

Palmetto Building Oakland Ave

1030 Oakland Ave, Rock Hill SC 29732

FOR LEASE

Palmetto Building Oakland Ave



Jim Pryor
Ardor Commercial Advisors
Managing Partner
(704) 620-8745
jim@ardorcre.com
NC 300373 SC 105555



ARDOR COMMERCIAL
ADVISORS LLC

THE SPACE

Location

1030 Oakland Ave
Rock Hill, SC 29732

County

York

Cross Street

Cherry Road

Square Feet

850

Annual Rent PSF

\$25.00

Lease Type

NNN

Notes \$5.38 Cam

HIGHLIGHTS

- Steps away from Winthrop College
- Near Downtown
- Five Offices
- Spacious Lobby
- Professional tenants



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
10,102	59,912	100,744

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$76,976	\$76,700	\$85,411

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,299	24,240	40,469



ARDOR COMMERCIAL
ADVISORS, LLC

PROPERTY FEATURES

CURRENT OCCUPANCY	100.00%
TOTAL TENANTS	4
BUILDING SF	5,103
LAND ACRES	.22
YEAR BUILT	1990
YEAR RENOVATED	2023
ZONING TYPE	GC
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	26
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

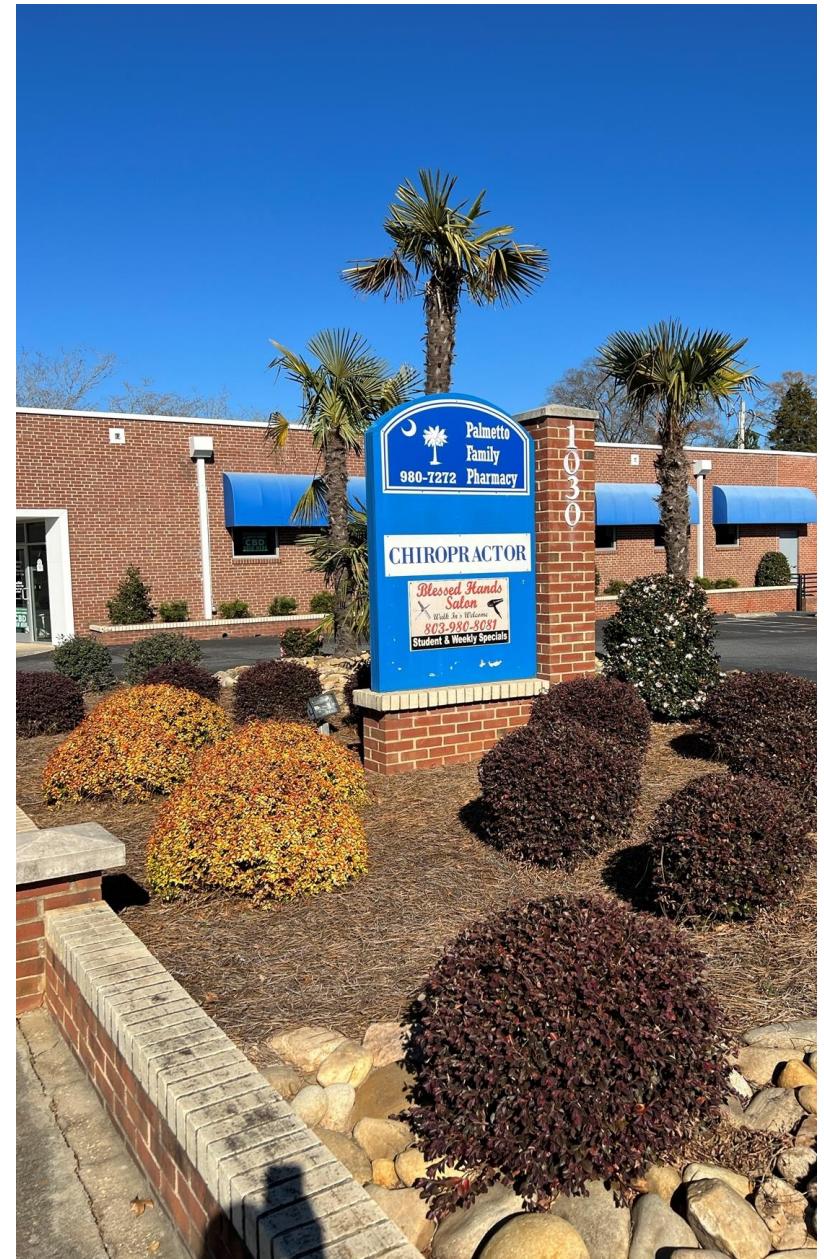
NORTH	Charlotte
SOUTH	Winthrop University
EAST	Cherry Park
WEST	Slow Play Brewing

