

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

AFT AXE
ROWING

OFFERED EXCLUSIVELY BY

Roger Metz
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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	10,627 people
3 mile radius	56,717 people
5 mile radius	97,367 people



Households (2024)

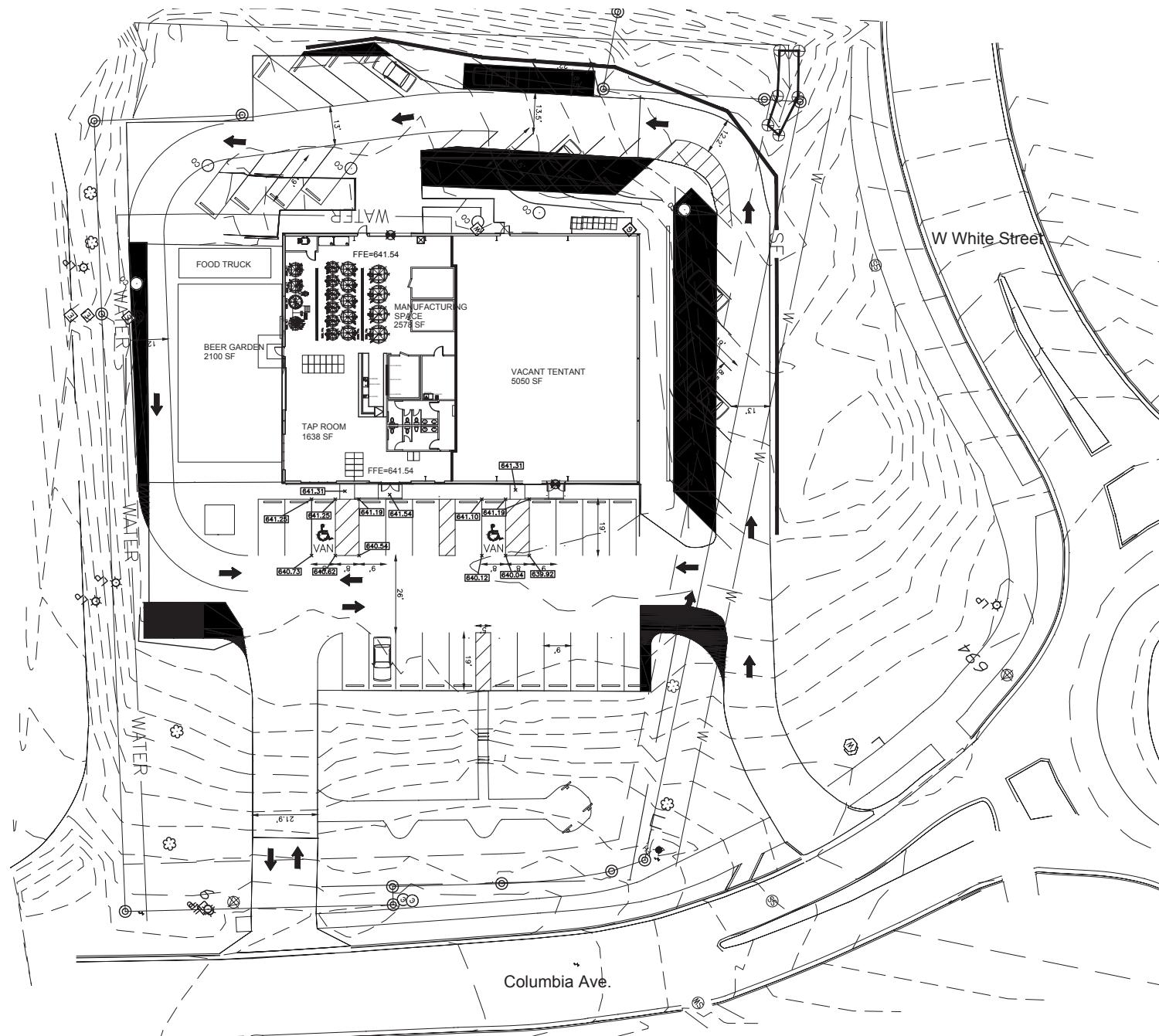
1 mile radius	3,898 households
3 mile radius	22,927 households
5 mile radius	39,371 households



