



274 Columbia Ave., Suite 102

ROCK HILL RETAIL SPACE FOR LEASE

Positioned in the heart of Rock Hill's dynamic Knowledge Park, this fully built-out, 4,000 SF second-generation retail space offers an exceptional opportunity for high visibility. The expansive, open layout provides maximum flexibility, allowing you to easily adapt the footprint to fit your unique vision. Located directly adjacent to Slow Play Brewing and within easy walking distance of Winthrop University, the property benefits from a strong, built-in customer base and consistent daily foot traffic. With excellent on-site parking and prominent signage opportunities, this space is perfectly primed for its next successful retail or entertainment tenant.

Property Highlights:

- ▶ 4,000 SF fully built-out, 2nd-generation retail space
- ▶ Expansive, flexible open layout adaptable for a variety of concepts
- ▶ Located directly adjacent to Slow Play Brewing
- ▶ Easy walking distance to Winthrop University
- ▶ Excellent on-site parking and prominent signage opportunities
- ▶ Ideal for a variety of retail or entertainment concepts



3D MATTERPORT TOUR



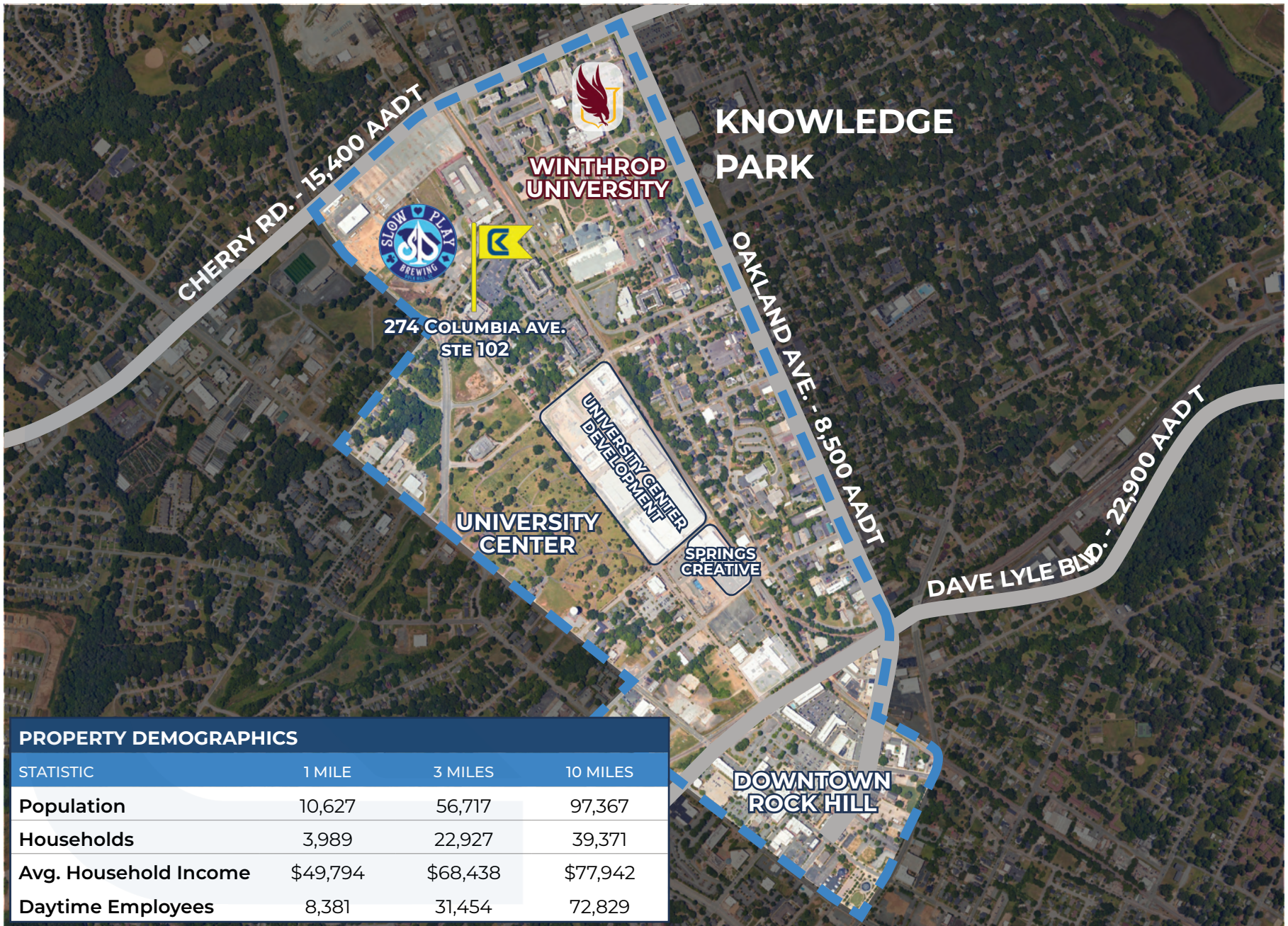
Rent
\$22/SF

4.000
SF

Lease Type
Triple Net (NNN)

