



OFFERING MEMORANDUM

593 S. Wilson St
Rock Hill SC 29730

PAUL PIACENTINO
NewLeaf Brokerage
(704) 534-7161
Paul@NewLeafBrokerage.com



NEWLEAF
BROKERAGE

OFFERING SUMMARY

ADDRESS	593 S. Wilson St Rock Hill SC 29730
COUNTY	York
BUILDING SF	4,267 SF
LAND ACRES	0.34
YEAR BUILT	1
APN	5981902006

FINANCIAL SUMMARY

PRICE	\$350,000
PRICE PSF	\$82.02

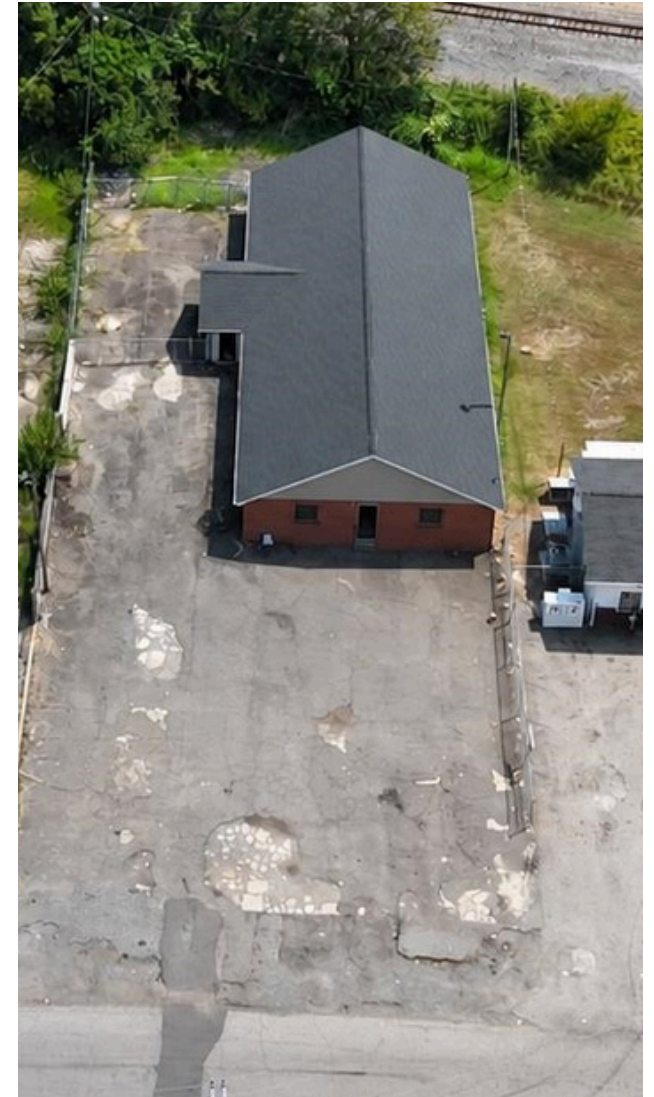
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	9,520	48,347	91,220
2026 Median HH Income	\$45,839	\$68,896	\$77,986
2026 Average HH Income	\$64,279	\$87,305	\$99,430

- » 593 S. Wilson St offers a unique opportunity to reposition a ±4,267 SF commercial building in Rock Hill. Formerly operated as a lounge, the property was purchased by the current ownership in 2024 following a fire. Ownership has since cleared the interior of debris and completed significant roof and building envelope improvements, including new trusses and new roofing material within the last year.

- » The interior is currently a blank-slate shell, allowing a new owner to design and build out the space to suit their specific use. Existing plumbing remains in place at the former restroom locations, providing a starting point for future improvements. While the interior requires additional renovation and build-out, much of the initial demolition and roof work has already been completed.
- » Situated on a large lot with 27 parking spaces, or approximately 6.75 spaces per 1,000 SF, the property offers excellent parking capacity for its size. Zoned NC – Neighborhood Commercial by the City of Rock Hill, the property may accommodate a variety of neighborhood-serving commercial uses, subject to zoning requirements.
- » Offered for sale at \$350,000.

