

±16,845 SF AVAILABLE ON 1.92 ACRES

151-153 S. OAKLAND AVENUE

Rock Hill, SC 29730



FOR SALE - \$3.2M

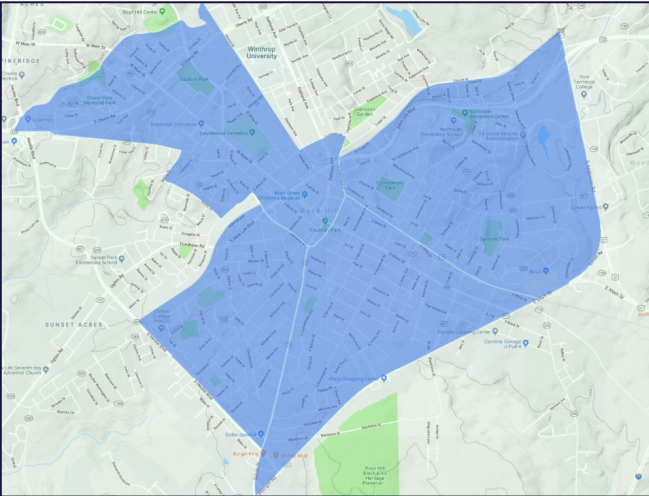
Potential Redevelopment Opportunity or Office Space Use as is



BUILDING HIGHLIGHTS

This office building currently houses two tenants and is located right outside the downtown historic district. It is within walking distance of several restaurants and shops and is located in a designated **Opportunity Zone** of the city.

Click image below for more info!



\$3.2M
SALE PRICE

±16,845 SF
BUILDING SIZE

1.92
LOT SIZE

6271402001
TAX MAP ID

DTWN
ZONING

8.00/1,000 SF
PARKING RATIO

CURRENT TENANTS
100% OCCUPIED
LEASE EXPIRATION DEC 2026



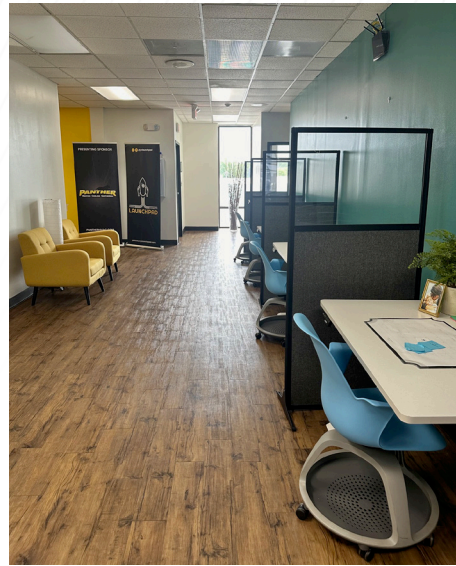
±7,200 SF

The logo for 'the YMCA' features the word 'the' in blue lowercase letters, a large blue and purple stylized 'Y' symbol, and the letters 'YMCA' in purple below it.

