

THE PERCH

502 CHERRY ROAD, ROCK HILL, SC 29732



Warren Norman
COMPANY



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Available SF: | 1,319 SF |
| Lease Rate: | \$35.00 SF/yr (NNN) |
| Lot Size: | 2.57 Acres |
| Building Size: | 28,694 SF |
| Zoning: | GC |
| Market: | York County |

PROPERTY OVERVIEW

Mixed-use development now open at the corner of Cherry Road and Oakland Avenue in Rock Hill, SC. The development includes a new +/-22,000 SF mixed-use building and the +/-6,843 SF former Coca-Cola bottling plant building. Hobo's, a Fort Mill favorite is now open in the old Coca-Cola bottling plant building after a full renovation. The development also features a family-friendly outdoor amenity area between the two buildings.



for more information, contact:

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THE PERCH AMENITY AREA

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2 2ND FLR PROPOSED (LOD)

LEGEND

| |
|-------------|
| Available |
| Unavailable |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|-------|-----------|------------------|------|---------------|--|
| 201 | - | 1,980 - 4,303 SF | NNN | - | Second-floor retail/office space overlooking Oakland Avenue. |
| 202 | - | 2,323 - 4,303 SF | NNN | - | Second-floor corner retail/office space overlooking the intersection of Oakland Avenue and Cherry Road. |
| 203 | - | 2,615 SF | NNN | - | Second-floor retail/office space overlooking Cherry Road. |
| 204 | Available | 1,319 SF | NNN | \$35.00 SF/yr | Second-floor retail/office space |
| 205 | - | 2,541 - 4,119 SF | NNN | - | Second-floor end cap retail/office space fronting Cherry Road. This space also overlooks the games area. |

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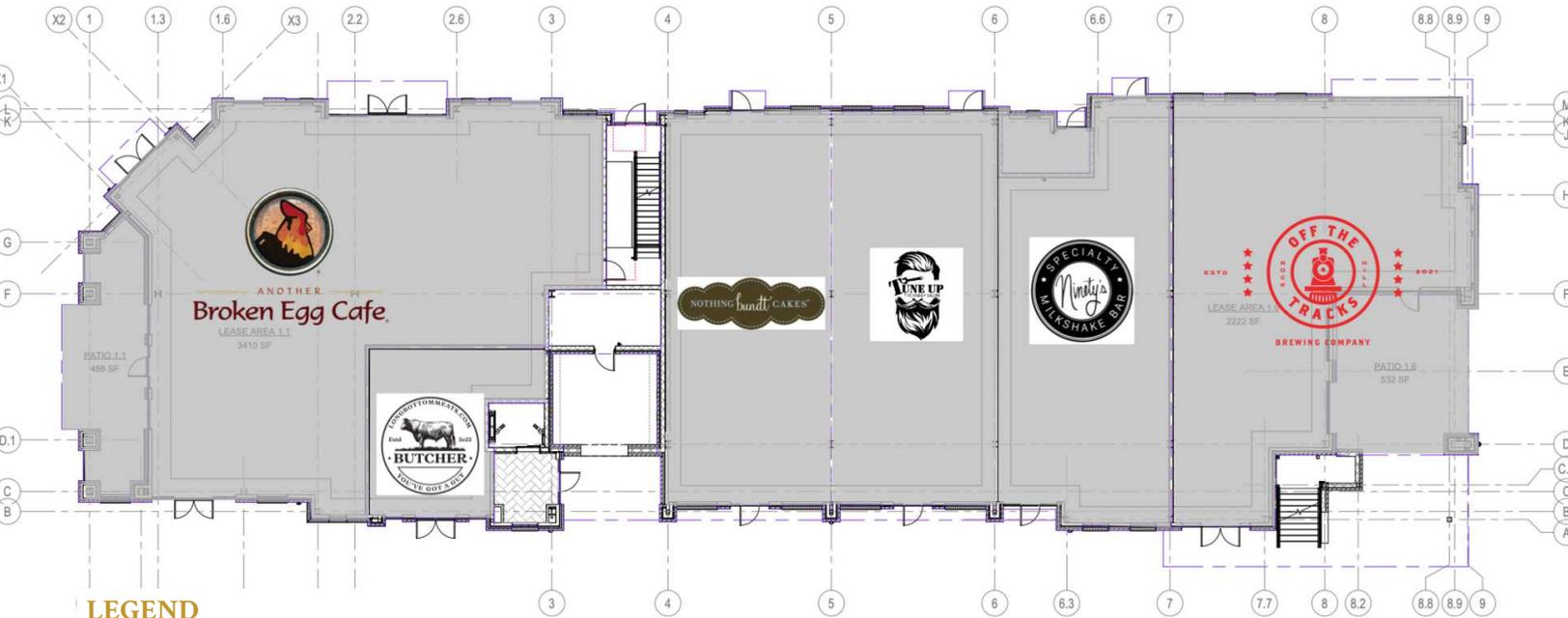