CONSTRUCTION

FOUNDATION	Concrete
EXTERIOR	Masonry
PARKING SURFACE	Asphalt

TENANT INFORMATION

MAJOR TENANT/S	Palmetto Pharmacy
----------------	-------------------



Palmetto Building on Oakland

- Welcome to the Palmetto Building at 1030 Oakland Ave

Located in the heart of Rock Hill, SC, steps away from the esteemed Winthrop University, the Palmetto Building stands as a premier professional business center. This distinctive location offers an outstanding opportunity for legal and professional service businesses seeking to establish or expand their presence.

Positioned close to the bustling downtown area, the Palmetto Building is surrounded by a hub of activity. Enjoy the convenience of nearby food and beverage establishments, grocery stores, and a variety of retail shops that cater to all your needs and those of your clients. This central location makes your daily operations smoother and places you within a dynamic community.

- The Palmetto Building hosts a diverse array of tenants, including a multi-location pharmacy and healthcare and professional service providers. The synergy within the building creates an enriching environment that fosters professional growth and networking opportunities. Each tenant benefits from the collective clientele that the center attracts, enhancing exposure and accessibility.

With ample parking and accessibility, the Palmetto Building provides a professional backdrop that aligns with the needs of ambitious businesses. Whether you're a burgeoning startup or an established enterprise, our center is equipped to support your aspirations.

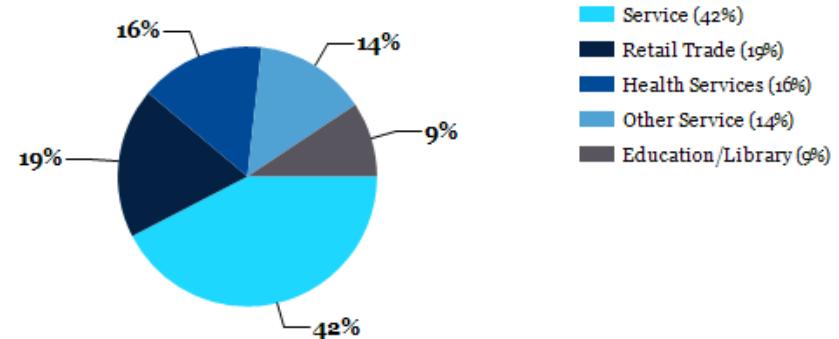
- Choosing the Palmetto Building at 1030 Oakland Ave means placing your business amidst the pulse of Rock Hill's thriving economic landscape. Embrace the opportunity to be part of a professional community that is as dynamic as it is diverse. Let your business thrive with the advantages that our prime location and robust amenities offer.

For leasing information and to schedule a visit, contact us today. Discover why so many businesses have chosen to call the Palmetto Building their home.

- Rock Hill, South Carolina, is a shrewdly combined combination of historical charm with sustainably managed growth. World-class businesses like 3D Systems, Atlas Copco, and Coroplast are located in Rock Hill. The property is close to Winthrop College by foot. A public, comprehensive university, Winthrop offers on-campus and online programs leading to bachelor's, master's, and specialty degrees. The campus is situated in Rock Hill, South Carolina, about 20 minutes south of Charlotte, North Carolina.

Winthrop's objective guarantees an educational experience that combines liberal arts, professional programs, global knowledge, and civic participation. Winthrop has received national recognition for its commitment to quality in higher education.

