

SHARONWOOD SHOPPING CENTER

SHARONWOOD LANE, ROCK HILL, SC 29732



Warren Norman
COMPANY

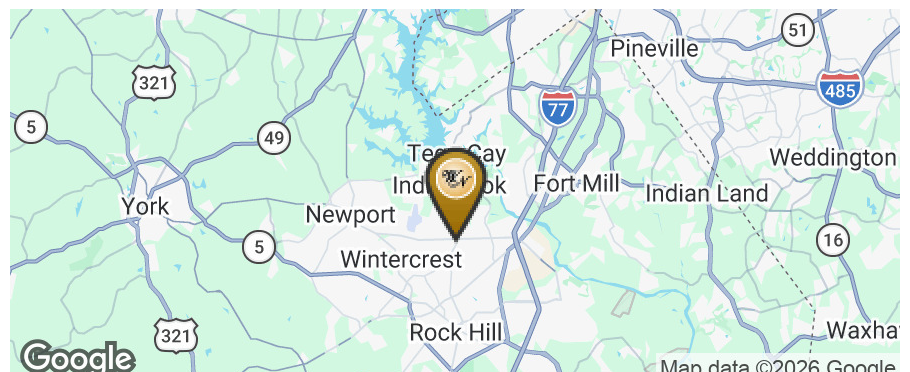


OFFERING SUMMARY

Available SF:	23,862 SF
Lease Rate:	\$40-45 SF/YR
Ground Lease	\$125,000/YR
Lot Size:	7 acres
Building Size:	1,740 -9,330 SF
Market:	York County

PROPERTY OVERVIEW

Sharonwood Shopping Center is a 7 acre Commercial development located at the busiest intersection in Rock Hill, SC. The development includes 3 multi-tenant buildings and a QSR site with drive-thru access available for ground lease. There is access from Celanese Road and India Hook Road. CVS is located on the hard corner.



for more information, contact:

ANDREA WALTERS

803.366.8141

andrea@warrennorman.com

JAMES HILL

804.305.5022

jhill@warrennorman.com

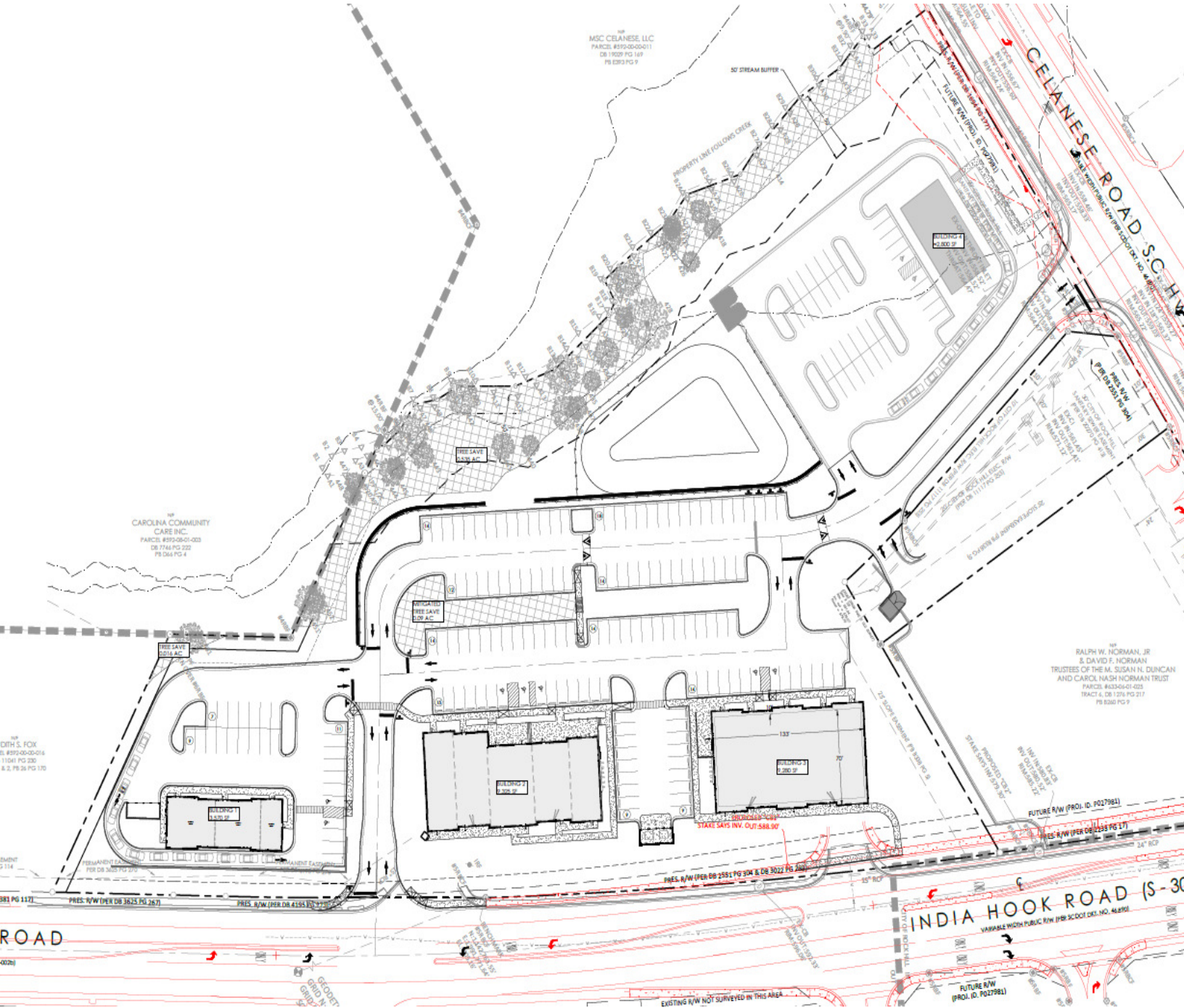


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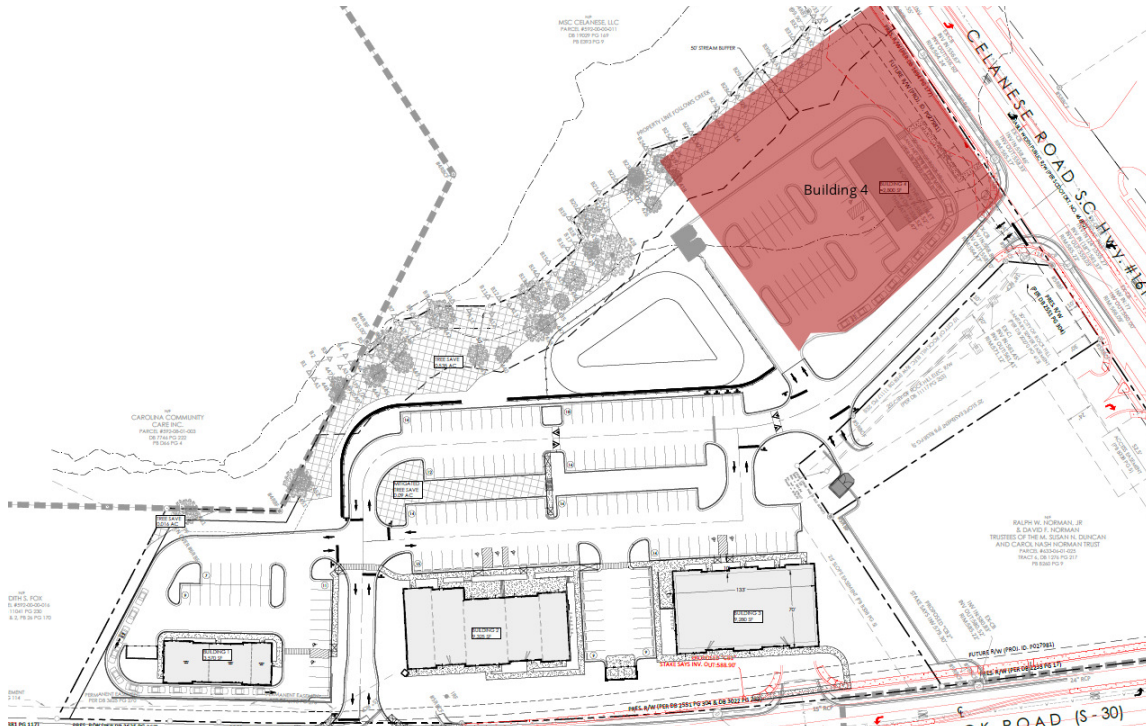