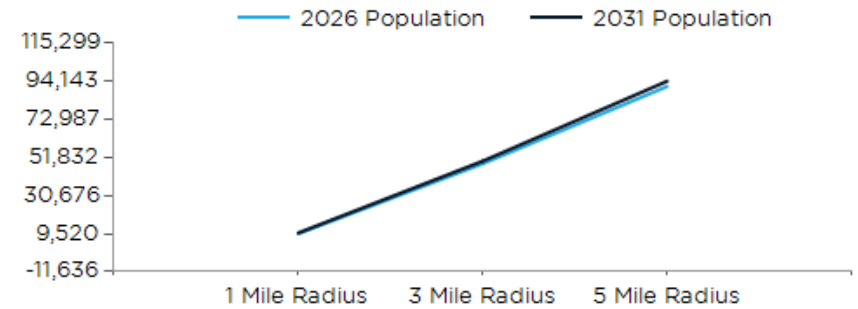
PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	4,267
LAND ACRES	0.34
YEAR BUILT	1
# OF PARCELS	1
ZONING TYPE	NC — Neighborhood Commercial
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	27
STREET FRONTAGE	76' on S. Wilson St

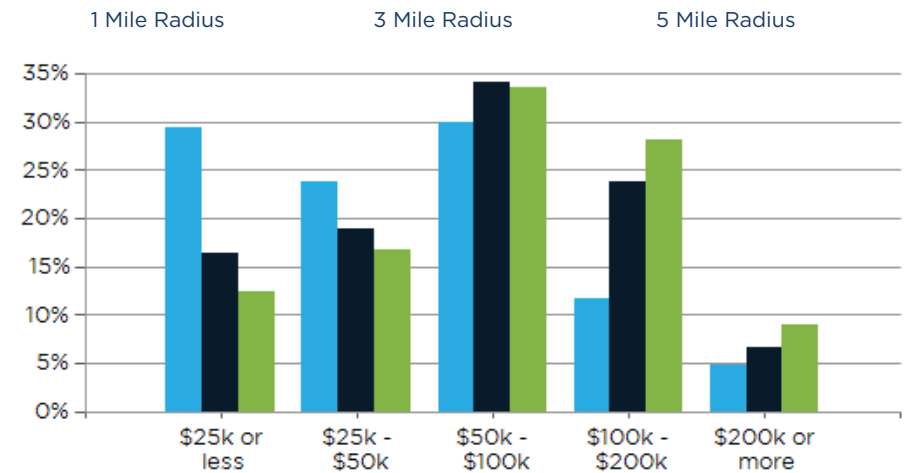


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,018	39,188	65,616
2010 Population	7,976	44,315	81,656
2026 Population	9,520	48,347	91,220
2031 Population	9,951	49,794	94,143
2026 African American	6,783	20,911	32,018
2026 American Indian	31	366	677
2026 Asian	76	729	2,006
2026 Hispanic	444	4,035	8,052
2026 Other Race	232	2,086	4,129
2026 White	1,938	21,266	46,353
2026 Multiracial	439	2,941	5,961
2026-2031: Population: Growth Rate	4.45%	2.95%	3.15%

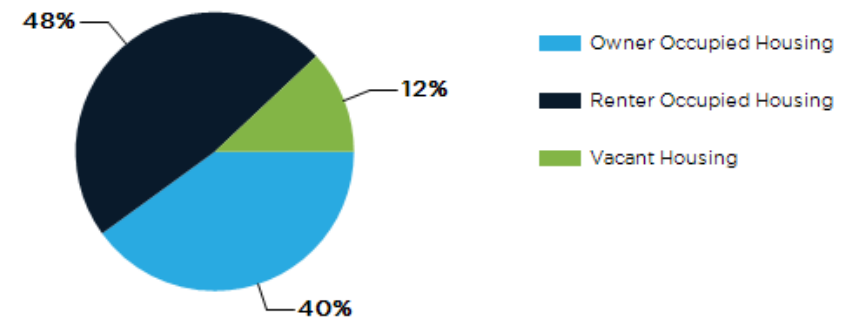
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	612	1,660	2,187
\$15,000-\$24,999	597	1,624	2,571
\$25,000-\$34,999	416	1,509	2,133
\$35,000-\$49,999	565	2,302	4,276
\$50,000-\$74,999	616	3,775	7,010
\$75,000-\$99,999	617	3,097	5,809
\$100,000-\$149,999	326	3,294	7,412
\$150,000-\$199,999	154	1,500	3,351
\$200,000 or greater	200	1,353	3,425
Median HH Income	\$45,839	\$68,896	\$77,986
Average HH Income	\$64,279	\$87,305	\$99,430



