205, 207, 209 Friedheim Rd

Rock Hill SC 29730

Five Unit Multifamily Fully Leased!



Commercial Buyer & Listing Specialist 843-666-5250
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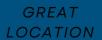
PROPERTY IMAGES
TAPESTRY SEGMENTATION



PROPERTY SUMMARY

ADDRESS	205, 207, 209 FRIEDHEIM RD ROCK HILL SC 29730
ZONING	C-2
LOT SIZE	0.34 acres
PRICE	\$575,000
HIGHLIGHTS	 2 DUPLEXES + SINGLE FAMILY, FULLY RENTED WITH IMMEDIATE CASH FLOW! HIGH-DEMAND AREA WITH STABLE OCCUPANCY AND GROWTH POTENTIAL! TURN KEY INVESTMENT WITH MAJOR CAPEX INCLUDED CAP 9%, COC 11%, NOI \$53,000







INSTANT CASH FLOW



DIVERSE PORTFOLIO





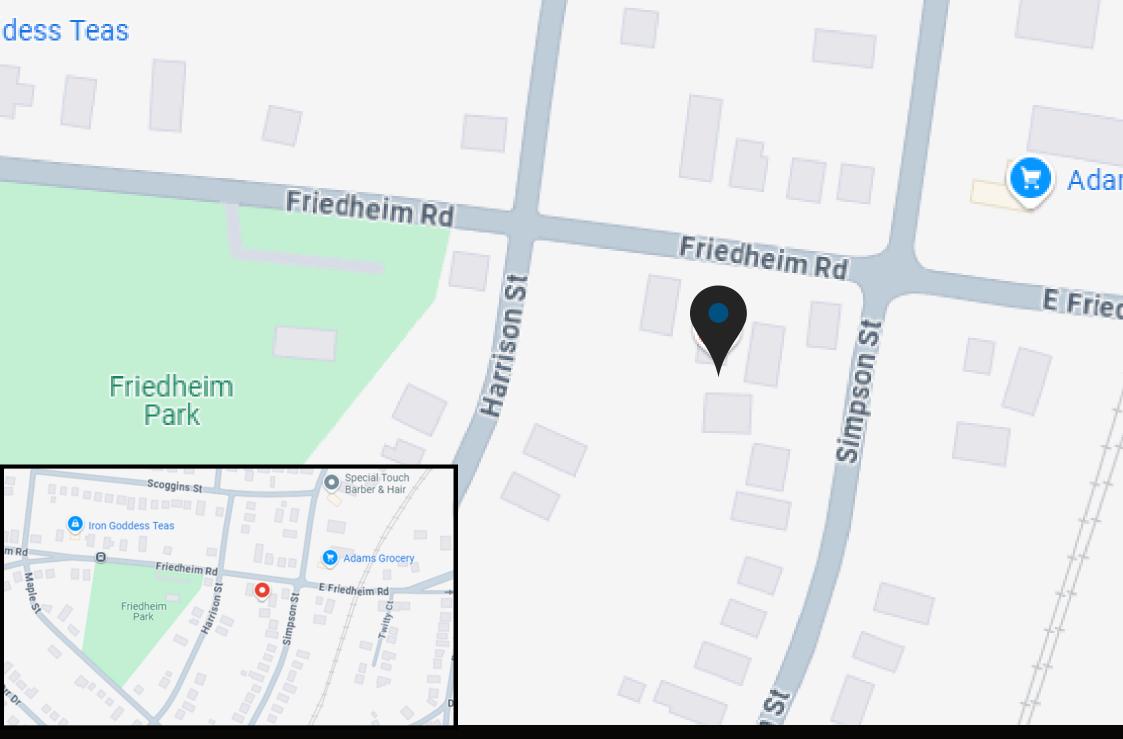








205, 207, 209 Friedheim Rd





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MADE WITH TrafficMetrix®

Population			
	2 miles	5 miles	10 miles
2020 Population	26,454	86,361	188,803
2024 Population	29,174	89,841	200,013
2029 Population Projection	32,903	100,791	224,884
Annual Growth 2020-2024	2.6%	1.0%	1.5%
Annual Growth 2024-2029	2.6%	2.4%	2.5%
Median Age	34.3	38.4	39.8
Bachelor's Degree or Higher	18%	29%	35%
U.S. Armed Forces	67	373	514

Households			
	2 miles	5 miles	10 miles
2020 Households	10,007	34,635	72,520
2024 Households	11,278	36,239	76,935
2029 Household Projection	12,864	40,878	86,829
Annual Growth 2020-2024	2.0%	1.0%	1.5%
Annual Growth 2024-2029	2.8%	2.6%	2.6%
Owner Occupied Households	6,353	23,695	60,599
Renter Occupied Households	6,512	17,183	26,231
Avg Household Size	2.3	2.4	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spendin	\$250.1M	\$1B	\$2.6B

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$52,060	\$74,829	\$98,458
Median Household Income	\$38,463	\$56,492	\$73,896
< \$25,000	3,711	7,028	10,750
\$25,000 - 50,000	3,156	9,212	15,112
\$50,000 - 75,000	2,026	6,811	13,184
\$75,000 - 100,000	1,113	4,406	9,417
\$100,000 - 125,000	562	3,250	7,974
\$125,000 - 150,000	230	2,021	6,048
\$150,000 - 200,000	327	1,987	7,381
\$200,000+	154	1,523	7,069