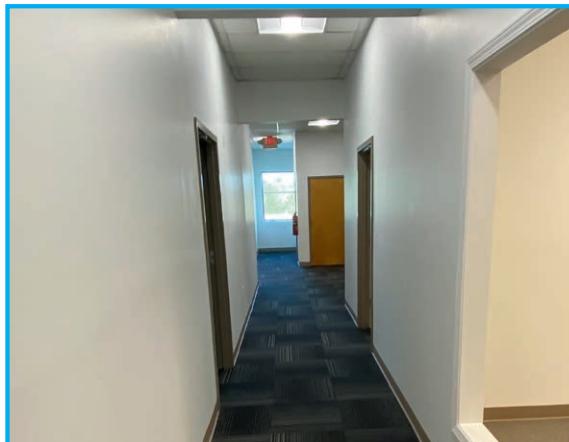
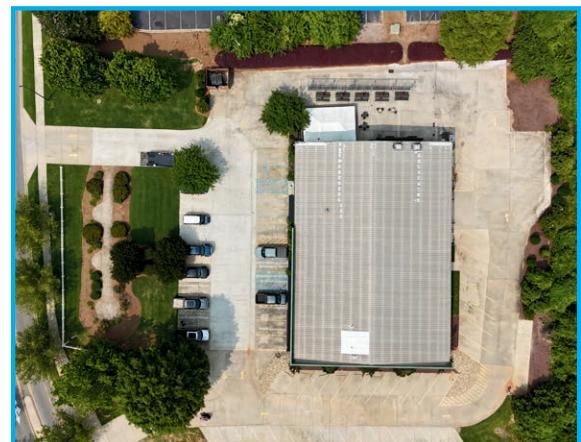
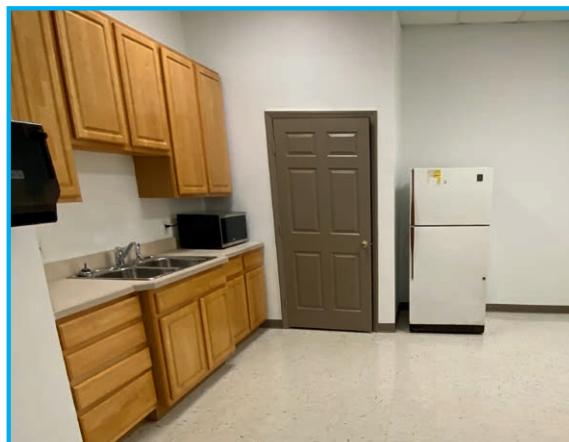
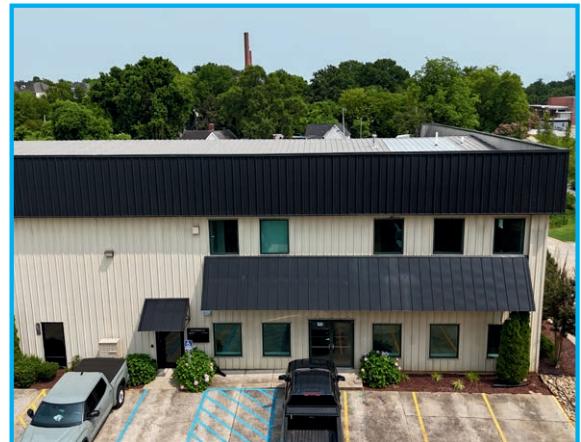
Average Household Income