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LEGEND

1 1 SC Unavailable

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|-------|--------|------------------|------|------|---|
| 101 | - | 3,410 SF | NNN | - | First-floor space at the corner of Oakland Avenue and Cherry Road. This space has access to a 488 SF patio. |
| 102 | - | 600 SF | NNN | - | First-floor retail space |
| 103 | - | 1,642 - 3,205 SF | NNN | - | First-floor retail space fronting Cherry Road |
| 104 | - | 1,563 SF | NNN | - | First-floor retail space fronting Cherry Road |
| 105 | - | 1,647 - 4,838 SF | NNN | - | First-floor retail space fronting Cherry Road |
| 106 | - | 2,222 SF | NNN | - | First-floor end cap restaurant space with access to a 533 SF patio for outdoor seating. |

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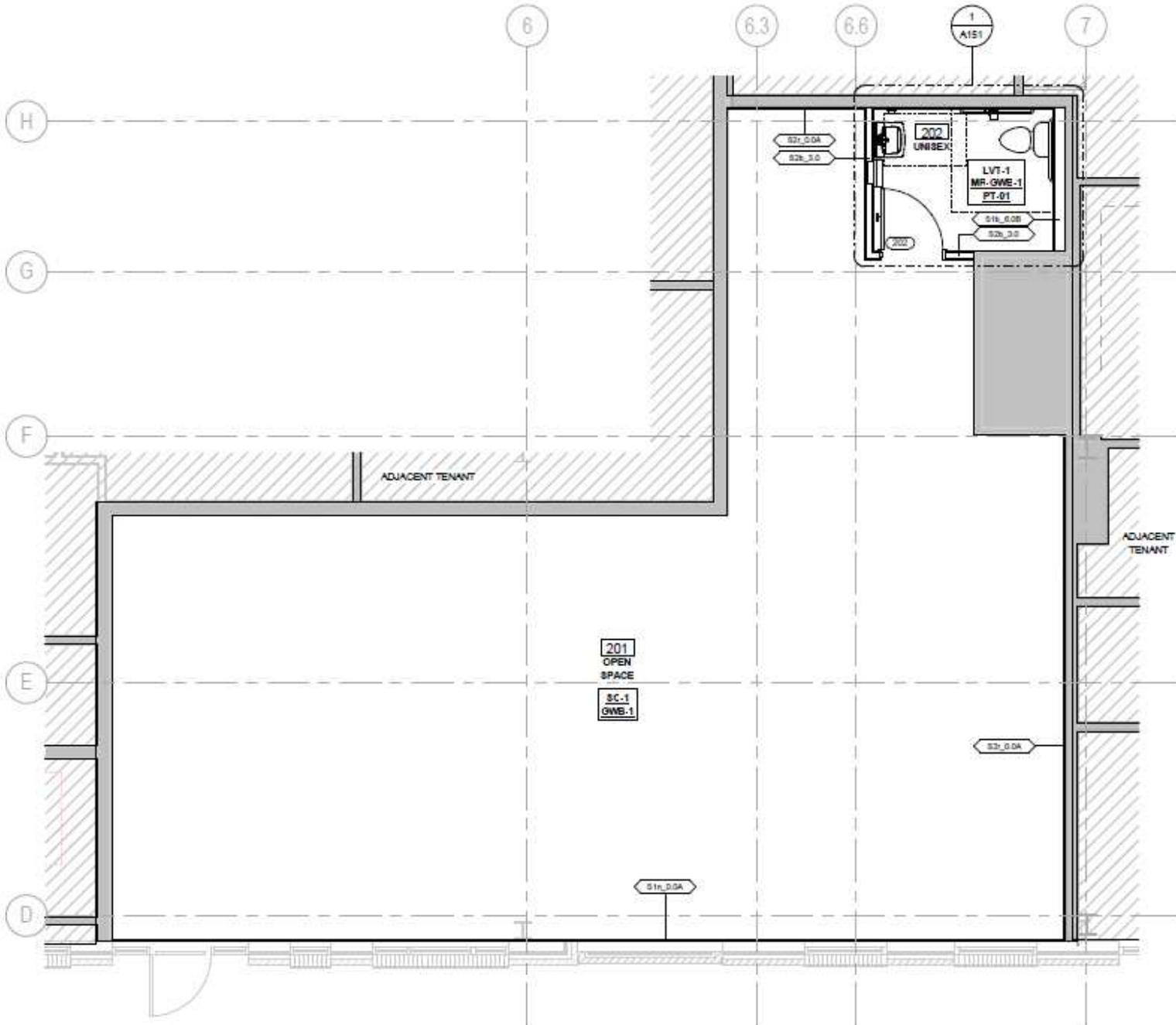


