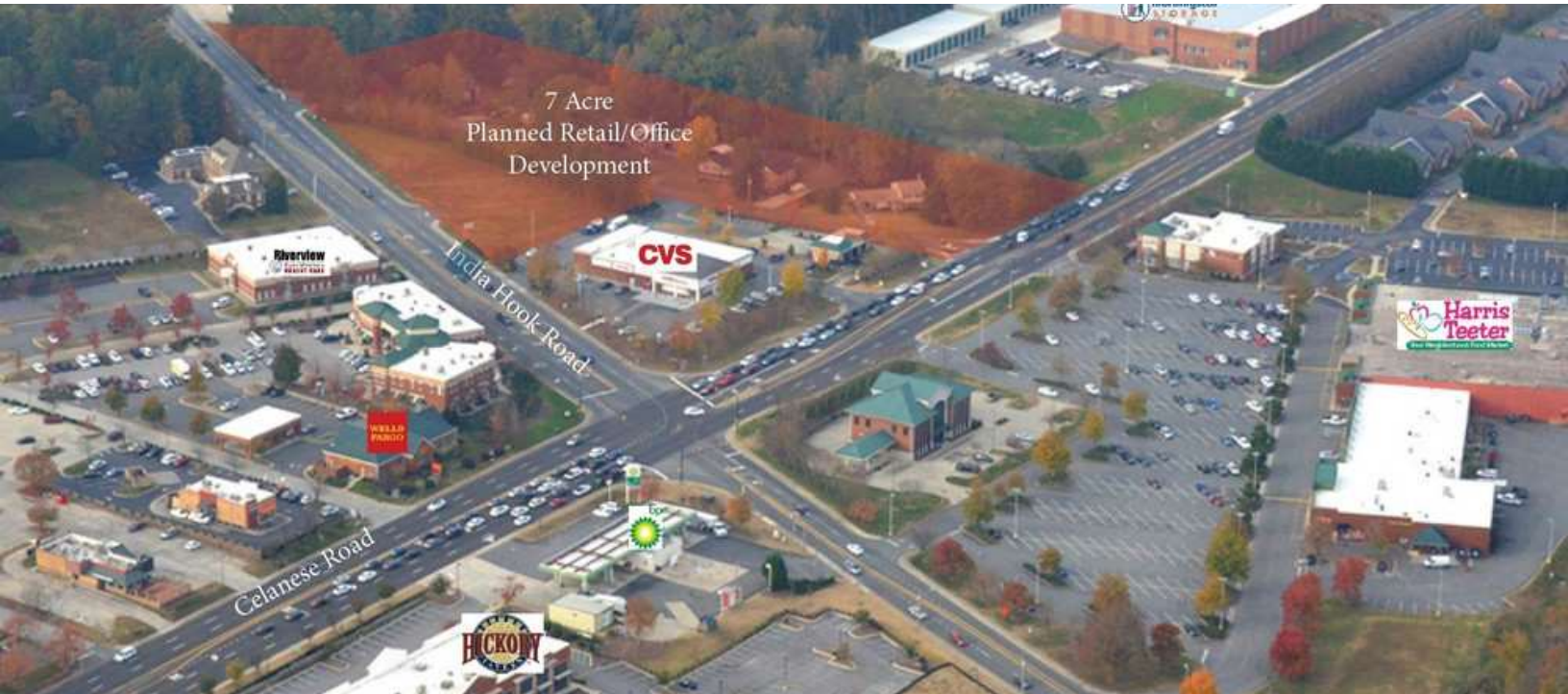


SHARONWOOD COMMERCIAL

SHARONWOOD LANE, ROCK HILL, SC 29732



Warren Norman
COMPANY

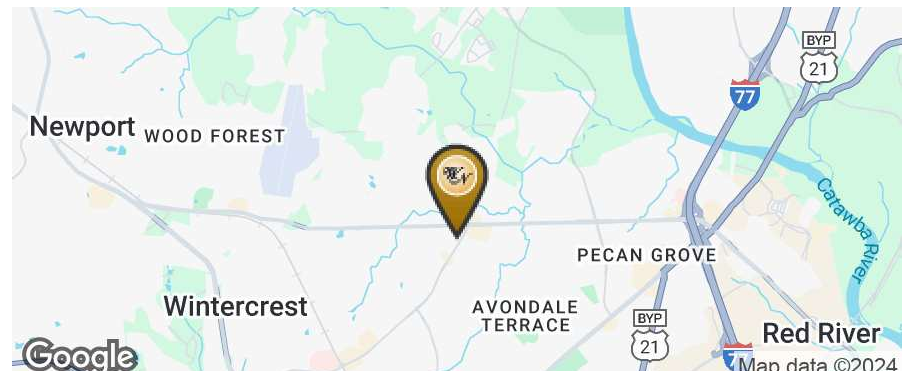


OFFERING SUMMARY

Available SF:	23,862 SF
Lease Rate:	\$37-43 SF/YR
Ground Lease	\$100k- \$140k/YR
Lot Size:	7 acres
Building Size:	1,740 -9,330 SF
Market:	York County

PROPERTY OVERVIEW

7 acre site planned for a Commercial development. Plans include 2 multi-tenant buildings and 2 QSRs with drive-thru access. The development will have access from Celanese Road and India Hook Road. CVS is located on the hard corner. Raw shell delivery 2025.



for more information, contact:

