



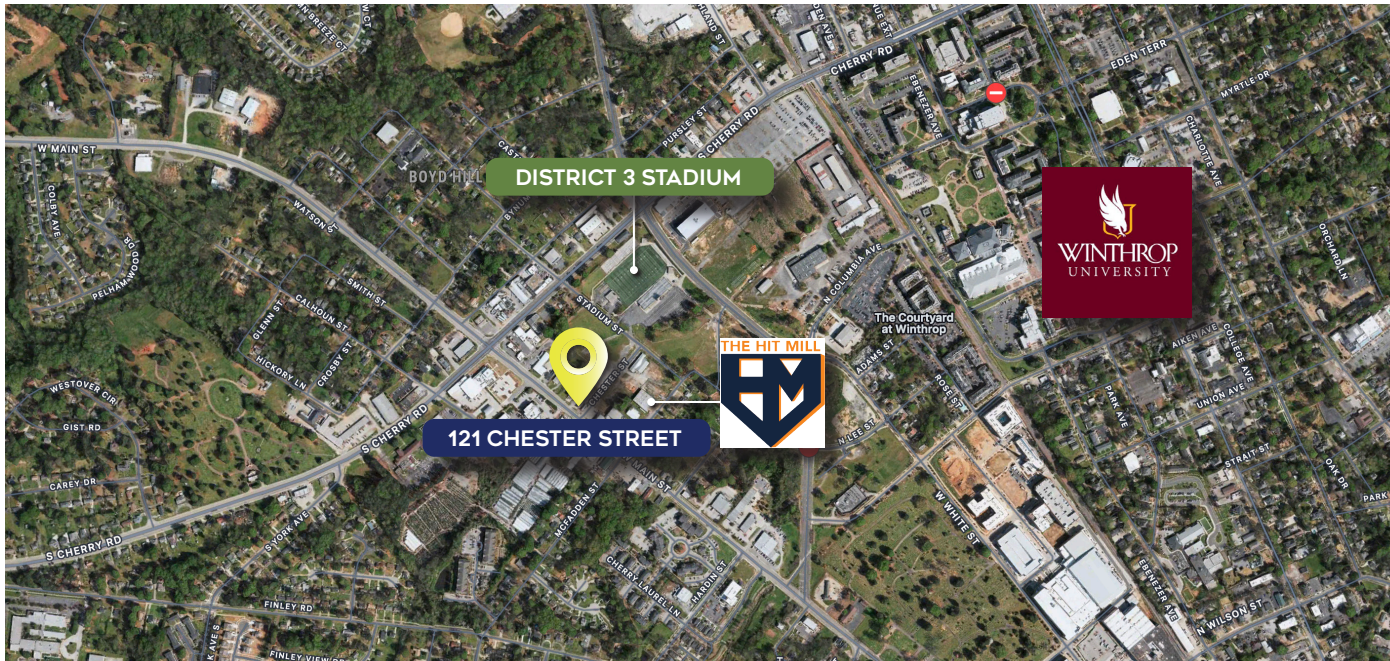
RETAIL/FLEX SPACE | FOR LEASE

121 CHESTER STREET | ROCK HILL

Freestanding, masonry building, currently being remodeled and available for multiple business concepts. Landlord willing to build-to-suit based on lease terms.

JIM WETZEL
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PROPERTY INFORMATION

SF*

± 4,500 SF

ZONING

CI in Rock Hill City limits

FEATURES

- Currently under construction for new ceiling tiles, electrical wiring and paint
- Open layout provides blank canvas for design and business concepts
- Adjacent to Rock Hill Football Stadium, Winthrop and Hit Mill Baseball Academy
- Landlord willing to build-to-suit tenant's needs based on lease terms

LEASE RATE

\$18.00/SF/NNN*

*Estimated NNN fees - \$2.64/SF

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COMMERCIAL REAL ESTATE

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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.



ROCK HILL, SC

Rock Hill is Charlotte's Southern neighbor and the northernmost county in the Olde English District region of South Carolina. It is a business-savvy blend of historic charm and responsibly implemented expansion. The city is located in the north-central area of South Carolina approximately 20 miles south of Charlotte, NC along the I-77 corridor. Rock Hill is a growing community of nearly 75,000 residents, is the largest city in York County, SC and the only major South Carolina city in the Charlotte area.

Rock Hill offers scenic riverfront views along the Catawba River and is home to numerous nature trails, restaurants, and thirty-one parks which are used for both national and local events. Its historic downtown consist of twelve contiguous buildings built as early as 1840 offering dining and retail options. The city is also home to three colleges, including Winthrop University, a public liberal arts university founded in 1886 which enrolls nearly 6,000 students annually.