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

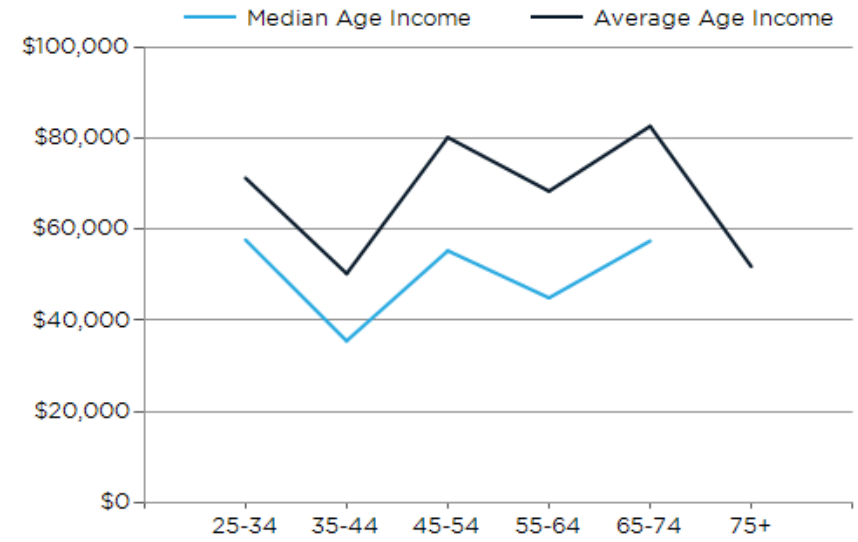
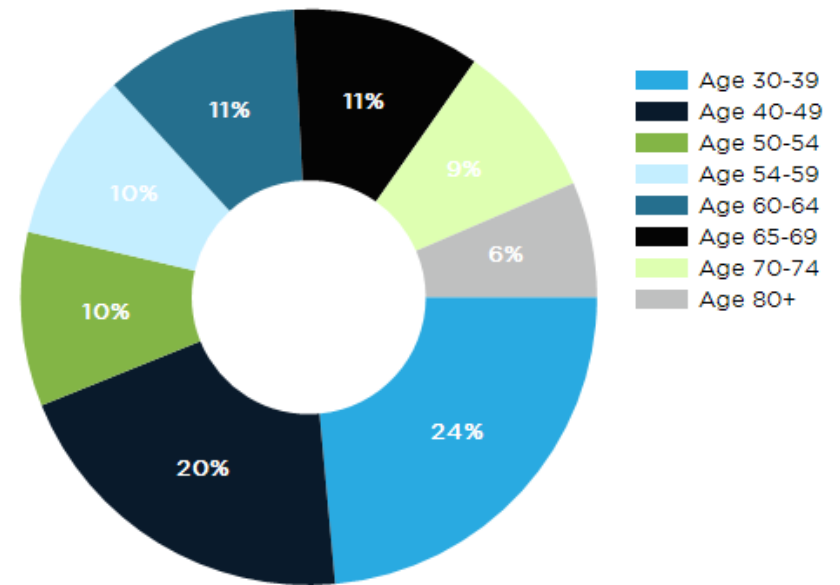


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	606	3,106	6,191
2026 Population Age 35-39	578	3,119	6,071
2026 Population Age 40-44	561	3,097	5,871
2026 Population Age 45-49	461	2,745	5,493
2026 Population Age 50-54	492	2,616	5,430
2026 Population Age 55-59	480	2,703	5,422
2026 Population Age 60-64	552	2,574	5,060
2026 Population Age 65-69	532	2,555	4,849
2026 Population Age 70-74	441	2,251	4,170
2026 Population Age 75-79	326	1,805	3,370
2026 Population Age 80-84	193	1,164	2,201
2026 Population Age 85+	138	989	1,723
2026 Population Age 18+	7,684	38,551	72,579
2026 Median Age	35	37	38
2031 Median Age	36	39	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,767	\$76,971	\$79,143
Average Household Income 25-34	\$71,394	\$89,289	\$97,325
Median Household Income 35-44	\$35,524	\$67,893	\$81,041
Average Household Income 35-44	\$50,330	\$80,068	\$92,714
Median Household Income 45-54	\$55,376	\$83,298	\$92,775
Average Household Income 45-54	\$80,340	\$110,203	\$121,387
Median Household Income 55-64	\$45,000	\$80,176	\$96,598
Average Household Income 55-64	\$68,491	\$99,484	\$114,763
Median Household Income 65-74	\$57,530	\$62,846	\$69,942
Average Household Income 65-74	\$82,807	\$94,052	\$106,276
Average Household Income 75+	\$51,900	\$62,303	\$72,221

Population By Age



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NewLeaf Commercial Real Estate and it should not be made available to any other person or entity without the written consent of NewLeaf Commercial Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to NewLeaf Commercial Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. NewLeaf Commercial Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, NewLeaf Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has NewLeaf Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:
Paul Piacentino
NewLeaf Brokerage
(704) 534-7161
Paul@NewLeafBrokerage.com



www.newleafbrokerage.com