WARREN NORMAN

803.366.8141

rw@warrennorman.com

ANDREA WALTERS

803.366.8141

andrea@warrennorman.com

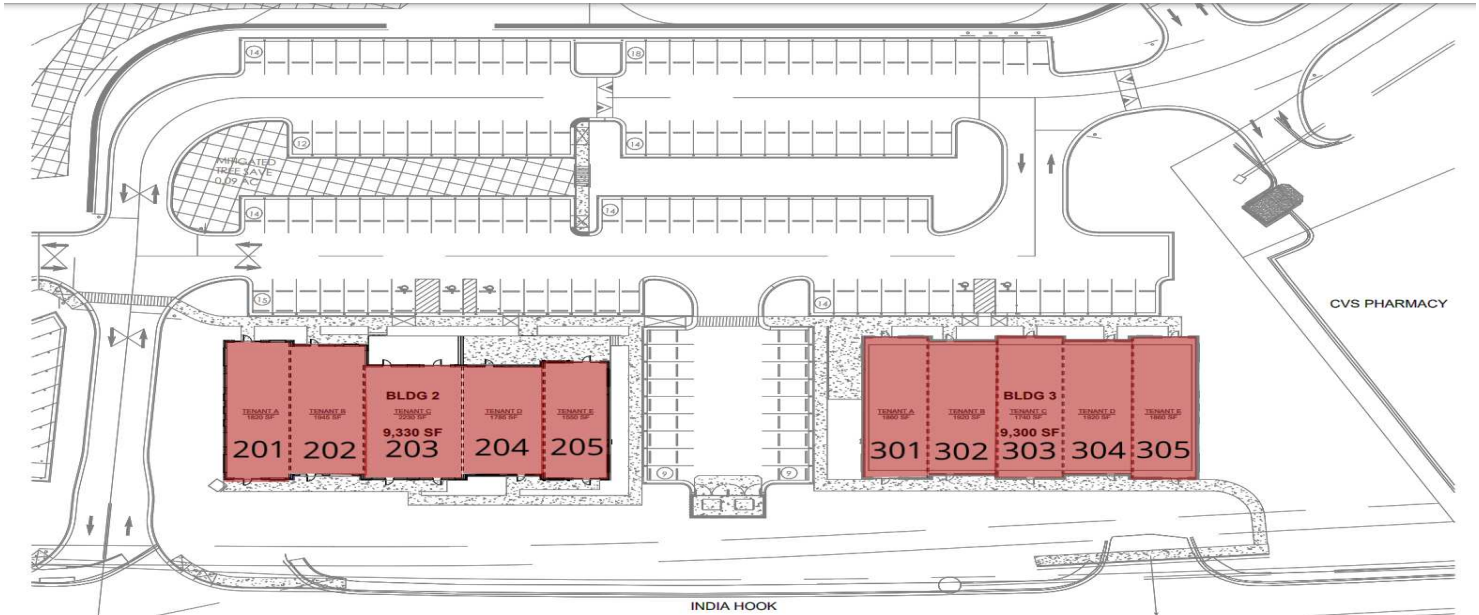


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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
201	Available	1,820 - 5,995 SF	NNN	\$37.00 - 43.00 SF/yr	-
202	Available	1,945 - 5,995 SF	NNN	\$37.00 - 43.00 SF/yr	-
203	Available	2,230 - 5,995 SF	NNN	\$37.00 - 43.00 SF/yr	-
204	Available	1,785 - 3,335 SF	NNN	\$37.00 - 43.00 SF/yr	-
205	Available	1,550 - 3,335 SF	NNN	\$37.00 - 43.00 SF/yr	Patio access
301	Available	1,860 - 9,300 SF	NNN	\$37.00 - 43.00 SF/yr	Patio access
