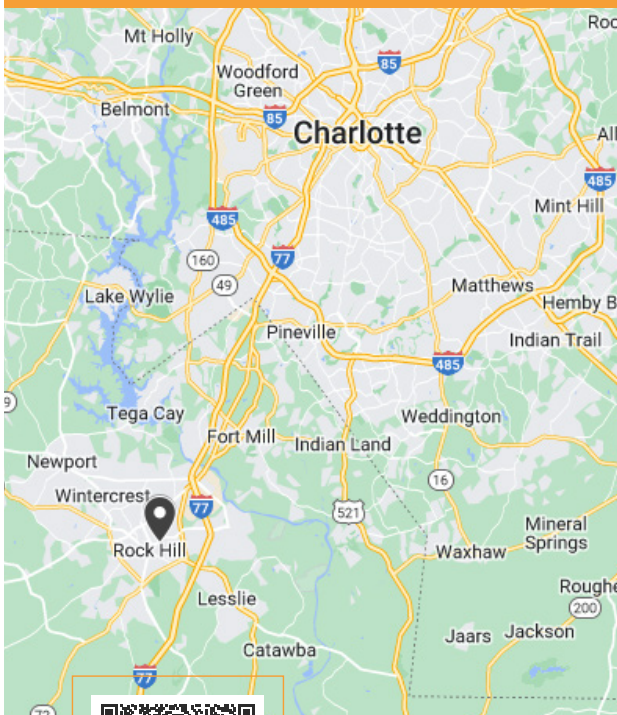


## FOR LEASE

## \$18/SF MG



## ±2,000 - ±3,200 SQUARE FEET



- ±2,000 - ±3,200 Square Feet Available For Lease
- Ideal for Commercial Office Use
- Parcel #627 -12-02-001
- Zoned IG in the City of Rock Hill
- Located Near the Intersection of Willowbrook Avenue & Dave Lyle Boulevard in Close Proximity to Rock Hill Downtown Historic District
- Located ±1 Miles From Interstate 77 Exit 82, ±1.5 Miles From Winthrop University, and ±.5 Miles From New University Center at Knowledge Park



**Miles Curley**

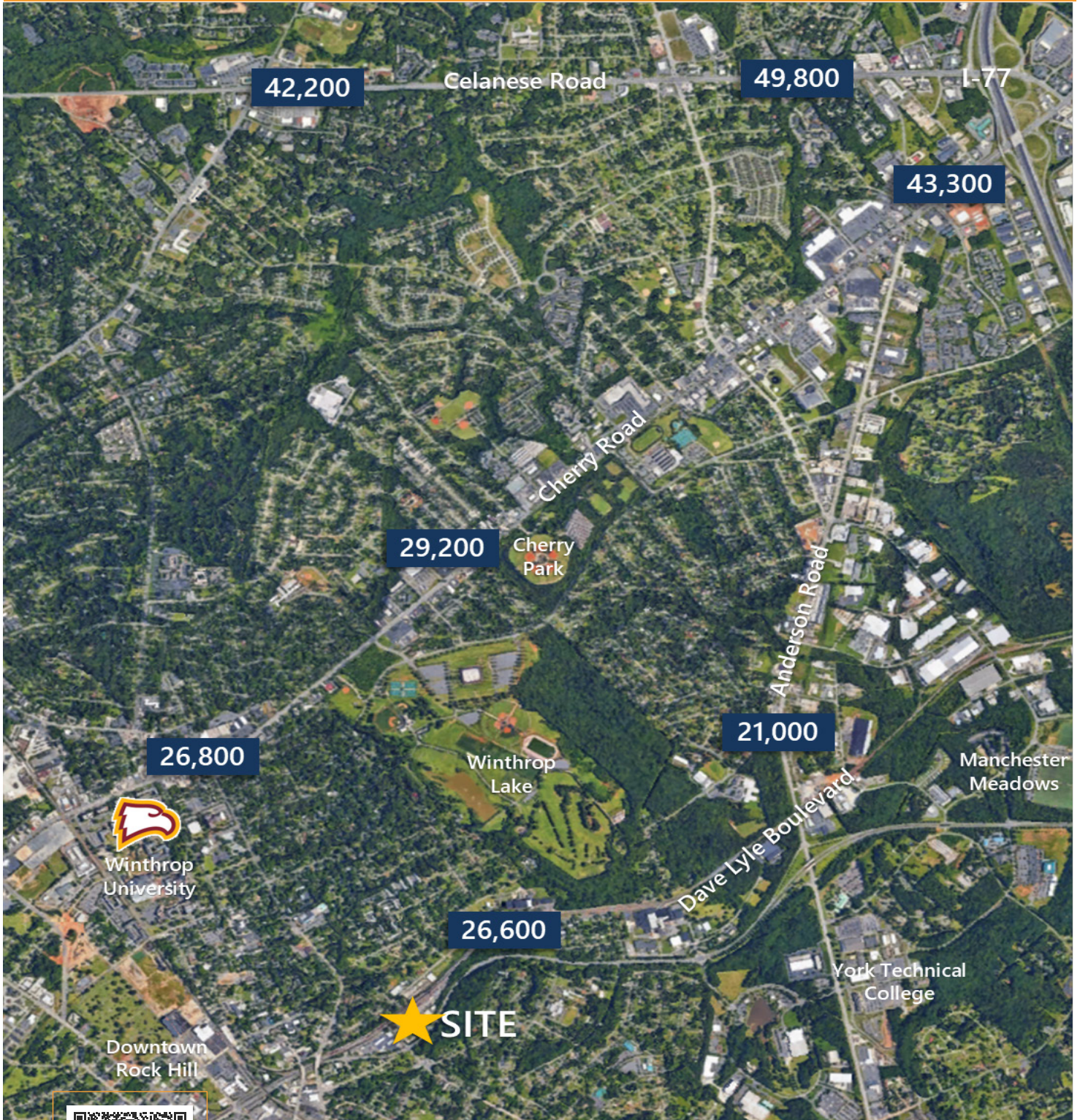
Senior Commercial Agent

Direct: 803-366-1014 | Miles@tuttleco.com

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**LOCATION AERIAL & 2023 SCDOT TRAFFIC COUNTS****Miles Curley**

Senior Commercial Agent

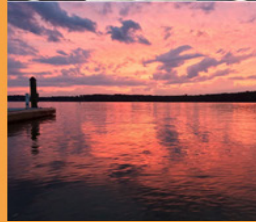
Direct: 803-366-1014 | [Miles@tuttleco.com](mailto:Miles@tuttleco.com)



## 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.



**Miles Curley**

Senior Commercial Agent

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