

SHILAND VILLAGE SHOPPING CENTER

2460 INDIA HOOK RD, ROCK HILL, SC 29732



Warren Norman
COMPANY

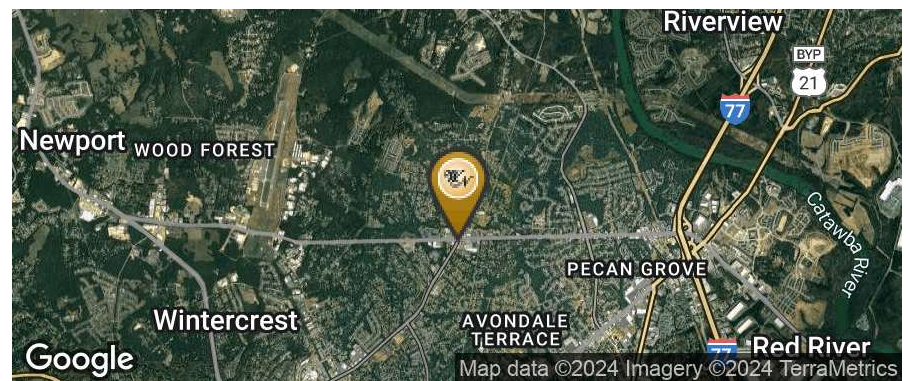


OFFERING SUMMARY

Available SF:	1,816 - 2,792 SF
Lot Size:	1.59 Acres
Building Size:	22,611 SF
Zoning:	CC
Market:	York County
Traffic Count:	22,700

PROPERTY OVERVIEW

First floor space in the Shiland Village center located at the corner of Celanese and India Hook Road. Individual office space on the second floor. Coming soon: 2,792 SF Medical office space on second floor.



for more information, contact:

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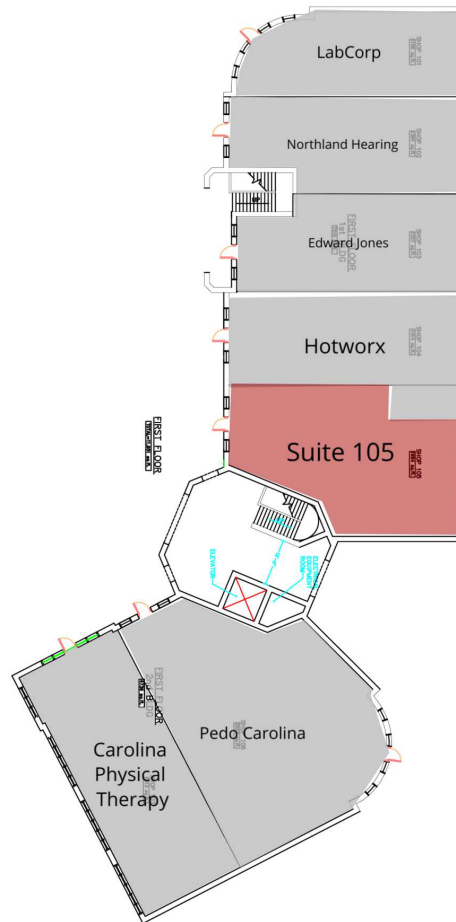
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LEASE TYPE | Gross; NNN **TOTAL SPACE** | 175 - 2,792 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$24.00 - \$41.14 SF/yr



UNAVAILABLE

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 105	Available	1,816 SF	NNN	\$30.00 - \$33.00 SF/yr	-