302	Available	1,920 - 9,300 SF	NNN	\$37.00 - 43.00 SF/yr	-
303	Available	1,740 - 9,300 SF	NNN	\$37.00 - 43.00 SF/yr	-
304	Available	1,920 - 9,300 SF	NNN	\$37.00 - 43.00 SF/yr	-
305	Available	1,860 - 9,300 SF	NNN	\$37.00 - 43.00 SF/yr	-

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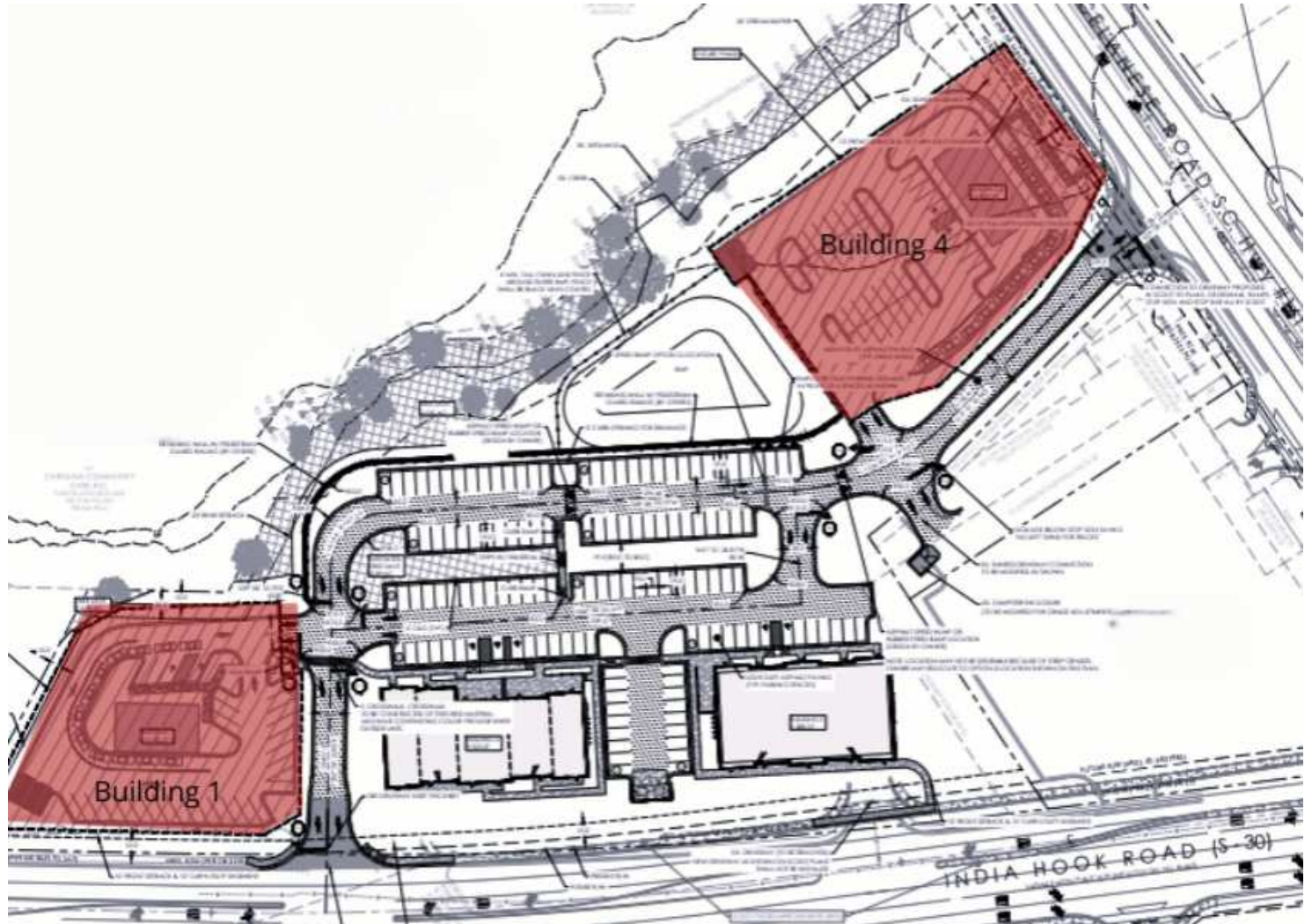


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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Building 1	Available	0.99 Acres	Ground Lease	\$100,000.00 SF/yr	0.99 acre site on India Hook Rd.
Building 4	Available	1.54 Acres	Ground Lease	\$140,000 per year	1.54 acre site on Celanese Rd.

