

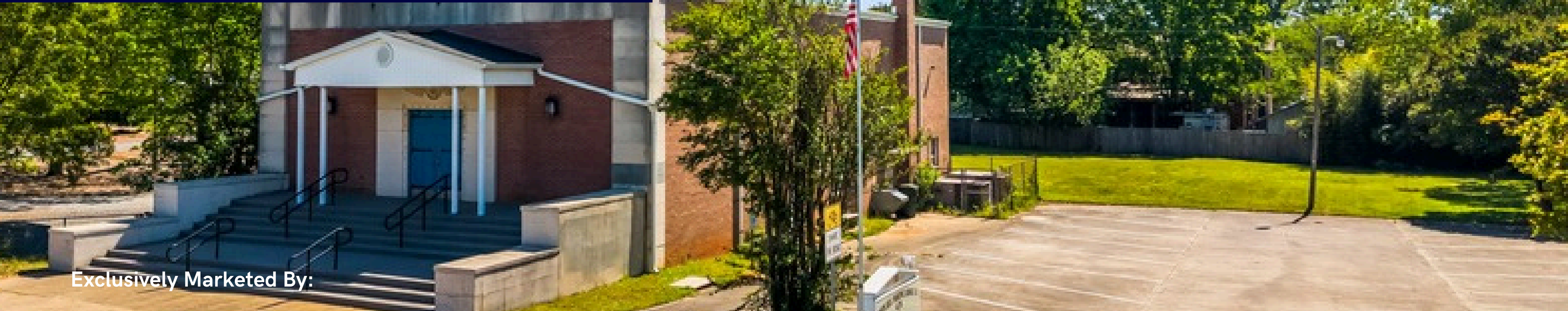
Rare Downtown Rock Hill Flex Property

Event Space | Office Spaces | Commercial Kitchen | Expansion Potential

130 & 126 N Elizabeth Ln, Rock Hill, SC



Offering Memorandum



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Executive Summary

This unique downtown Rock Hill property presents a rare opportunity for an end user or investor alike to acquire a highly adaptable commercial asset within the desirable DTWN zoning district and Opportunity Zone.

Offered at \$1,200,000, the property includes approximately 6,888 square feet situated on two parcels totaling ~0.58 acres, featuring an existing structure with a large event room, multiple functional spaces / offices, a large room downstairs off the commercial kitchen space, and on-site parking, along with additional green space for future use or expansion.

Unlike many commercial properties, this asset is ideally suited for an owner-user seeking to operate their business while also creating supplemental income streams, such as renting the commercial kitchen to caterers or utilizing the space for events and community-based uses.

With flexible zoning, existing infrastructure, and expansion potential, this property offers a unique blend of owner-occupant utility and income-generating versatility.



02

Property Description

- Property Features & Value Add
- Property Images
- Value Add Opportunity
- Zoning Information
- Opportunity Zone

Property Description

130 N Elizabeth Ln, Rock Hill, SC

Building Size: ~6,888 SF

Parcel Information:

Building Parcel (6271603016): 0.32 acres

Parking Parcel (6271603017): 0.26 acres

Total Acreage: ~0.58 acres

Year Built: 1957

Zoning: DTWN (Downtown)



Property Features & Value Add Opportunity

Key Features

- 7,000 SF building
- Two parcels totaling ~0.58 acres
- Commercial kitchen space
- Multiple large interior spaces
- Bathrooms on multiple levels
- On-site parking lot
- Recent roof replacement
- Close proximity to downtown