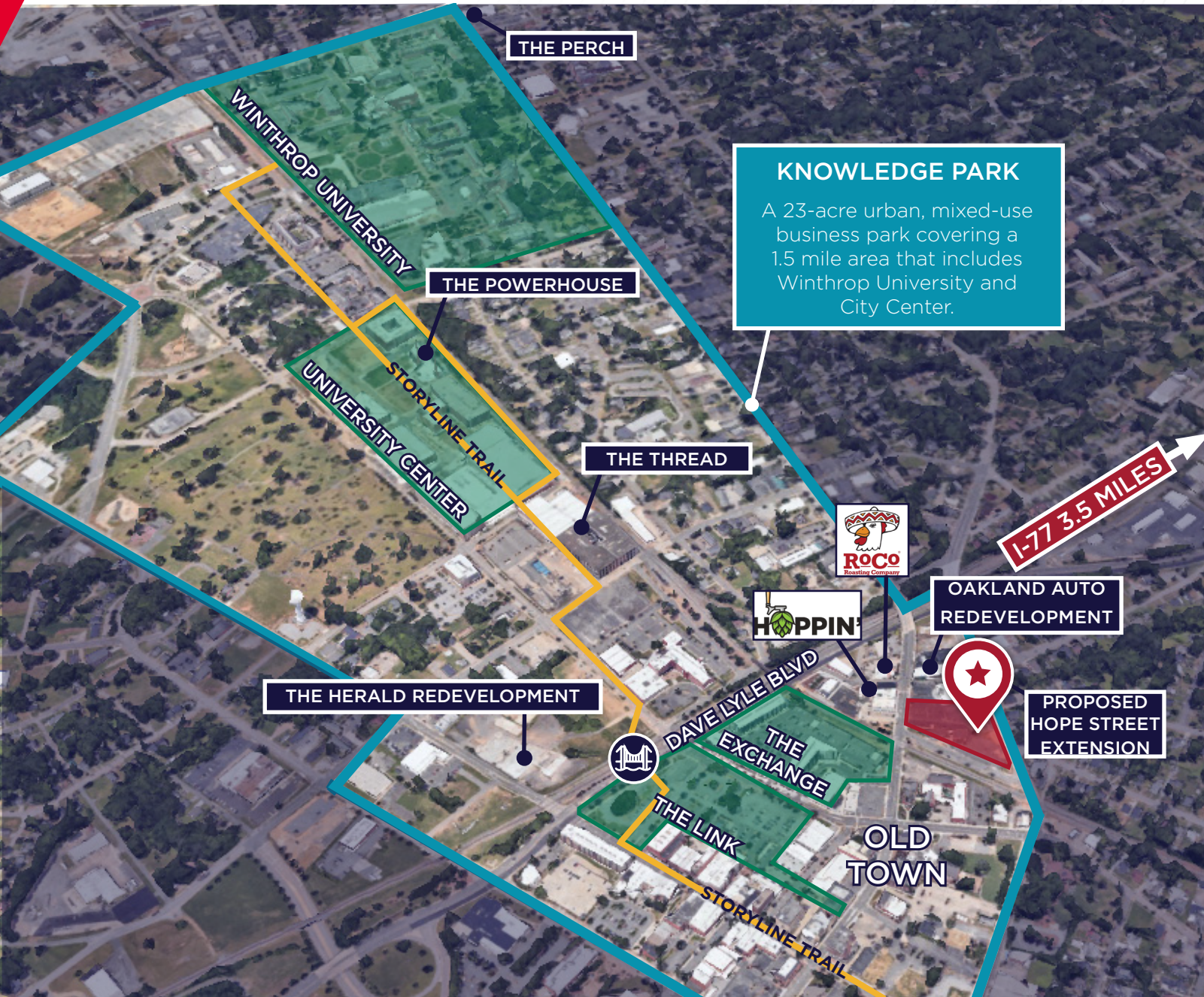
±9,601 SF
Small Business Incubator

The logo for 'GRAVITY CENTER' features a stylized circular graphic with green and white diagonal stripes, the words 'GRAVITY CENTER' in white uppercase letters, and 'Small Business Incubator' in smaller white text below.

PROPERTY PHOTOS



THE LOCATION



KNOWLEDGE PARK
A 23-acre urban, mixed-use business park covering a 1.5 mile area that includes Winthrop University and City Center.

UPCOMING DEVELOPMENTS



Oakland Auto Redevelopment

A commercial developer announced plans to revamp a downtown Rock Hill property, 119 S Oakland Avenue, that was once home to an auto dealership. The 1.25-acre project is in the Knowledge Park area and includes an 18,000 SF building plus another 2,100 SF building that will be made into a multi-tenant creative office and boutique retail space.



Dave Lyle Pedestrian Bridge

The City to build a pedestrian bridge over Dave Lyle Boulevard to connect Old Town Rock Hill to University Center and Winthrop University.

\$522.2M of Capital Investments in Rock Hill within the past few years

FOR MORE INFORMATION, PLEASE CONTACT:



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DEMOGRAPHICS 10 MILES



207,016
POPULATION



40.3
MEDIAN AGE



\$77,154
MEDIAN HH INCOME



79,865
HOUSING UNITS



8,063
BUSINESSES



±\$365M
SPENT IN
RESTAURANTS

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