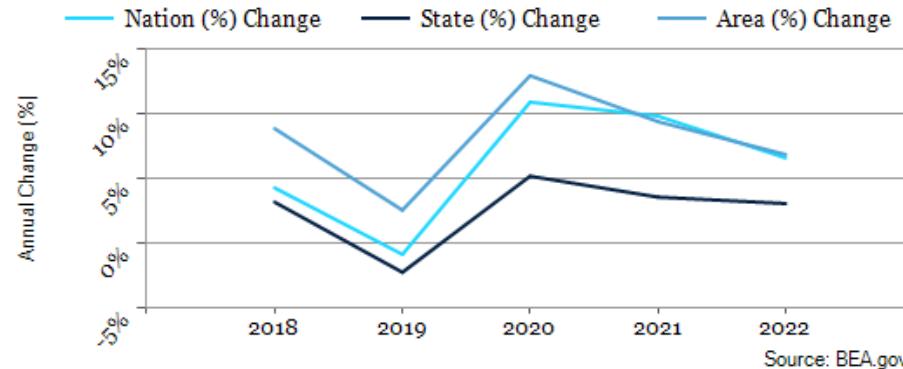
Major Industries by Employee Count

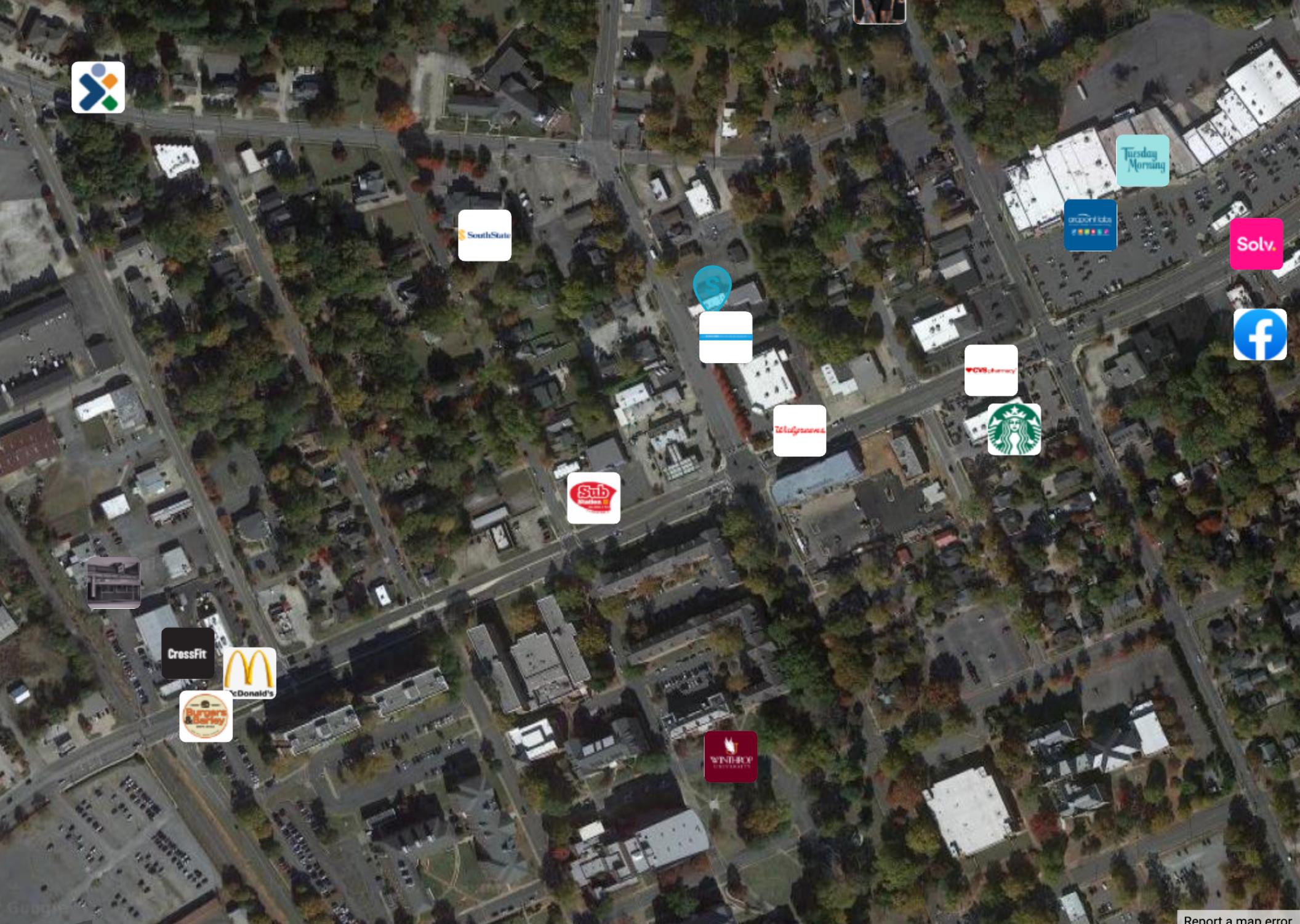


Largest Employers

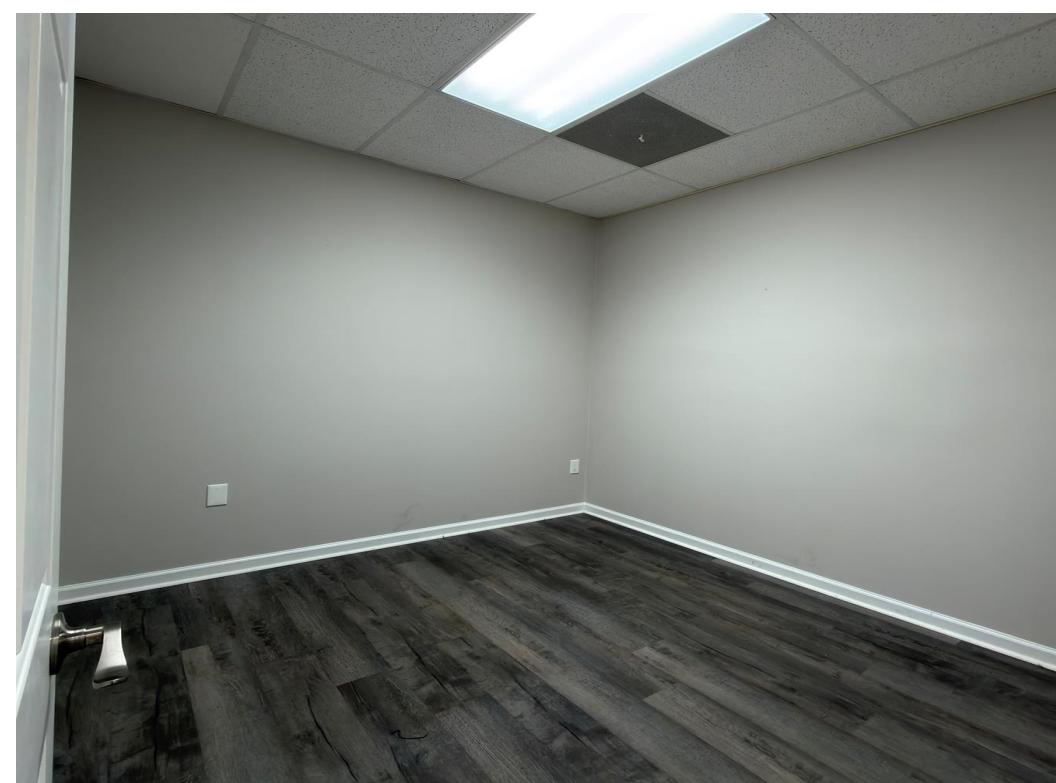
Metrolina Greenhouses, Inc.	364
Stanley Black & Decker - Manufacturing	306
Sunbelt Rentals - Headquarters	303
West Marine Products, Inc.	300
Diversey	300
Onemain Financial Group, LLC	263
Transaxle Manufacturing of America	250
Atlas Copco USA - Headquarters	250

