

# Manchester Village

## Rock Hill, SC

Within 1 Mile:

Over 35 Restaurants

Over 258 Businesses

13+ Hotels

Located in one of Rock Hill's  
Prime Retail, Restaurant & Hotel Corridors  
just off I-77 Interchange

**Game Stop Space Now Available**  
**1,200 SF**

91,900 Cars Per Day  
on I-77

23,500 Cars Per Day  
on Dave Lyle Blvd

Louis Rose III  
lrose3@srenc.com

Billy Cooper  
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704-375-1000  
www.srenc.com



MANCHESTER VILLAGE:  
1,200 SF AVAILABLE

**Now  
Available**

**UPS**  
**State Farm**  
**Sweet Frogs**  
**Sport Clips**  
**Springleaf Financial**  
**Subway**

**Physician Weight Loss**  
**Upscale Nails**  
**Game Stop**  
**Panera Bread**

**\*\*Neighboring Tenants**

**Olive Garden**  
+/-160 Acres

**Bob Evans**  
+/-150 Acres

**Taco Bell**  
+/-136 Acres

**Regal Cinemas**

**Moe's**  
**Southwest Grill**  
**H&R Block**  
**Palm Beach Tan**

SHOP  
'B'  
9,080 SF

SHOP  
'A'  
9,080 SF

MAJOR 'A'  
28,000 SF

MAJOR 'B'  
30,187 SF

MAJOR 'C'  
32,000 SF

MAJOR 'D'  
20,400 SF

MAJOR 'E'  
10,000 SF

MAJOR 'F'  
9,460 SF

MAJOR 'G'  
14,250 SF

**TJ Maxx**

**Ross**  
**Dress for Less**

**HomeGoods**

**Michael's**

**ULTA**

**Five Below**

**Books A Million**

DAVE LYLE BOULEVARD

PROPOSED  
SIGNALIZED  
INTERSECTION

**NAI** Southern  
Real Estate

MANCHESTER VILLAGE:  
1,200 SF AVAILABLE



Regal Manchester Theater



Hilton Garden Inn



Clinton Family Ford of Rock Hill



Rock Hill Buick

Rock Hill Nissan



Toyota of Rock Hill

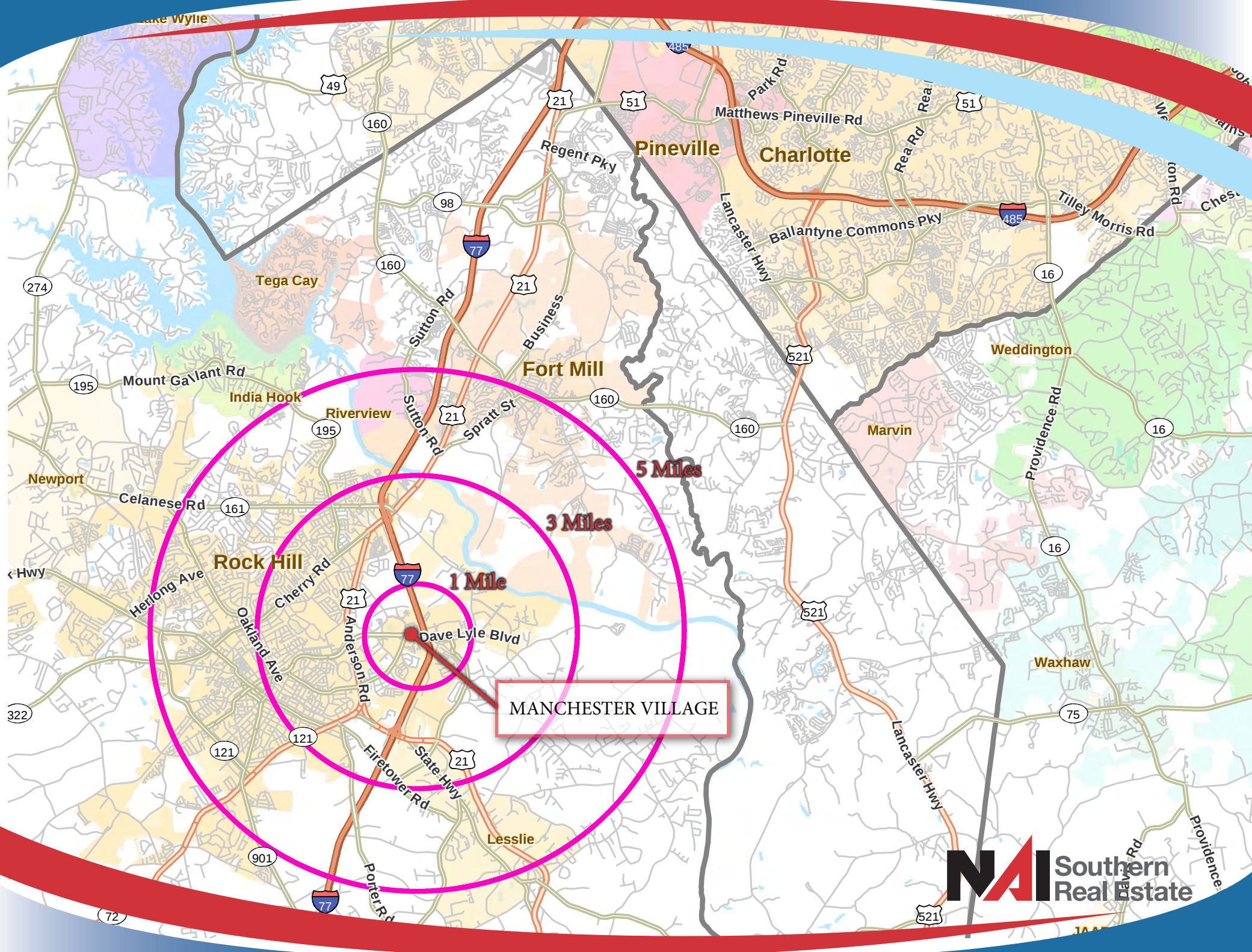


Rock Hill Galleria Mall



Manchester Village  
Rock Hill, SC





## MANCHESTER VILLAGE

### 1, 3 & 5 Mile Demographics

#### Young & Restless

Dominant Tapestry  
Segment

1 Mile

  
**34.1**  
Median Age



**1.09%**  
2024-29 Pop  
Growth Rate



**4,137**  
Total Population



**\$267,083**  
Avg. Home Value



**273**  
Businesses



**6,994**  
Daytime  
Population



**\$78,585**  
Average Household  
Income



**2.1**  
Avg. Household  
Size



**\$35,838**  
Per Capita Annual  
Income

#### Bright Young Professionals

Dominant Tapestry  
Segment

3 Miles

  
**36**  
Median Age



**1.14%**  
2010-2021 Pop  
Growth Rate



**40,321**  
Total Population



**\$315,941**  
Avg. Home Value



**1,869**  
Businesses



**47,968**  
Daytime  
Population



**\$89,295**  
Average Household  
Income



**2.3**  
Avg. Household  
Size



**\$38,062**  
Per Capita Annual  
Income

#### Bright Young Professionals

Dominant Tapestry  
Segment

5 Miles

  
**37**  
Median Age



**1.86%**  
2010-2021 Pop  
Growth Rate



**102,740**  
Total Population



**\$340,565**  
Avg. Home Value



**3,704**  
Businesses



**112,599**  
Daytime  
Population



**\$97,204**  
Average Household  
Income



**2.5**  
Avg. Household  
Size



**\$38,672**  
Per Capita Annual  
Income

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