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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Building 4	Available	1.54 Acres	Ground Lease	\$125,000 per year	1.54 acre site on Celanese Rd.

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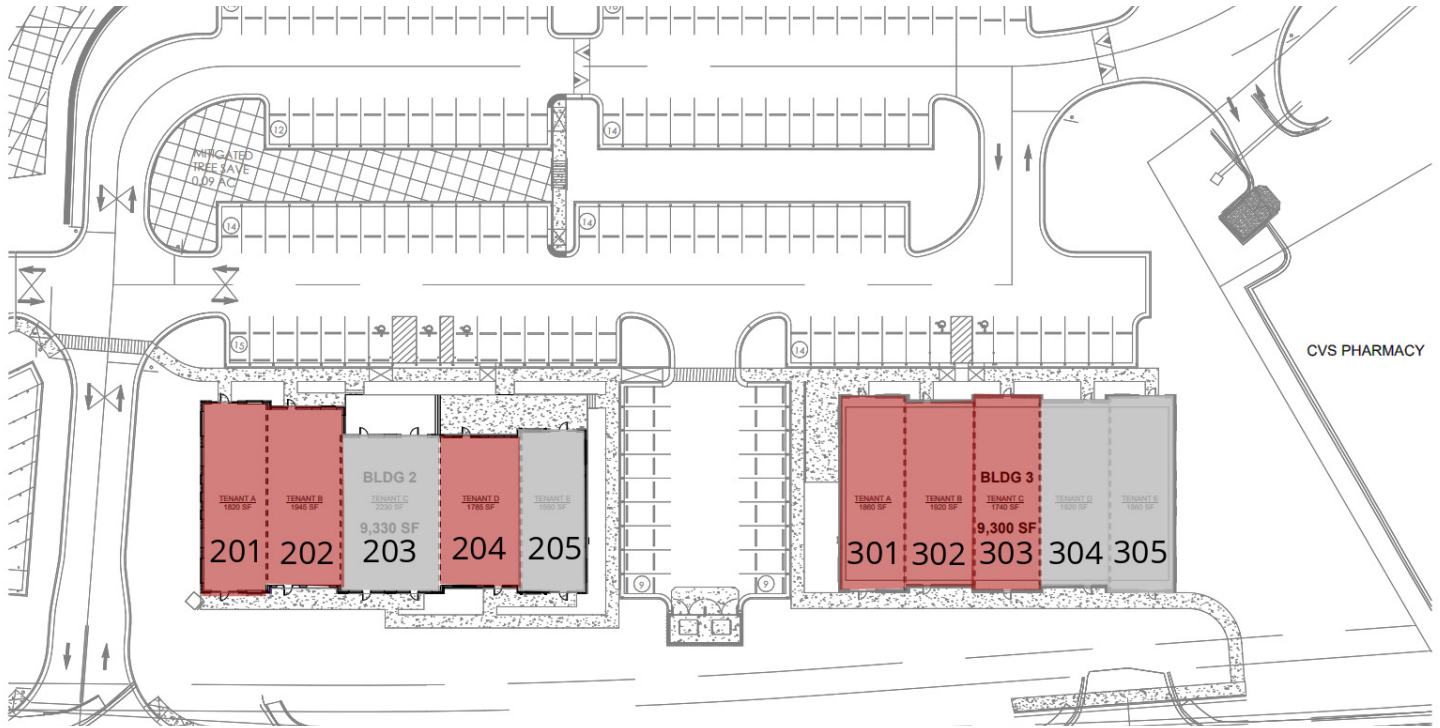