Value Add Opportunity

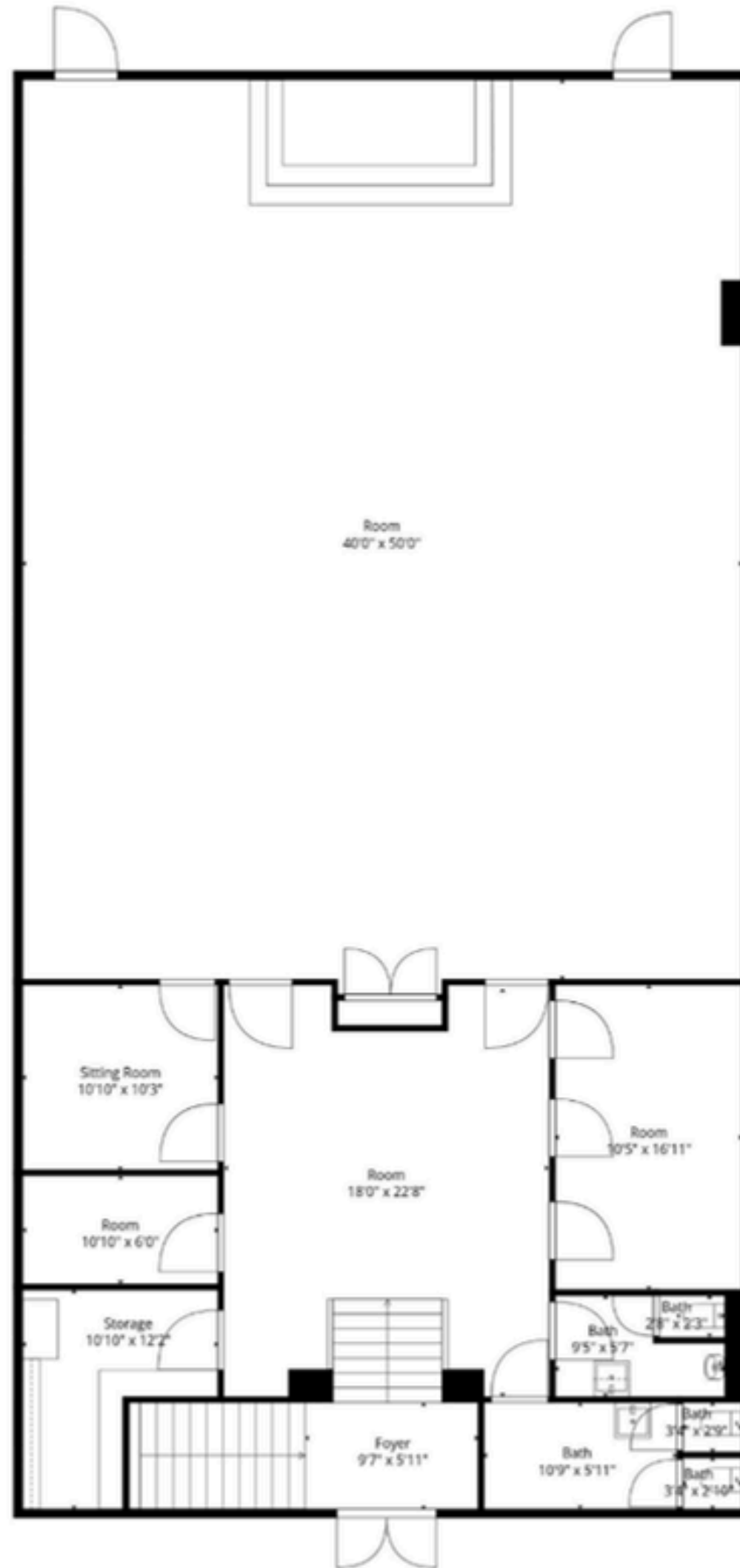
- Room to expand current parking lot
 - Potential to expand on current structure or possibility to build second structure
 - Activate outdoor space for events or general use
 - Reconfigure existing interior for specific business use
 - Generate additional income through renting out unused space like the commercial kitchen, offices, or event space
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The existing layout and infrastructure allow for functional use with limited upfront renovation depending on buyer's intended use.



