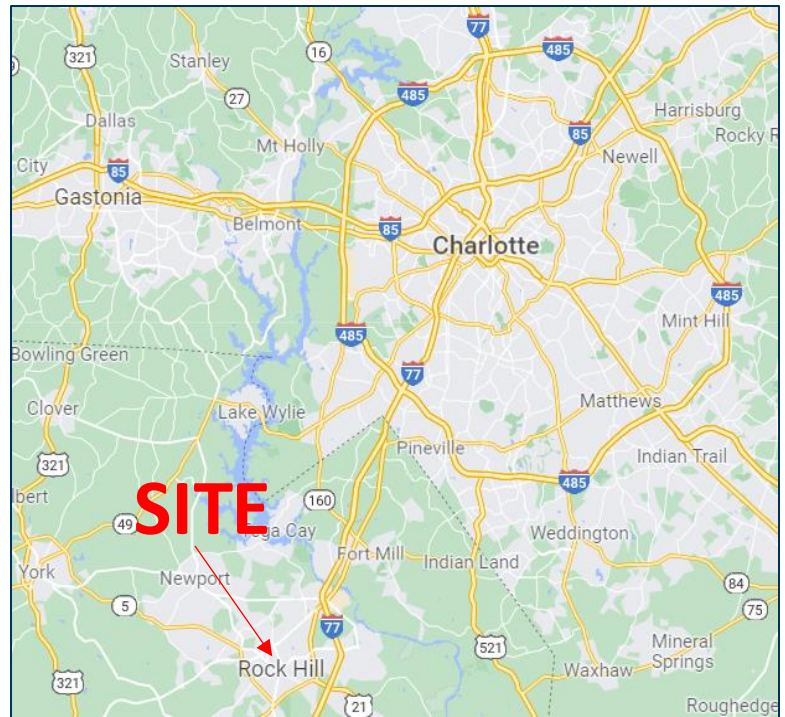


# 161 W. Main St., Rock Hill, SC +/- 14,536 SF Available For Lease



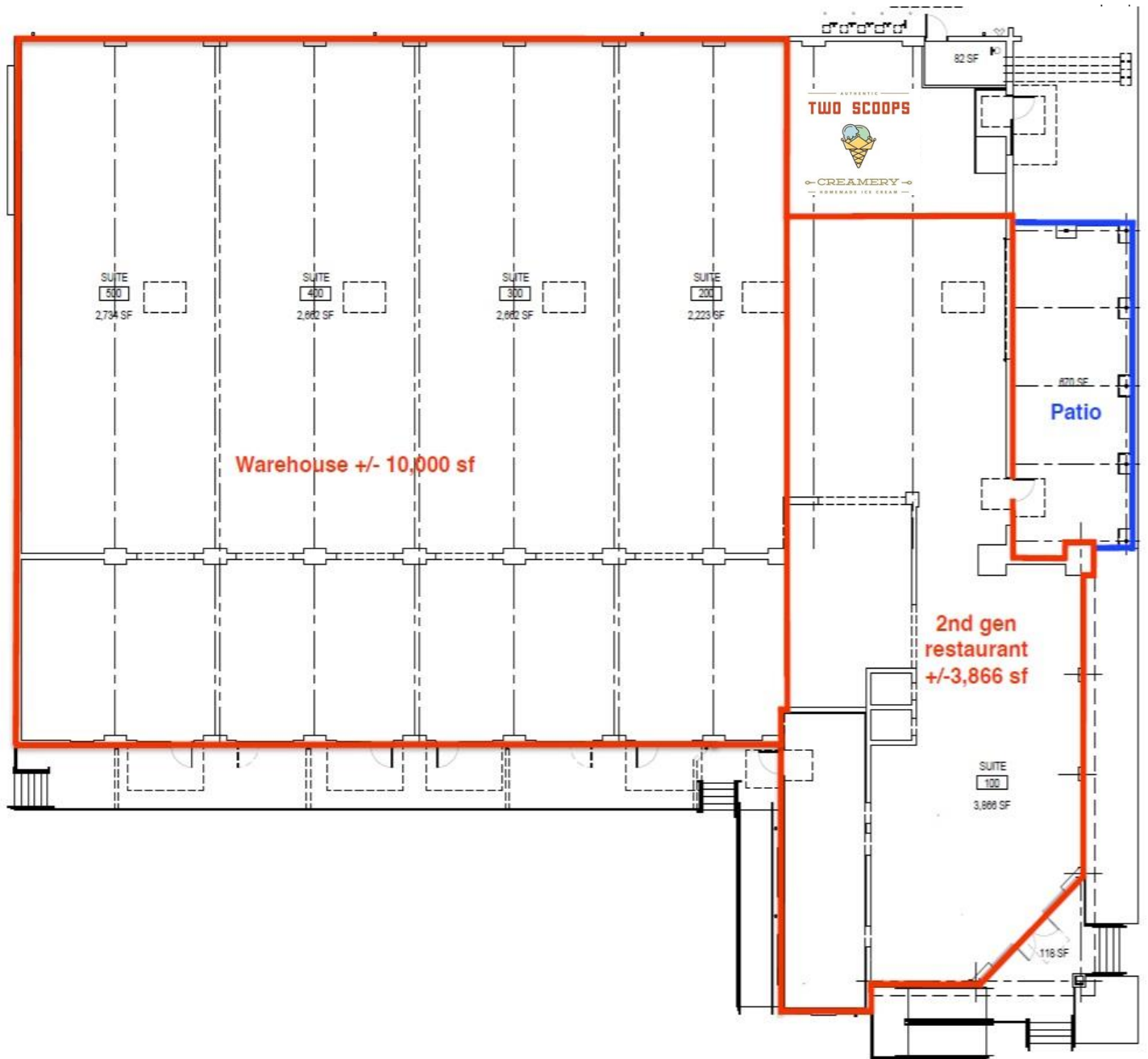
## Property Overview

- +/- 14,536 SF retail or creative office space for lease
- Existing demised 2<sup>nd</sup> generation restaurant space with patio (+/-4,536 SF)
- Potential to demise down to +/- 2,223 SF (rear of building)
- \$25/SF NNN
- Zoned DTWN
- Anchored by [Two Scoops Ice Cream](#)
- Desirable Barrel Roof Construction
- 14' – 22' clear height
- Exposed brick with opportunity to punch in windows
- On grade roll up access in rear of building
- Ample surface parking
- Located directly across W Main St. from future mixed use redevelopment of the Herald Site by White Point Partners (300 apartment units, 26,000 SF of office and retail, a 739 space City owned parking garage & pedestrian access bridge connecting to downtown over Dave Lyle Blvd.)
- Proximity to numerous nearby local restaurants, retailers and the Rock Hill Sports and Event Center



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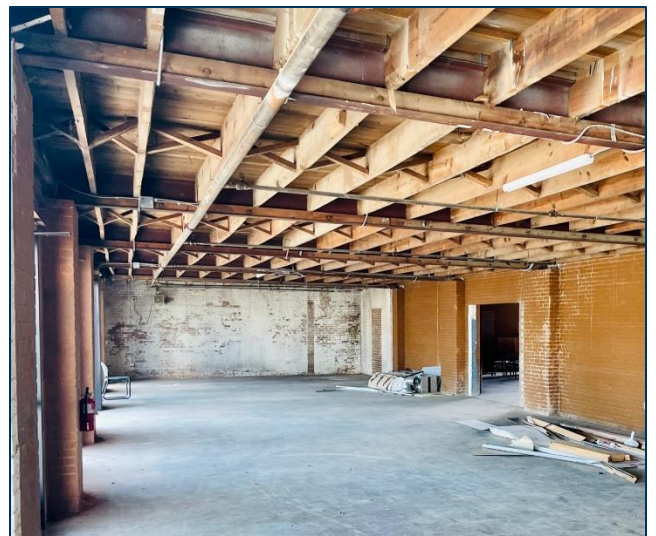
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# 161 W. Main St., Rock Hill, SC +/- 14,536 SF Available For Lease

**Future White Point  
Development of the  
Herald Site Coming 2023**



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# Future Pending Development/Rock Hill Sports & Event Center