York County GDP Trend



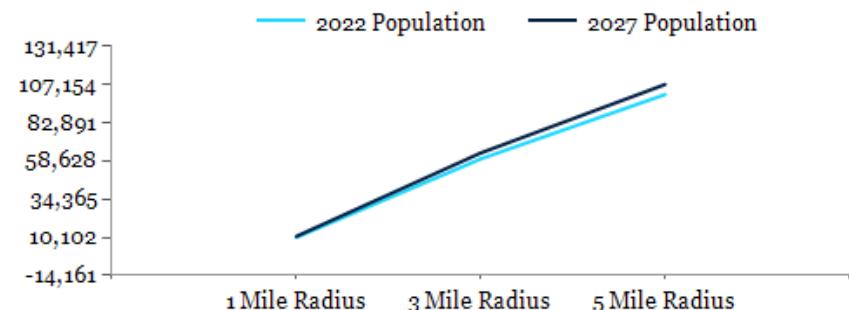


Report a map error

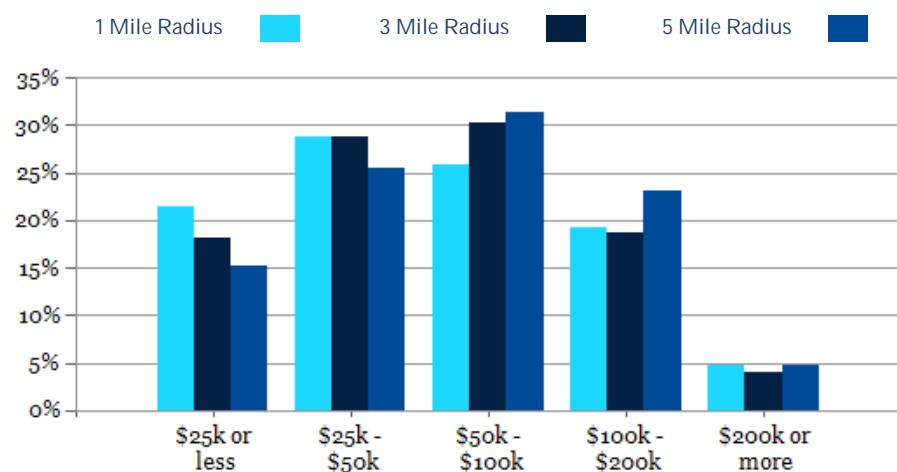


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,155	48,317	68,756
2010 Population	9,820	55,882	87,670
2022 Population	10,102	59,912	100,744
2027 Population	10,789	63,687	107,154
2022 African American	3,266	21,921	32,844
2022 American Indian	64	445	653
2022 Asian	104	948	1,792
2022 Hispanic	808	5,085	7,690
2022 Other Race	446	2,669	3,944
2022 White	5,621	30,045	55,110
2022 Multiracial	588	3,836	6,329
2022-2027: Population: Growth Rate	6.60%	6.15%	6.20%

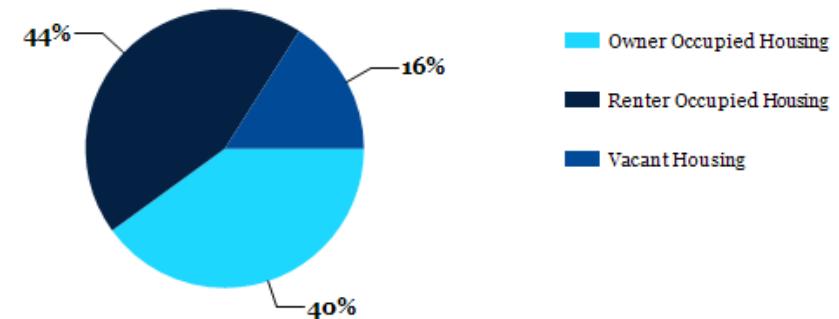
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	442	2,328	3,120
\$15,000-\$24,999	263	2,079	3,030
\$25,000-\$34,999	455	2,870	4,040
\$35,000-\$49,999	492	4,100	6,256
\$50,000-\$74,999	556	4,950	7,848
\$75,000-\$99,999	293	2,405	4,868
\$100,000-\$149,999	439	3,111	6,297
\$150,000-\$199,999	196	1,434	3,070
\$200,000 or greater	157	958	1,935
Median HH Income	\$49,773	\$52,536	\$59,610
Average HH Income	\$76,976	\$76,700	\$85,411