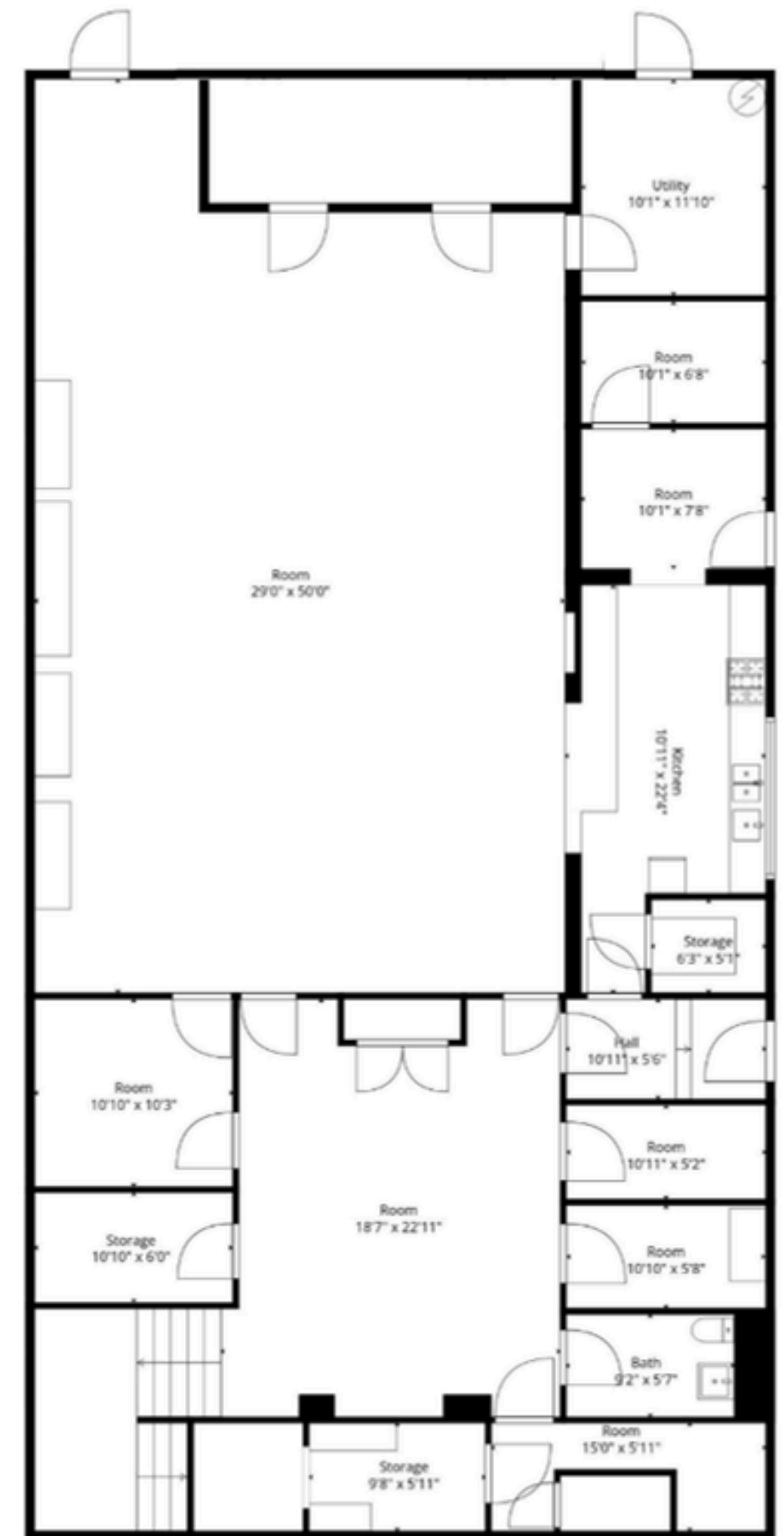
Upper Level

- 3,444 sq/ft
- Event Room
- Men / Women's
- Bathroom
- Multiple Rooms
- Office
- Storage