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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
201	Available	1,820 - 5,995 SF	NNN	\$40.00 - 45.00 SF/yr	-
202	Available	1,945 - 5,995 SF	NNN	\$40.00 - 45.00 SF/yr	-
203	-	2,230 - 5,995 SF	NNN	-	-
204	Available	1,785 - 3,335 SF	NNN	\$40.00 - 45.00 SF/yr	patio access
205	-	1,550 - 3,335 SF	NNN	-	Patio access
301	Available	1,860 - 9,300 SF	NNN	\$40.00 - 45.00 SF/yr	Patio access
302	Available	1,920 - 9,300 SF	NNN	\$40.00 - 45.00 SF/yr	-
303	Available	1,740 - 9,300 SF	NNN	\$40.00 - 45.00 SF/yr	-
304	-	1,920 - 9,300 SF	NNN	-	-
305	-	1,860 - 9,300 SF	NNN	-	-

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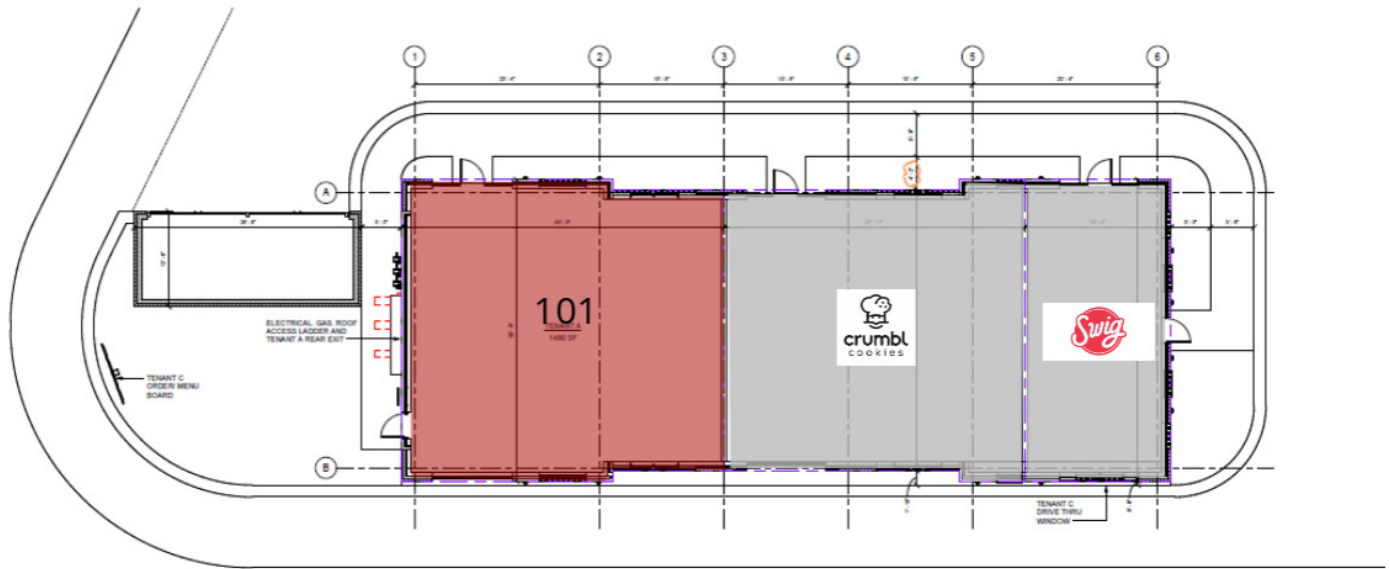


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1 OVERALL LEASE PLAN
SCALE: 3/8" = 1'-0"