2022 Household Income



2022 Own vs. Rent - 1 Mile Radius

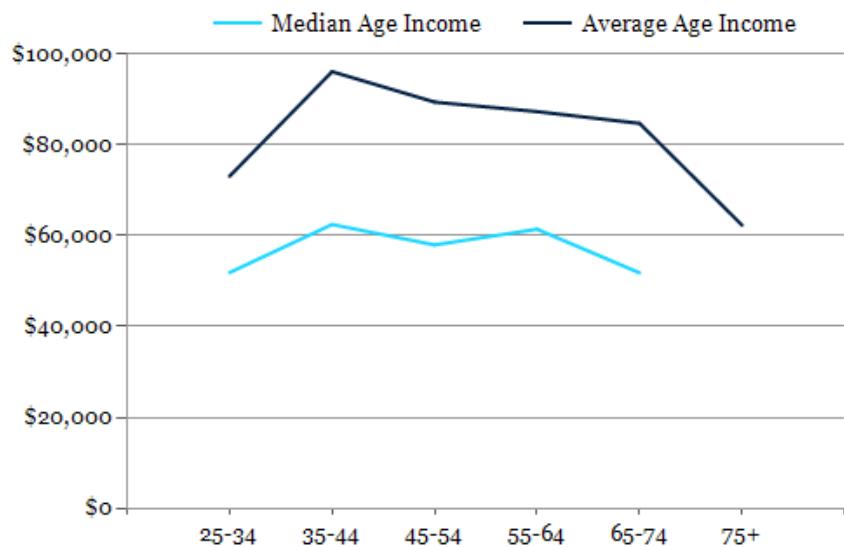
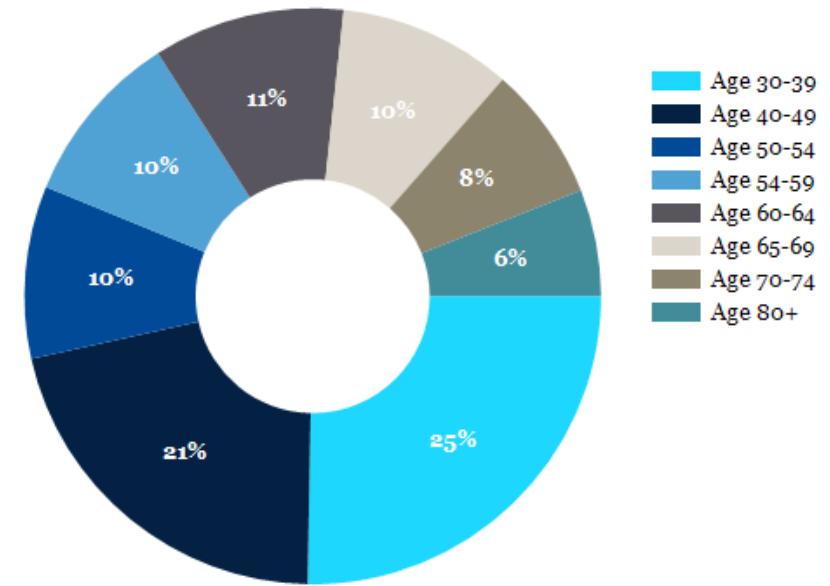


Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	552	4,358	7,249
2022 Population Age 35-39	461	3,805	6,633
2022 Population Age 40-44	427	3,427	6,307
2022 Population Age 45-49	423	3,315	6,016
2022 Population Age 50-54	388	3,335	5,984
2022 Population Age 55-59	392	3,317	5,878
2022 Population Age 60-64	430	3,339	5,770
2022 Population Age 65-69	390	3,007	5,078
2022 Population Age 70-74	303	2,422	4,172
2022 Population Age 75-79	240	1,721	2,855
2022 Population Age 80-84	162	1,118	1,729
2022 Population Age 85+	271	1,351	1,835
2022 Population Age 18+	8,344	46,691	77,768
2022 Median Age	26	35	36
2027 Median Age	27	36	37

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,900	\$53,767	\$57,772
Average Household Income 25-34	\$73,115	\$74,332	\$78,933
Median Household Income 35-44	\$62,489	\$62,095	\$75,408
Average Household Income 35-44	\$96,144	\$89,033	\$98,937
Median Household Income 45-54	\$57,980	\$60,736	\$74,162
Average Household Income 45-54	\$89,444	\$87,612	\$100,308
Median Household Income 55-64	\$61,443	\$58,604	\$67,893
Average Household Income 55-64	\$87,349	\$85,385	\$94,588
Median Household Income 65-74	\$51,839	\$47,278	\$54,327
Average Household Income 65-74	\$84,762	\$74,163	\$81,827
Average Household Income 75+	\$62,343	\$56,587	\$59,487

Population By Age



Palmetto Building Oakland Ave

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Ardor Commercial Advisors and it should not be made available to any other person or entity without the written consent of Ardor Commercial Advisors.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Ardor Commercial Advisors. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Ardor Commercial Advisors has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Ardor Commercial Advisors has not verified, and will not verify, any of the information contained herein, nor has Ardor Commercial Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Ardor Commercial Advisors



Jim Pryor
Ardor Commercial Advisors
Managing Partner
(704) 620-8745
jim@ardorcre.com
NC 300373 SC 105555



ARDOR COMMERCIAL
ADVISORS LLC

<https://Ardorcre.com>