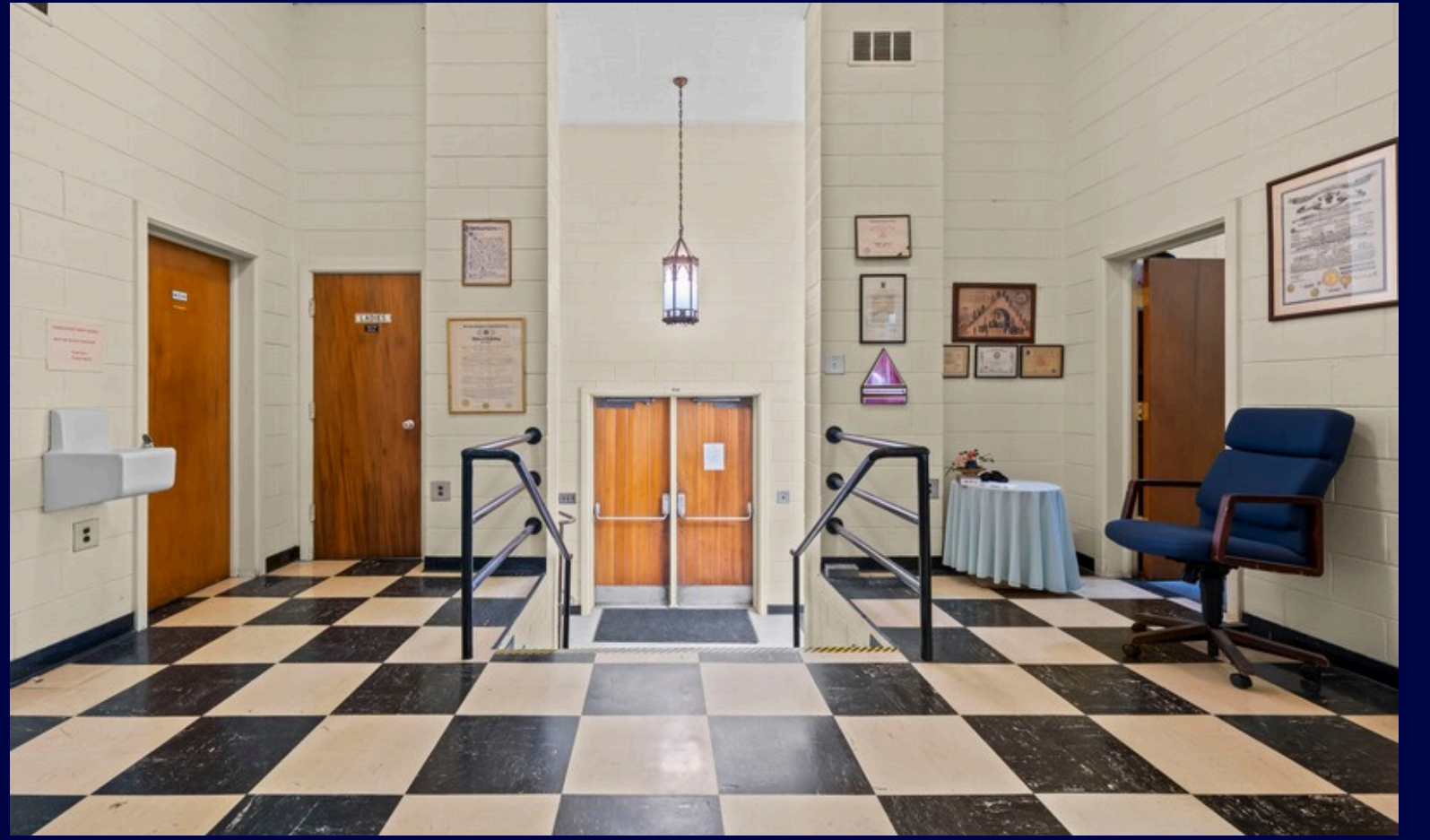


Lower Level
3,444 sq/ft

- Commercial kitchen
- Large room / eating area
- Bathroom
- Storage
- Utility Room









Zoning - DTWN (Downtown)

Zoning Overview - DTWN (Downtown Rock Hill)

The property is located within the Downtown (DTWN) zoning district, one of the most flexible and desirable commercial zoning classifications in Rock Hill. This district is specifically designed to encourage dense, mixed-use, and adaptive reuse development, making it highly attractive for both owner-users and investors.

Zoning Advantage - DTWN

- Fewer density or intensity limitations
- Allows maximum use of the site without typical restrictions
- Wide range of permitted uses
- Office, retail, restaurant, cultural, civic, & more
- Reduced Separation Requirements
- Limited to no buffers between commercial and residential
- Encourages Redevelopment & Infill
- Ideal for repositioning or expanding existing structures
- Designed for Walkability & Activity
- Supports businesses that benefit from foot traffic and community engagement

Ideal Uses

- Catering companies / food production
- Event venue operators & Banquet Halls
- Daycare or educational facilities
- Churches or nonprofit organizations
- Community or cultural centers
- Studio / wellness center
- Service based business