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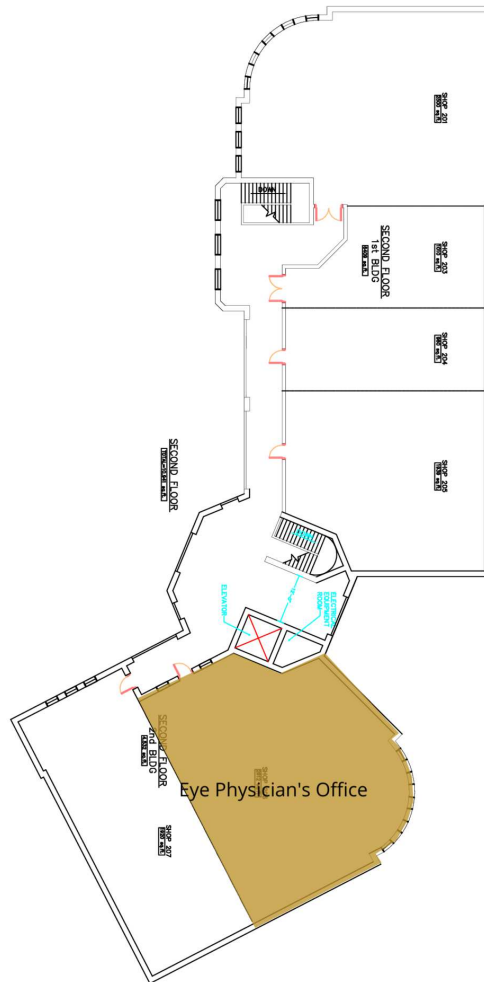
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AVAILABLE SOON

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 206	Available Soon	2,792 SF	NNN	\$24.00 - \$25.00 SF/yr	Former Eyecare Physician's Office

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Google

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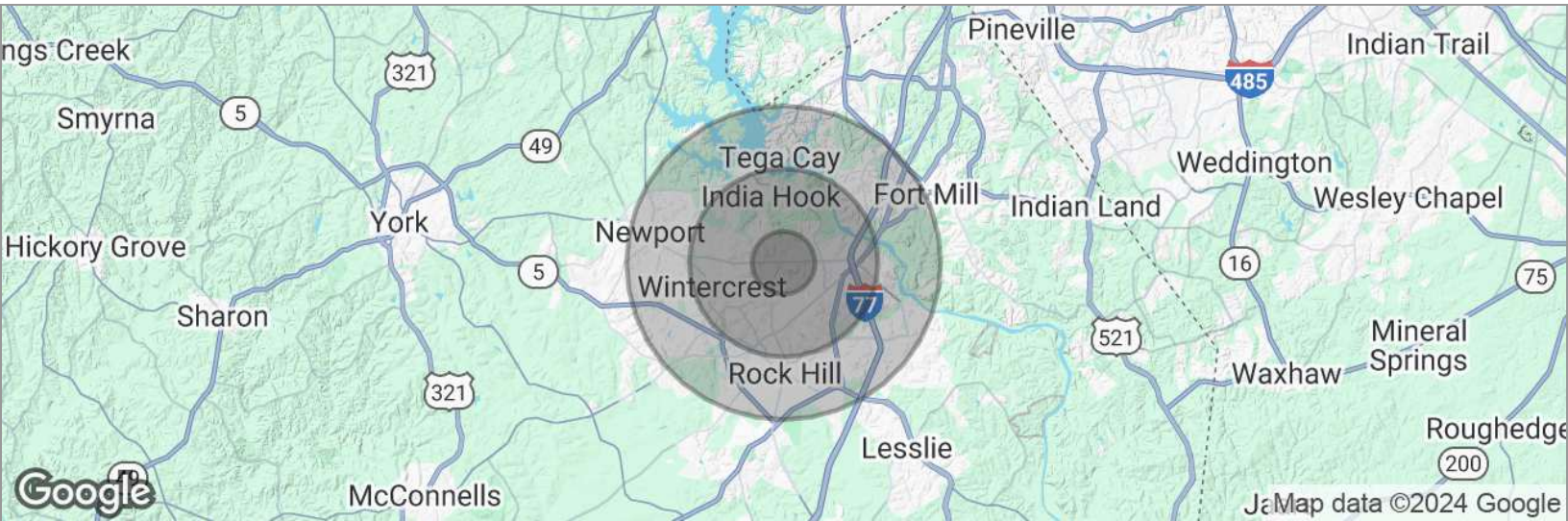


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,189	47,783	99,238
Median age	34.2	33.6	34.7
Median age (Male)	29.8	31.0	33.0
Median age (Female)	35.7	34.5	35.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,918	18,310	38,294
# of persons per HH	2.5	2.6	2.6
Average HH income	\$60,887	\$64,409	\$64,301
Average house value	\$171,301	\$192,101	\$213,594

** Demographic data derived from 2020 ACS - US Census*

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