



PROPERTY SUMMARY

Introducing a prime investment opportunity in the heart of Rock Hill, SC.

This 8,500 SF property, comprised of two leased commercial/retail buildings. Desirable location near Winthrop University and zoned GC, this property is perfectly positioned in the Charlotte Metro area.

With 1013 Oakland offering 3,500 SF and 1017 Oakland providing 5,000 SF, this 1966-built property presents an attractive combination of stability and future potential for a savvy retail investor.

PROPERTY HIGHLIGHTS

- 2 leased commercial/retail buildings on Oakland Avenue near Winthrop University
- 1013 Oakland =3,500 SF & 1017 Oakland =5,000 SF
- Long term Tenants
- Below market rents with opportunity for increases at renewals or Tenant replacement

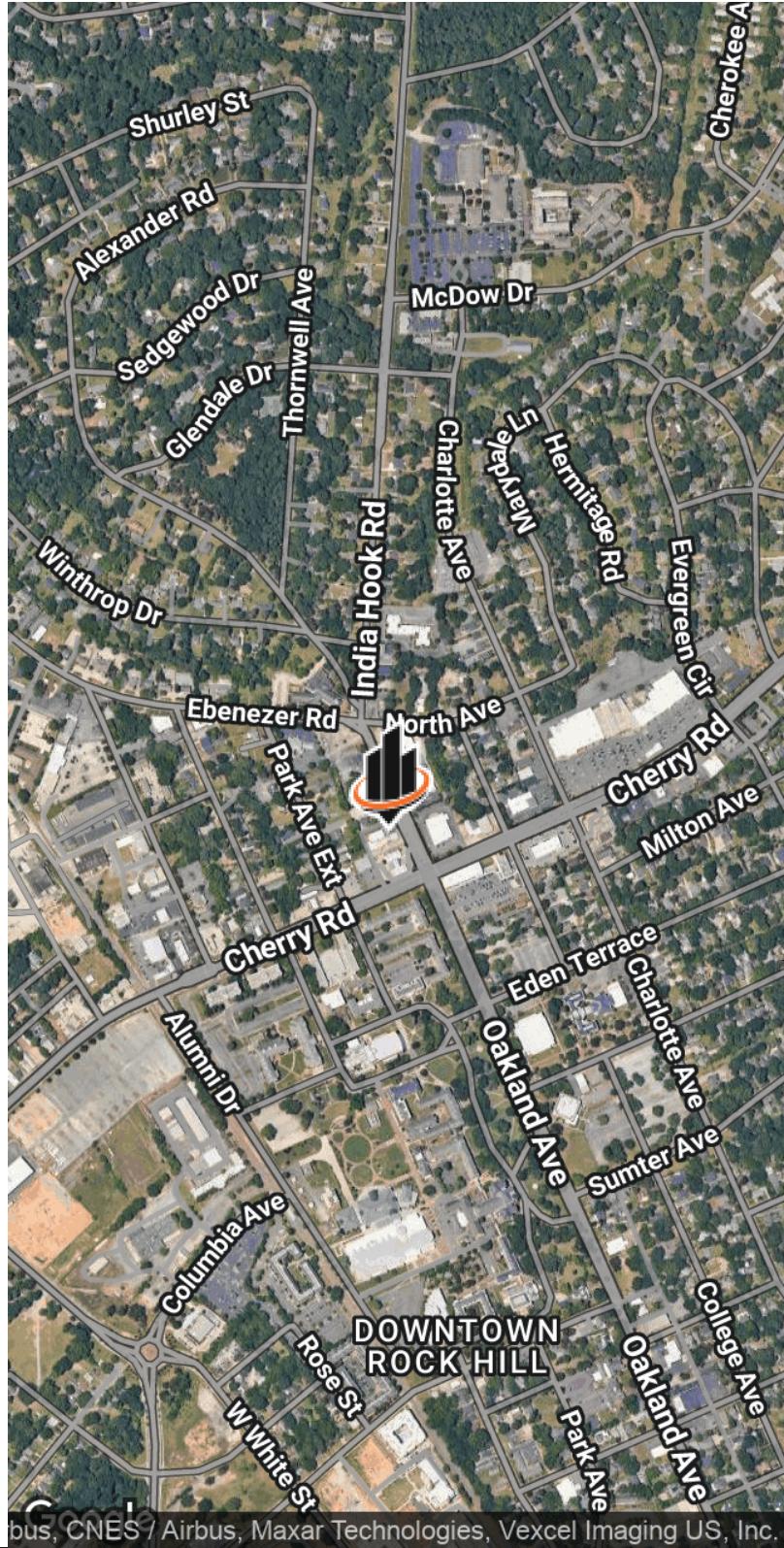
Asking Price	\$1,100,000	CAP Rate	5.46%
Site Size	0.6 Acres	Net Operating Income	\$60,020
Building Size	8,500 SF	Taxes	\$20,000
Year Built	1966	Zoning	GC