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Building 1	Available	1,480 SF	NNN	\$40.00 - 45.00 SF/yr	3,490 SF multi-tenant building
Building 1	-	1,310 SF	NNN	-	-
Building 1	-	700 SF	NNN	-	-

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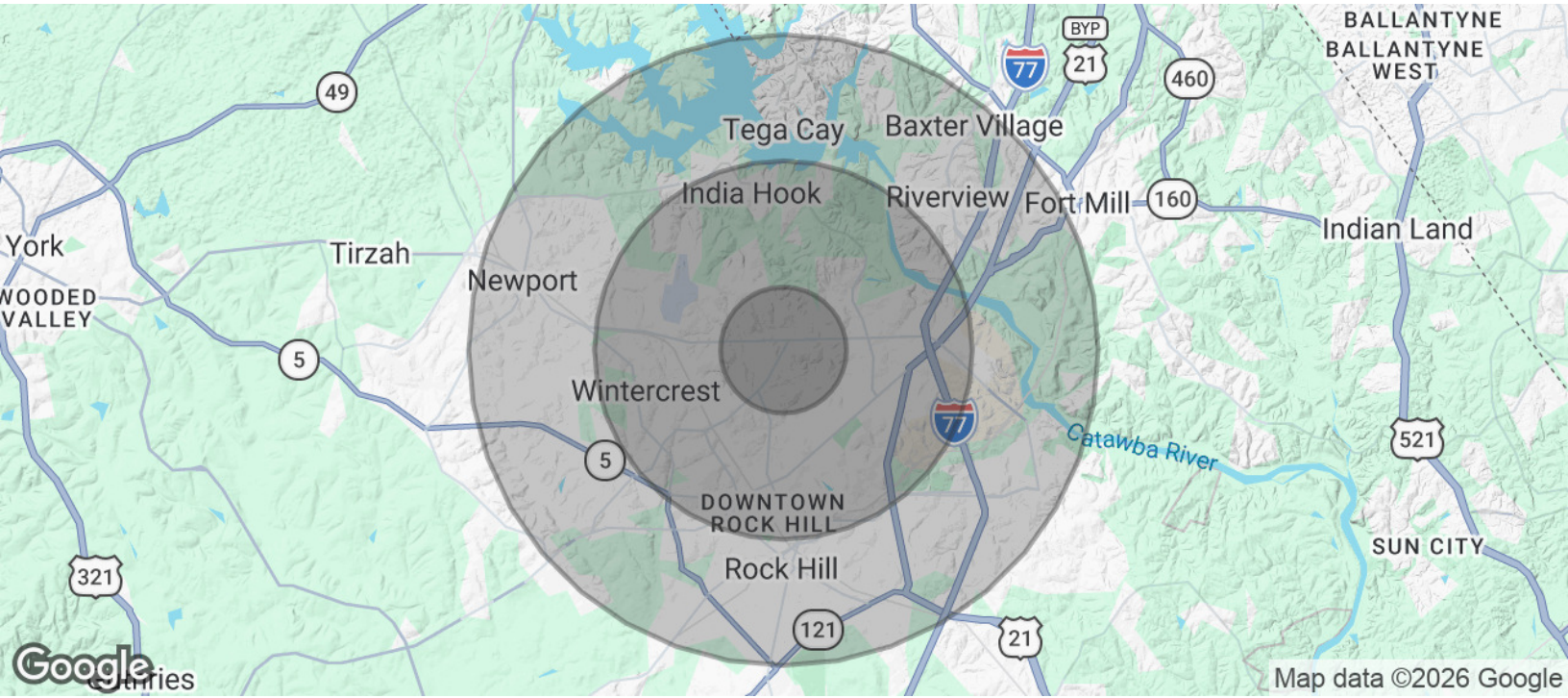


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,531	52,225	117,593
Average Age	43.4	38.3	38.8
Average Age (Male)	41.5	37.6	37.9
Average Age (Female)	47.6	39.4	39.7

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	\$103,412	\$83,113	\$91,698
Average House Value	\$281,955	\$241,245	\$268,602

2020 American Community Survey (ACS)

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