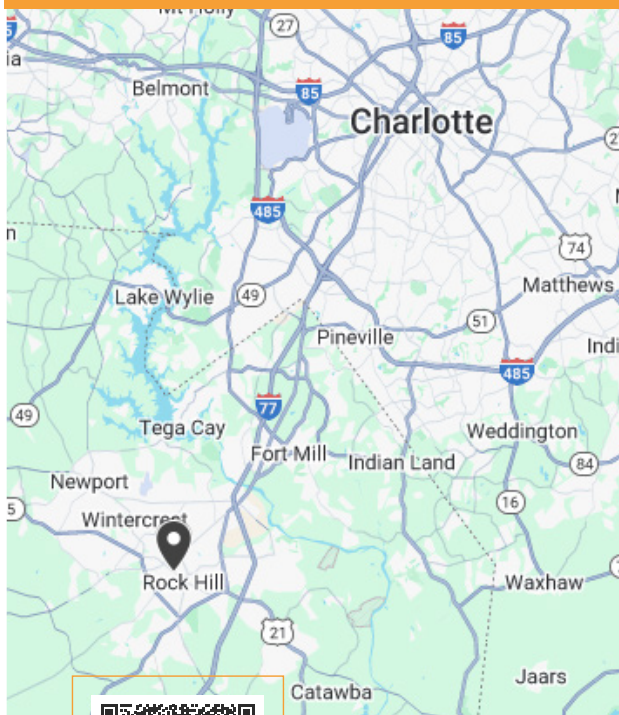


FOR SALE



ZONED OI-OFFICE / INSTITUTIONAL



Can Be Purchased Separately or Together

- **SITE A | ±1.0 AC : \$410,000**

816,820 & 832 West Main Street

* 816 West Main Street: Parcel# 598-05-04-003

* 820 West Main Street: Parcel# 598-05-04-002

* 832 West Main Street: Parcel# 598-05-04-001

* ±49 Parking Spaces

- **SITE B | ±0.434 AC : \$285,000**

210 Lancaster Avenue

* Parcel #598-05-04-025

* ±40' x 60' (±2,400 SF) Metal Building

* ±15' x 20' Storage Building

* ±27 Parking Spaces



Will Jordan

Vice President/Broker

803-992-6097 | Will@tuttleco.com

2 Commercial Properties

816, 820 & 832 West Main Street, Rock Hill, SC 29730

210 Lancaster Avenue, Rock Hill, SC 29730

PROPERTY OVERVIEW



SITE A - \$410,000

816, 820 & 832 West Main Street

±1.0 Acres

±49 Parking Spaces



SITE B - \$285,000

210 Lancaster Avenue

±40' x 60' (±2,400 SF) Metal Building

±15' x 20' Storage Building

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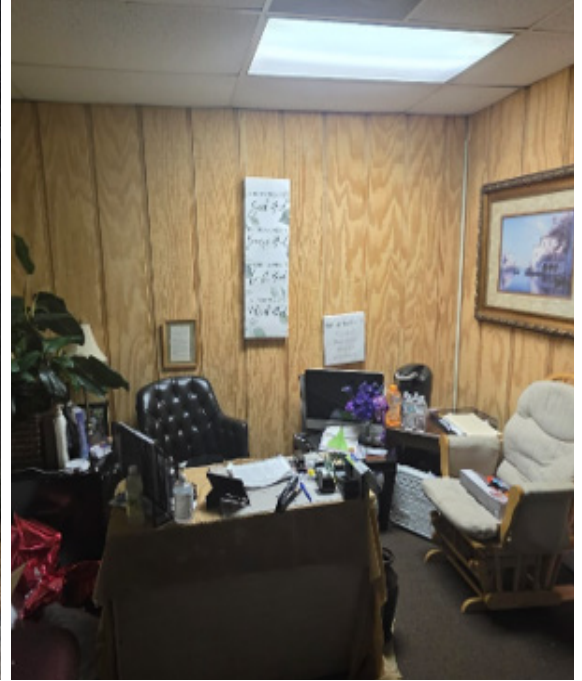


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210 LANCASTER AVENUE - PHOTOS



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LOCATION AERIAL



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AREA AMENITIES & ATTRACTIONS



- Rock Hill is the Most Populous City in York County & the 5th Most Populous City in SC
- Located 30 Minutes South of Charlotte and a Hour North of Columbia, Rock Hill Anchors what is known as the "Old English District" in South Carolina
- Rock Hill is conveniently located with Access to Interstate 77



UNIVERSITY CENTER

A ±1.3 Million SF Revival of the Historic ±23 Acre Rock Hill Printing & Finishing Company (The Bleachery) site into a ±200 Million Mixed-Use Development, Located in the Heart of Knowledge Park



ROCK HILL SPORTS & EVENT CENTER

A State-of-the-Art Facility with 8 Basketball Courts, 16 Volleyball Courts, 700 Court-Side Permanent Seats, Multiple Concessions & Locker Rooms & The Championship Court has 1,200 Stadium Seats. Attracts over 466,000 Visitors Annually!



WINTHROP UNIVERSITY

Founded in 1886, Winthrop is a Nationally Recognized Public & Comprehensive University located on a Historic and Scenic Campus. Known for its Diversity, Excellence & Family Atmosphere.



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