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BUILDING NAME	Oakland Avenue Retail
PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
APN	6290101003
BUILDING SIZE	8,500 SF
LOT SIZE	0.6 Acres
YEAR BUILT	1966
FREE STANDING	Yes
NUMBER OF BUILDINGS	2



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For Sale

Oakland Avenue Retail

1013 & 1017 Oakland Ave, Rock Hill, SC 29732



1013 Oakland Ave



10 Dedicated Parking Spaces



Customer Pickup Area



17 Dedicated Parking Spaces



Small Office Area

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1017 Oakland Ave



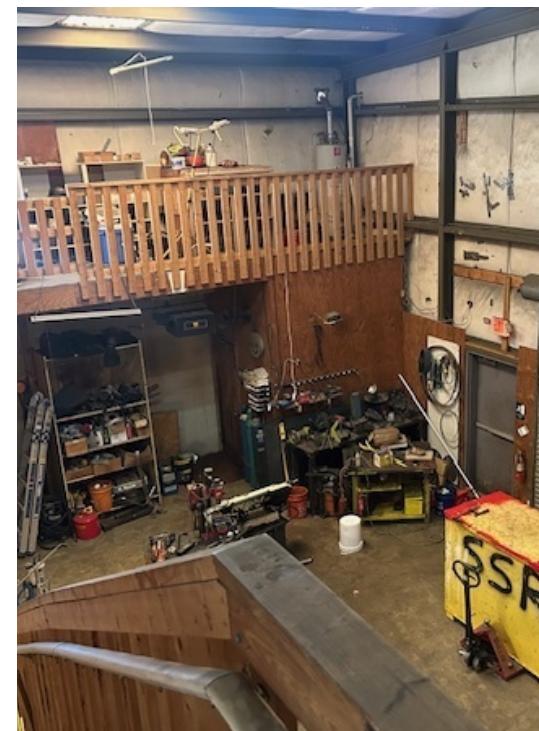
10 Dedicated Parking Spaces



Gym/Open Area



Small Office Area (Upstairs)



Back Warehouse w/ Drive-in Loading



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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
1013 Oakland Ave	Cornerstone Cleaners	3,500 SF	41.18%	\$12.00	\$42,000	8/1/2022	7/31/2027
1013-B Oakland Ave	Rick Doe	1,000 SF	11.76%	\$4.80	\$4,800	-	Month to Month
1017 Oakland Ave	C&M Machines	5,000 SF	58.82%	\$8.16	\$40,800	2/3/2017	2/28/27
TOTALS		9,500 SF	111.76%	\$24.96	\$87,600		
AVERAGES		3,167 SF	37.25%	\$8.32	\$29,200		



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INCOME SUMMARY

OAKLAND AVENUE INVESTMENT PROPERTY

VACANCY COST

\$0

GROSS INCOME

\$87,600

EXPENSES SUMMARY

OAKLAND AVENUE INVESTMENT PROPERTY

PROPERTY TAXES (PROJECTED AFTER SALE)