For more information on future pending developments in the area, visit <https://www.rockhillusa.com/sites-buildings/knowledge-park>.

The Rock Hill Sports & Event Center is the sports hub of the **Knowledge Park** corridor of Rock Hill! The 170,000 sq. ft. facility is part of a mixed-use site connecting Winthrop University to Old Town Rock Hill, restaurants, outdoor venues, office space, apartments and more. The Center will host city athletic programs, sports tournaments, conferences/conventions, concerts and other special events. By offering healthy living activities as well as cultural and tourism opportunities, the Sports and Event Center adds to the quality of life in Rock Hill and surrounding areas.

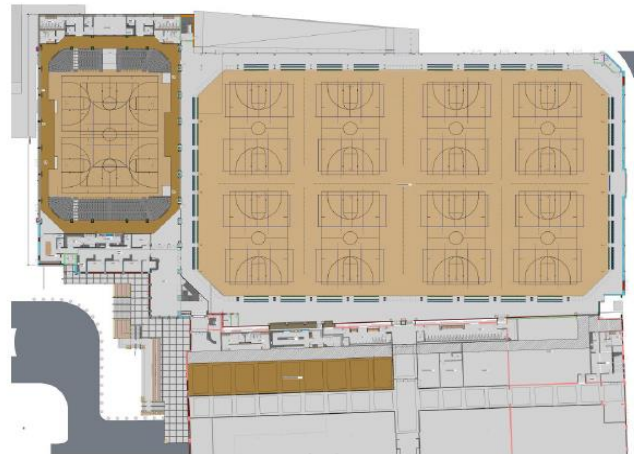
**Championship Court:** 12,500 sq. ft. with 1,200 Stadium Seats; 1 Center Court or 2 Side Courts (Basketball & Volleyball)

**Main Court:** 72,000 sq. ft. with 700 Courtside Permanent Seats; 8 Basketball Courts and 16 Volleyball Courts

**Walking Track:** Surrounds the Main Court; Available for use during non-event hours.

**Multi-Purpose Room (Team Room):** 8,000 sq. ft. event space which can be rented for events by calling the office.

**Multiple Concession Stands, Locker Rooms, State-of-the-Art Courts & Equipment**



*Attracting an estimated 2,500 visitors/weekend for youth sports games*



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