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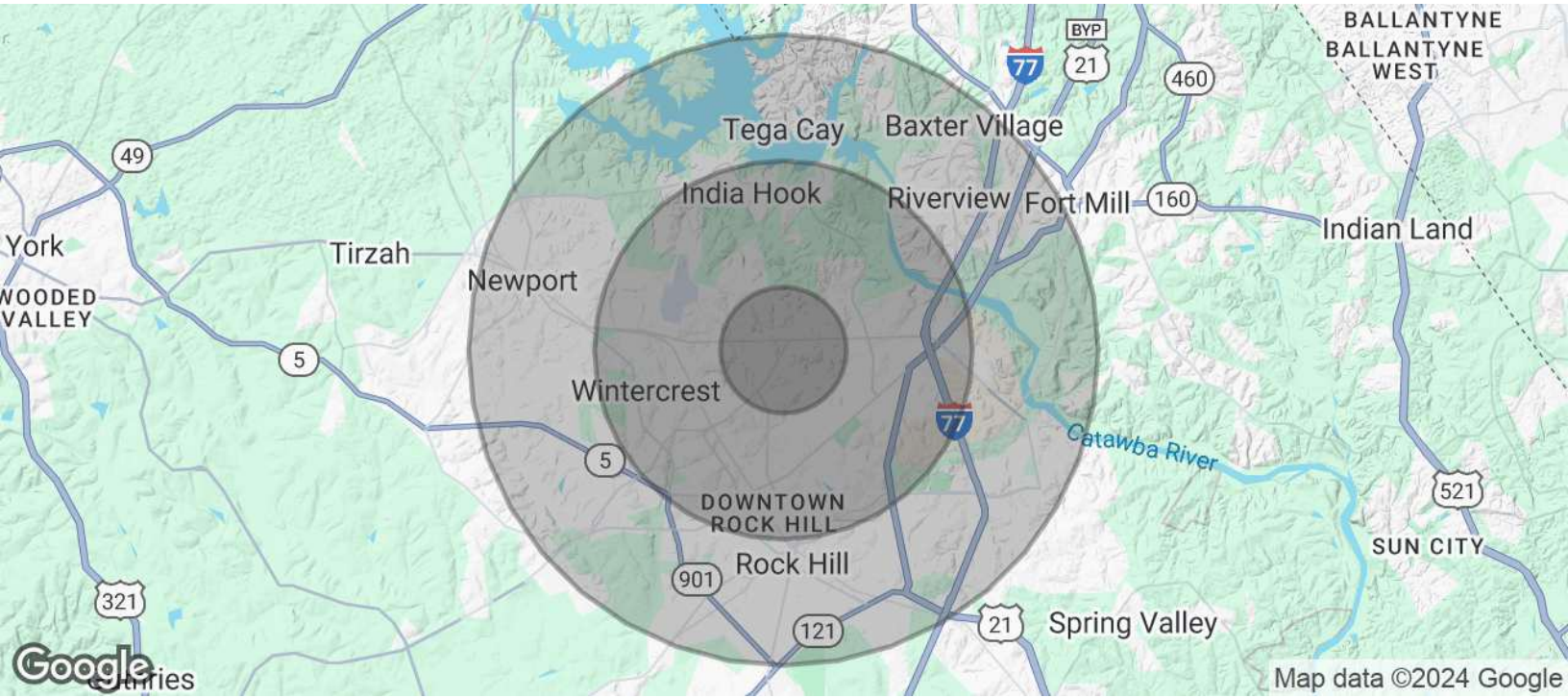


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,531	51,477	108,453
Average Age	43.4	38.3	38.8
Average Age (Male)	41.5	37.6	37.9
Average Age (Female)	47.6	39.4	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,065	21,622	44,749
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$87,912	\$73,304	\$81,845
Average House Value	\$209,693	\$186,154	\$202,401

2020 American Community Survey (ACS)

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