1 mile radius	\$ 49,794
3 mile radius	\$ 68,438
5 mile radius	\$ 77,875

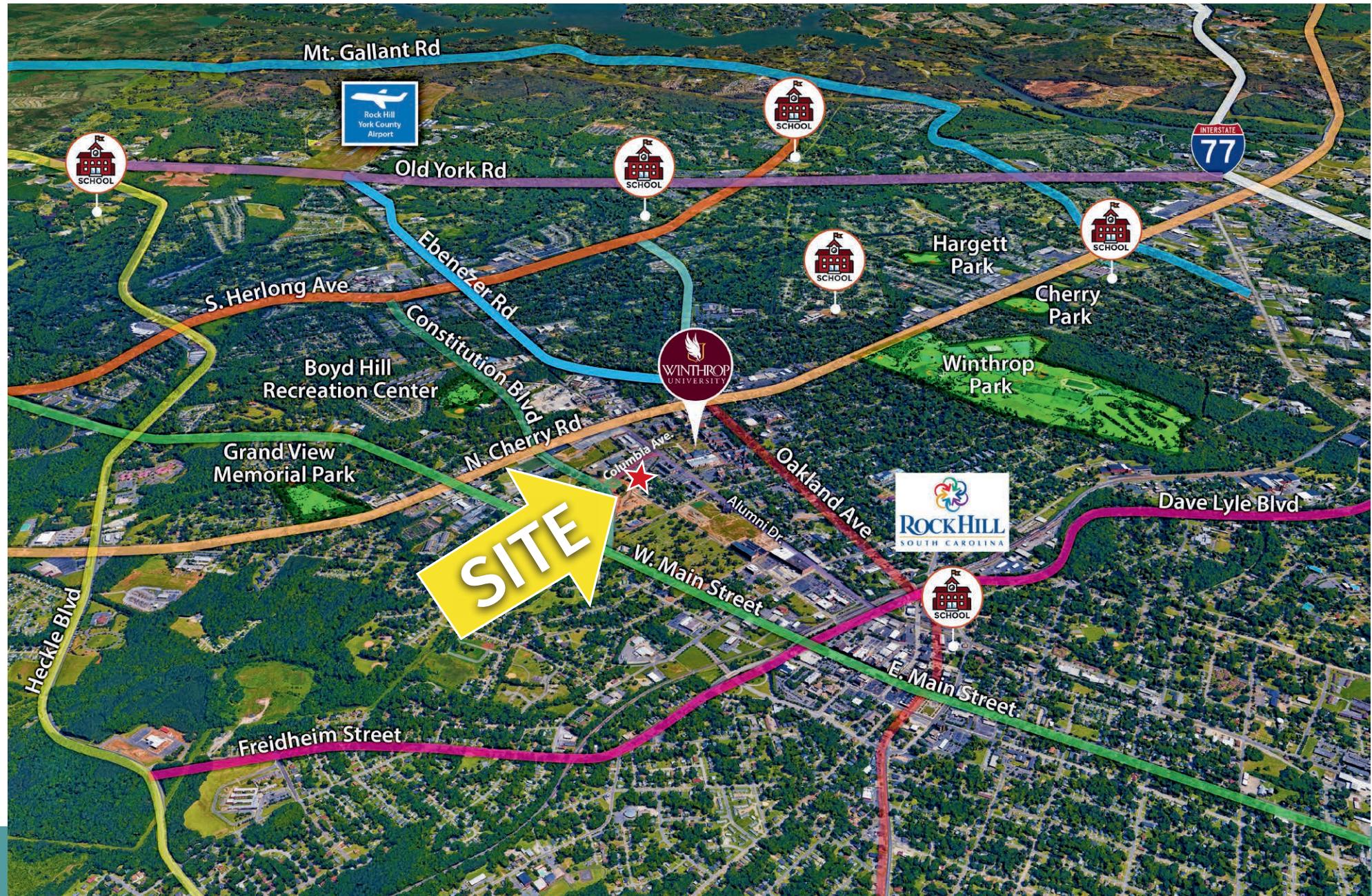
SITE PLAN



PROPERTY HIGHLIGHTS



LOCATION OVERVIEW

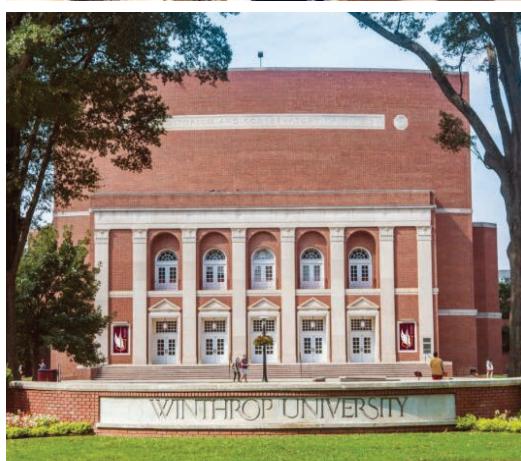


Rock Hill

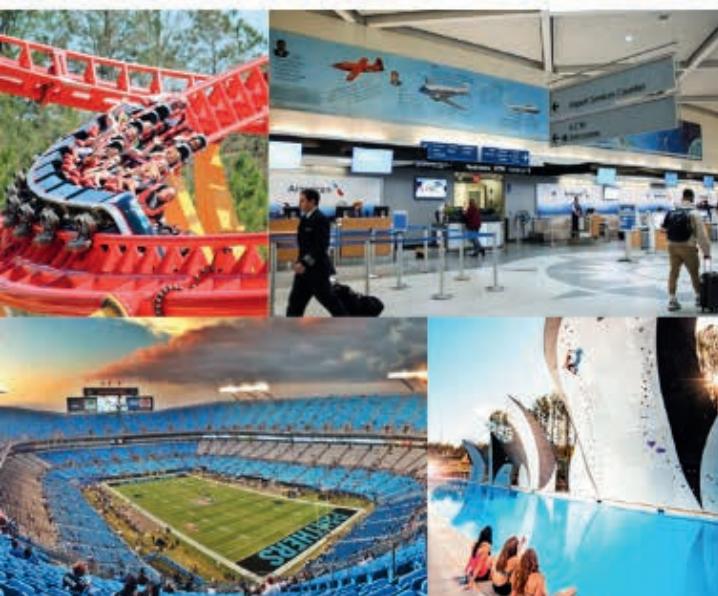
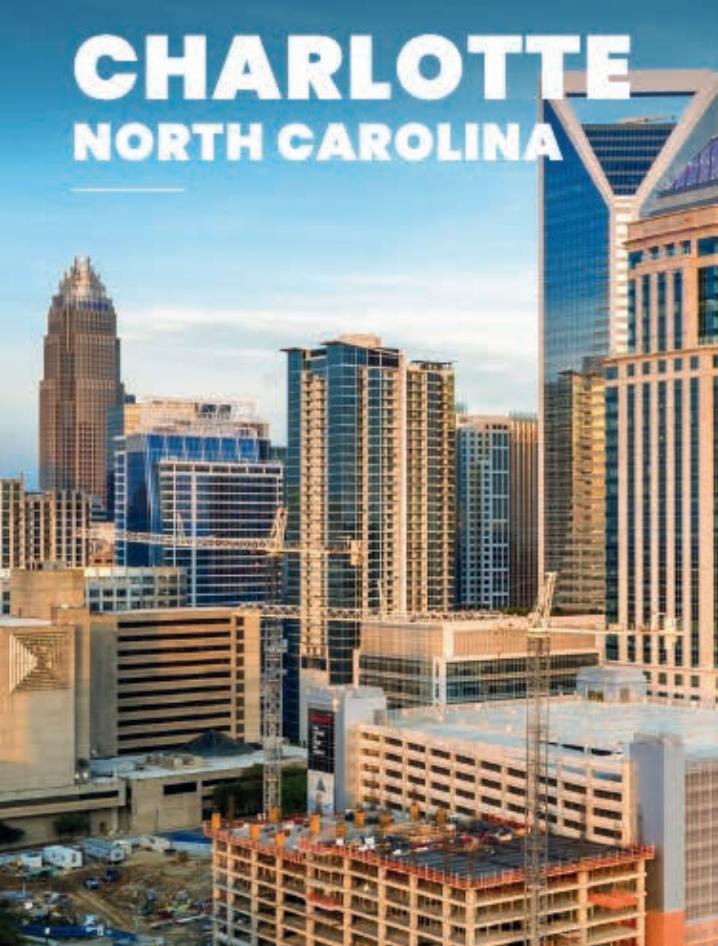
South Carolina

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



2nd

Largest Banking Center
in the US



\$2B

In Real Estate Projects
under construction



55K+

Students enrolled at colleges
and universities in Charlotte



6th

Busiest Airport in the Nation
with 700 flights per day



8

Fortune 500 Companies
Headquartered in Charlotte



20%

Employment Increases projected
over the next 5 years



UNC CHARLOTTE



JOHNSON & WALES
UNIVERSITY



QUEENS
UNIVERSITY
of
CHARLOTTE



Johnson C. Smith University

CHARLOTTE'S **TOP 5** EMPLOYERS



35,700 Employees



26,000 Employees



16,100 Employees



15,000 Employees



12,172 Employees



274 Columbia Avenue, Rock Hill | OFFICE BUILDING FOR LEASE