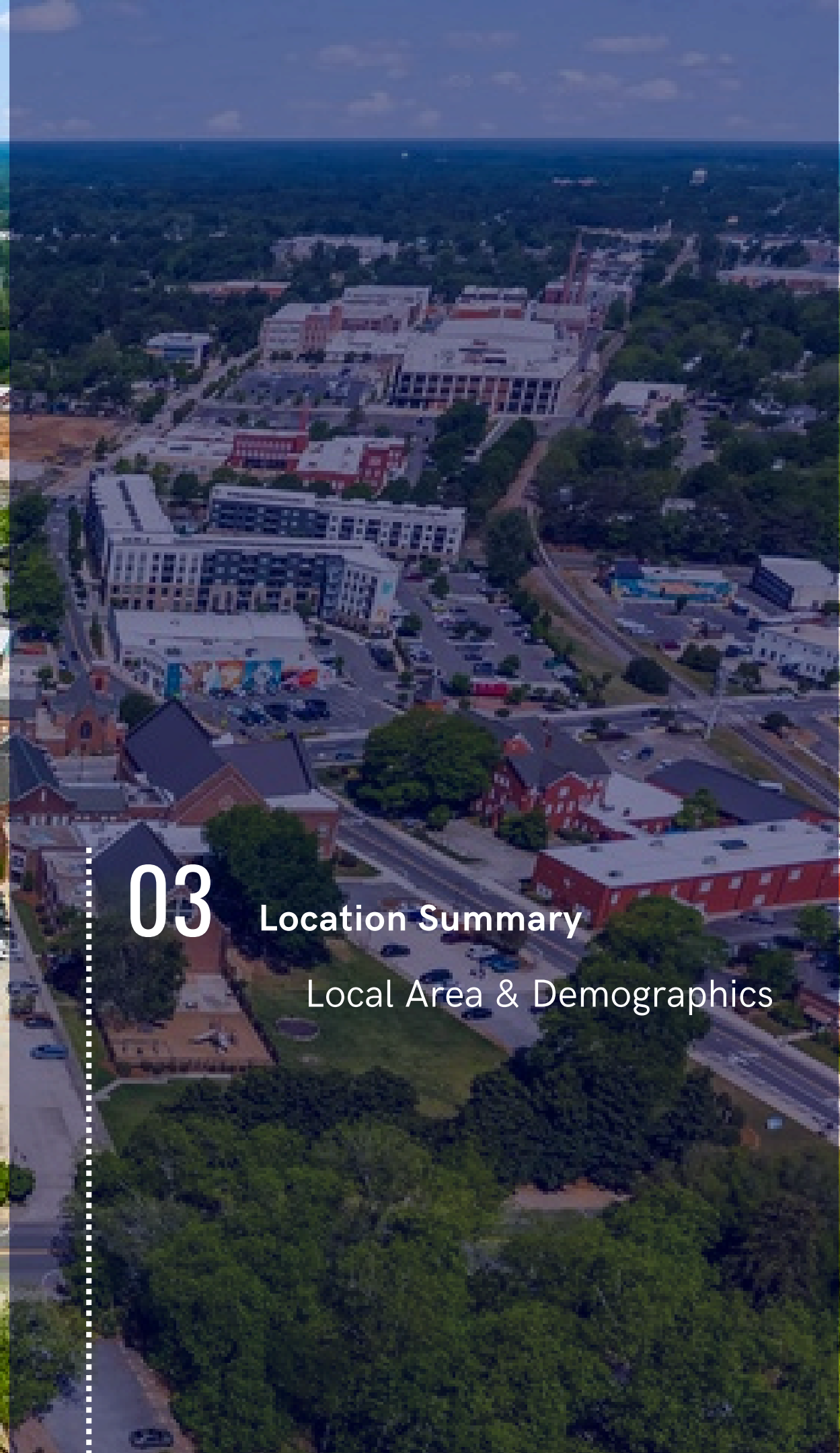
Opportunity Zone

Potential Tax Advantages

This property is located within a designated Opportunity Zone, offering potential federal tax incentives for investors who deploy eligible capital gains into the property.

Key Benefits May Include:

- Deferral of capital gains taxes
- Reduction of tax liability over time
- Potential elimination of capital gains on future appreciation (subject to holding period requirements)



03

Location Summary

Local Area & Demographics

Local Area & Demographics

This property is located in the heart of Rock Hill’s rapidly growing downtown district within the Charlotte metro. This location benefits from strong local demand, consistent community activity, and ongoing revitalization.

Rock Hill is just 20-25 miles south of Charlotte along the I-77 corridor and has emerged as one of the most strategically positioned and rapidly growing cities in the Charlotte metro region.

As the largest city in **York County**, Rock Hill continues to benefit from both local growth and expansion spillover from Charlotte’s booming economy.

Rock Hill has evolved from a historically manufacturing-based economy into a diversified and expanding commercial hub, attracting new businesses, talent, and investment.

- Population continues to grow steadily, reaching **~76,000+ residents** with ongoing upward trends
- Employment growth has remained strong, with job expansion projected to continue in the coming years
- The city is part of the Charlotte MSA (2M+ population), providing access to a massive regional workforce and customer base

A **walkable downtown district** with restaurants, retail, and local businesses
A growing arts and cultural scene, including public art and the well-known Mural Mile
Historic architecture blended with adaptive reuse and redevelopment projects
Close proximity to **Winthrop University**, bringing consistent foot traffic and activity

Demographics - 3 Mile Radius

Population: ~50,000

Average Household Income: ~\$75K-\$85K

Consumer Spending

\$800M-\$1B+ annually

Supported by a 3-mile population of ~50,000 and over \$800M in annual consumer spending, the property benefits from a strong and consistent local demand base.



Disclaimer

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