\$20,000

LEASING FEES

\$4,080

INSURANCE

\$3,500

OPERATING EXPENSES

\$27,580

NET OPERATING INCOME

\$60,020



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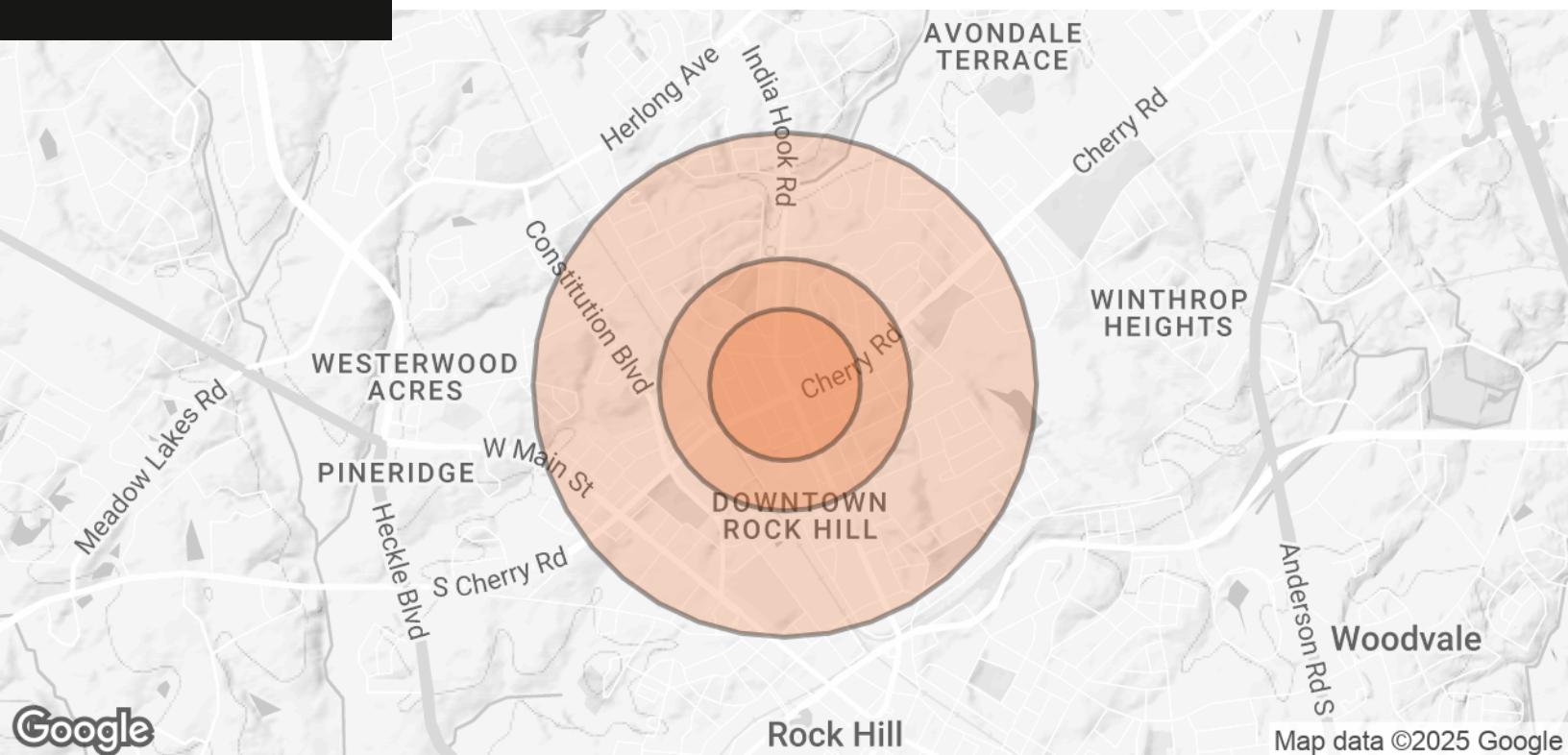
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COMMERCIAL REAL ESTATE ADVISORS



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,966	3,301	9,604
AVERAGE AGE	27	30	36
AVERAGE AGE (MALE)	26	29	35
AVERAGE AGE (FEMALE)	27	31	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	248	655	3,319
# OF PERSONS PER HH	7.9	5	2.9
AVERAGE HH INCOME	\$74,585	\$75,993	\$69,341
AVERAGE HOUSE VALUE	\$93,606	\$146,131	\$220,898

Demographics data derived from AlphaMap



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