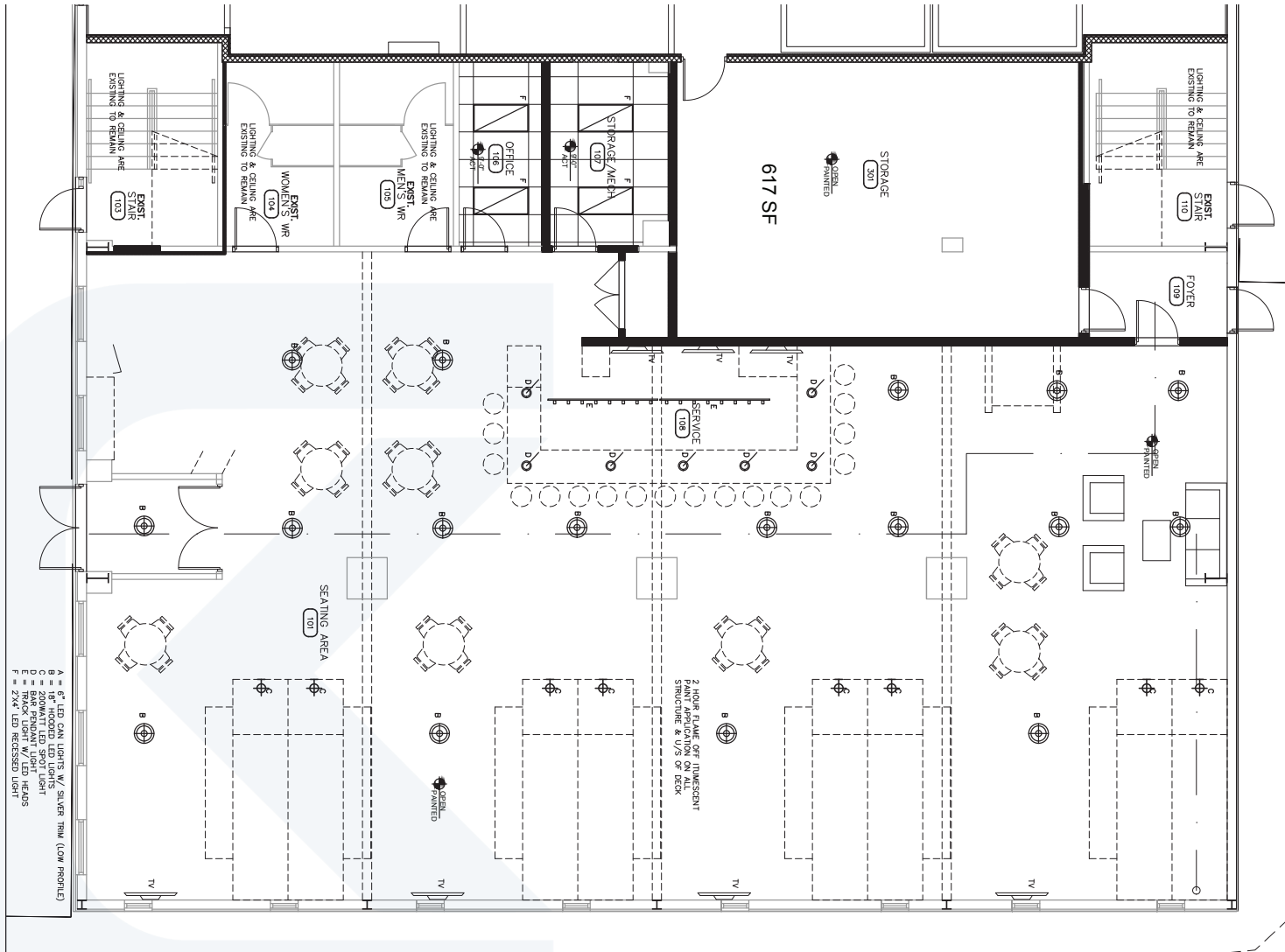
Zoning
Light Industrial (IB)

TICAM est.
\$6.74



PROPERTY DEMOGRAPHICS			
STATISTIC	1 MILE	3 MILES	10 MILES
Population	10,627	56,717	97,367
Households	3,989	22,927	39,371
Avg. Household Income	\$49,794	\$68,438	\$77,942
Daytime Employees	8,381	31,454	72,829

FLOOR PLAN



3D MATTERPORT TOUR



PROPERTY DETAILS

Address	274 Columbia Ave. Suite 102 Rock Hill, SC 29730
Zoning	Light Industrial (IB)
Square Footage	4,000 SF
Rent	\$22/SF
TICAM (est)	\$6.74
Lease Type	Triple Net (NNN)



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