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2 WHITE BOX FLOOR PLAN

SCALE: 1/4" = 1'-0"

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HOBO'S & OFF THE TRACKS BREWING AT THE PERCH

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OVERVIEW

Built in the early 1940s this building was home to the Rock Hill Coca-Cola Bottling Company from December 7, 1941 to June 1, 2002. Leasing the entire Coke Building, Hobo's is an American-style restaurant that specializes in tasty burgers and great drinks. They have operated at their current location in Fort Mill, SC since 2015. Amor Artis Brewing will also be partnering with Hobo's in a new brewery concept across the games area from the Coke Building. Off the Tracks Brewing offers traditional brewpub food as well as delicious craft pizzas. They focus on locally sourced ingredients while producing a wide array of beers for every beer drinker's palate.

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THE PERCH MIXED USE DEVELOPMENT

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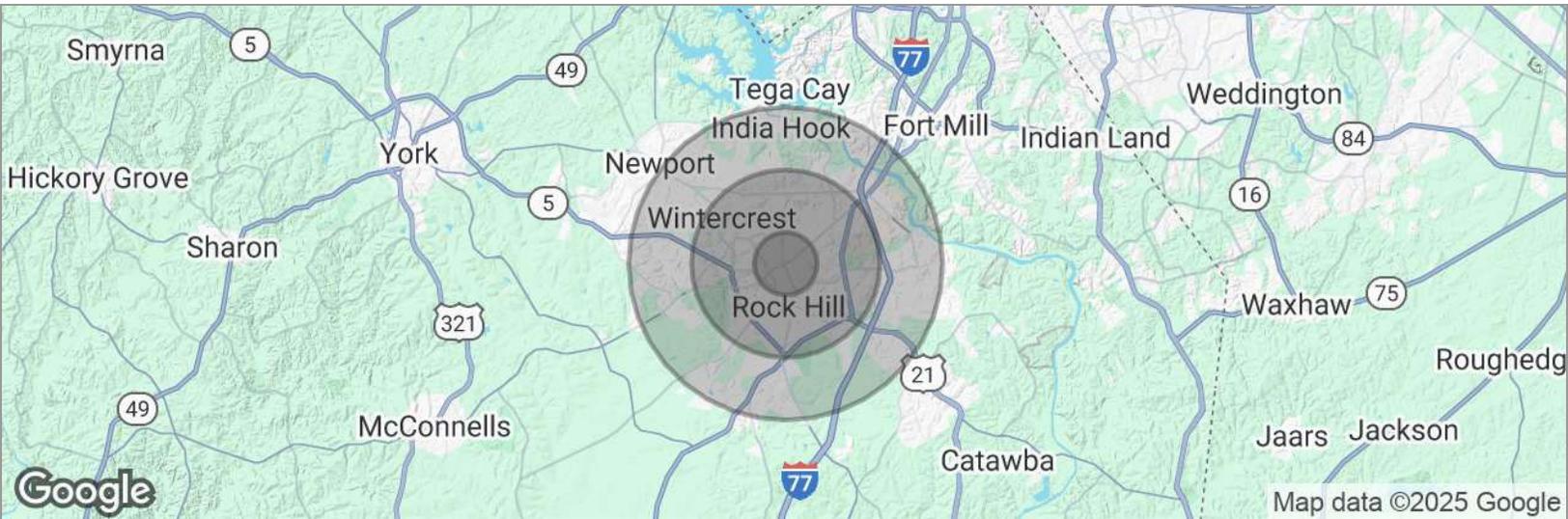


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POPULATION

1 MILE

3 MILES

5 MILES

| | | | |
|---------------------|-------|--------|--------|
| Total population | 9,040 | 57,473 | 95,006 |
| Median age | 32.2 | 37.3 | 37.9 |
| Median age (Male) | 31.7 | 35.3 | 36.3 |
| Median age (Female) | 33.3 | 39.3 | 39.6 |

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

| | | | |
|---------------------|-----------|-----------|-----------|
| Total households | 3,298 | 24,169 | 39,988 |
| # of persons per HH | 2.7 | 2.4 | 2.4 |
| Average HH income | \$51,336 | \$60,933 | \$71,362 |
| Average house value | \$166,994 | \$148,435 | \$173,666 |

* Demographic data derived from 2020 ACS - US Census

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