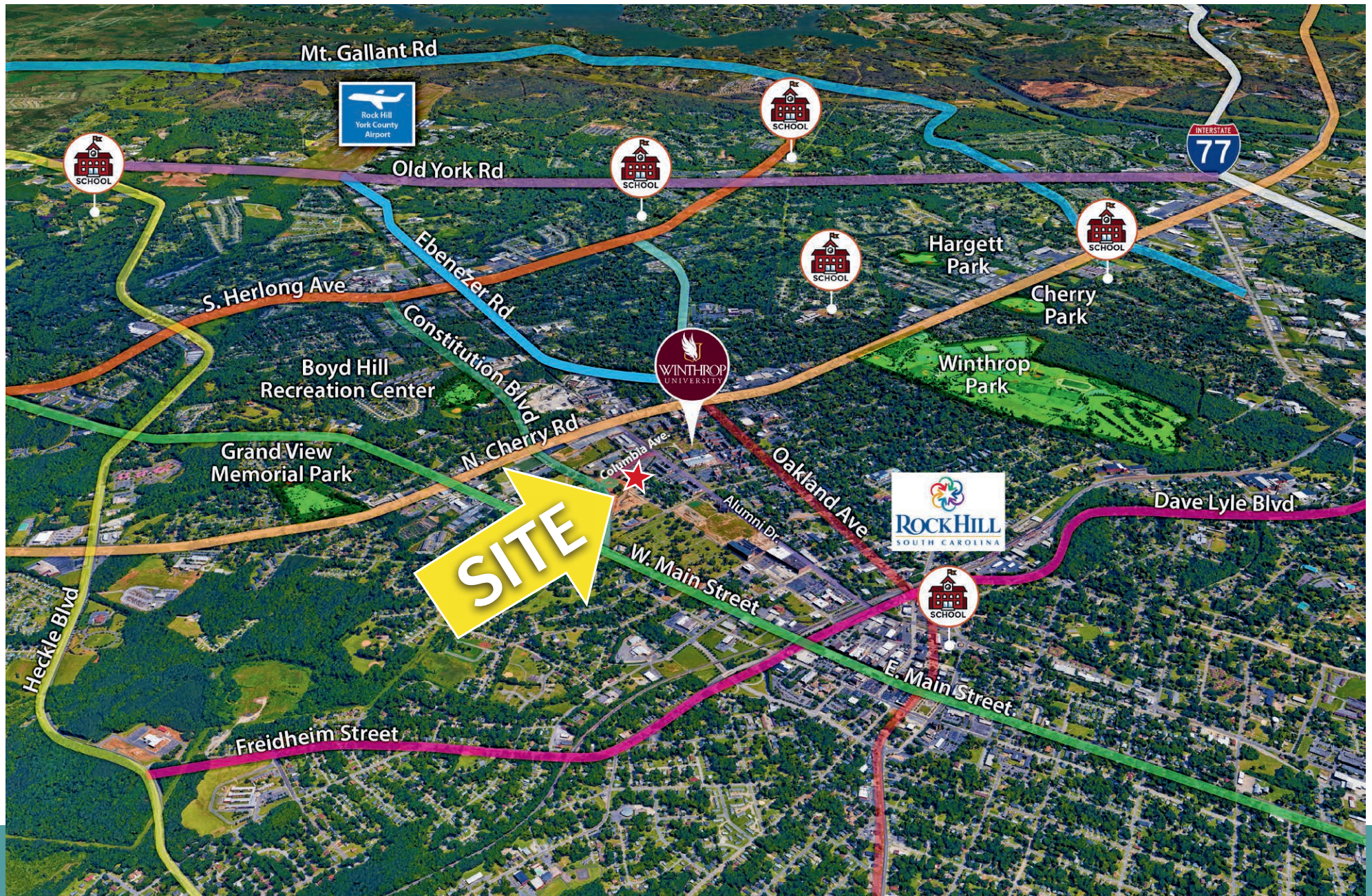


# PROPERTY HIGHLIGHTS





# LOCATION OVERVIEW





# Rock Hill

## South Carolina

Rock Hill is a business-savvy blend of historic charm and strategically implemented expansion right outside of Charlotte. The city is located in the north-central area of South Carolina approximately 20 miles south of Charlotte, NC along the I-77 corridor.

The largest city in South Carolina's York County, Rock Hill is a charming college town, with the campus of Winthrop University making up one of its five historic districts. The surrounding area is home to the Carowinds amusement park, an entertainment destination so large that it spans two states.





# CHARLOTTE NORTH CAROLINA



**5th**

Largest Population Growth  
across the US in 2022



**6th**

Busiest Airport in the Nation  
with 700 flights per day



**2nd**

Largest Banking Center  
in the US



**8**

Fortune 500 Companies  
Headquartered in Charlotte



**\$2B**

In Real Estate Projects  
under construction



**20%**

Employment Increases projected  
over the next 5 years



**55k +**

Students enrolled at colleges  
and universities in Charlotte



## CHARLOTTE'S **TOP 5** EMPLOYERS



Atrium Health

35,700 Employees

**WELLS  
FARGO**

26,000 Employees

**Walmart**

16,100 Employees



Bank of America

15,000 Employees

**N** NOVANT  
HEALTH

12,172 Employees





