

BUSINESS/PERSONAL OFFICES

COMMUNITY CENTER

PARKING LOT/STRUCTURE

FUNERAL SERVICES

INDOOR RECREATION

PERSONAL INSTRUCTION/SERVICES

RETAIL

RESTAURANT

PRINTING/PUBLISHING



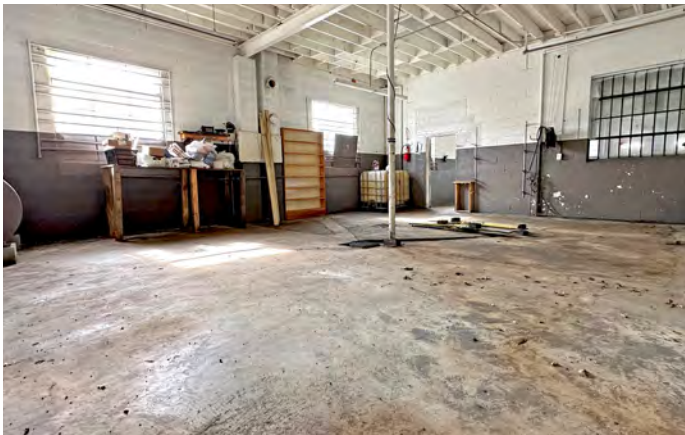
**MULTIPLE USE SPACE | FOR LEASE**

**174 W. MAIN STREET | ROCK HILL**

Historic building and Rock Hill staple since 1940 is available in the fastest growing area of downtown Rock Hill. Current DTWN zoning allows for a multitude of business concepts.

**JIM WETZEL**  
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## PROPERTY INFORMATION

### SF\*

2,164± SF

### ACREAGE\*

0.26 Acres total

- 0.1 Acre adjacent lot available if needed

### ZONING

DTWN Rock Hill jurisdiction

### PID

6272002006

### FEATURES

- Located at the corner of W Main St. and N. Wilson St. across from the Common Market and next to the new mixed use development at the old Rock Hill Herald site – a fast growing area of Downtown
- All utilities available on site
- ± 13,200 VPD traffic count on W Main St
- ± 3,200 VPD traffic count on N. Wilson St.

### LEASE RATE

\$21.50/SF Modified Gross

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MECA Commercial Real Estate

2216 Monument Street

Charlotte, NC 28208

704 971 2000



**MECA**  
COMMERCIAL REAL ESTATE



**ROCK HILL HERALD  
DEVELOPMENT  
RENDERING**



- LEGEND:**
- A OPEN LAWN/ EVENT SPACE, POTENTIAL MOVEABLE STAGE
  - B BIERGARTEN: MOVEABLE SEATING, SPECIALTY PAVING, STRING LIGHTS.
  - C SLOPING FREE PLAY AREA
  - D MULTI-FAMILY MAIN ENTRANCE, PAVER DRIVECOURT, GARAGE ACCESS.
  - E SURFACE PARKING
  - F BREEZEWAY CORRIDOR
  - G FIRE TRUCK ACCESS
  - H DUMPSTER ENCLOSURE
  - I EXISTING RAILROAD TRACKS
  - J PEDESTRIAN BRIDGE CONNECTION(BY CITY)

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**MECA**  
 COMMERCIAL REAL ESTATE

**mecacommercial.com**

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 \*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.