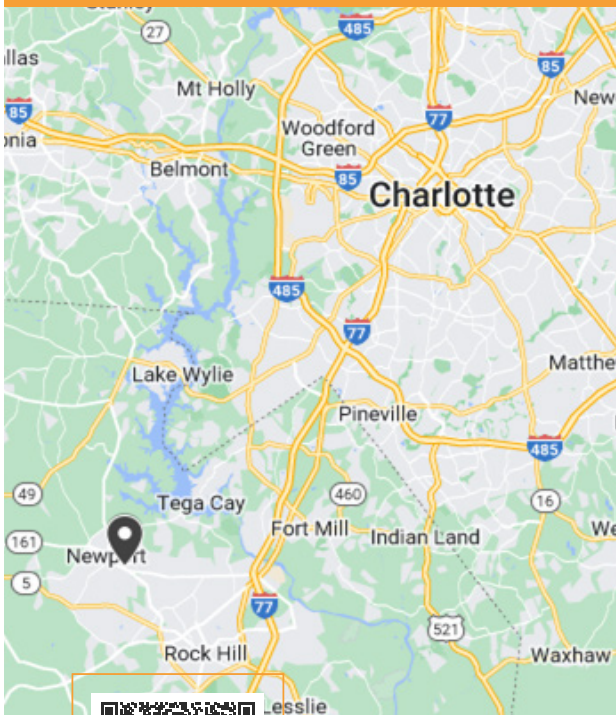


FOR SALE

\$2,880,000



HIGH VISIBILITY DEVELOPMENT SITE



- ±3.2 Acres Located in the High-Growth Commercial Corridor of South Carolina Highway 161
- Zoned LC (Limited Commercial) in the City of Rock Hill, Which Allows for a Wide Range of General Retail, Business and Service Uses, as Well as Professional & Business Offices
- Parcel #: 542-07-01-013 & 542-07-01-017
- ±300' of Prime Road Frontage
- Located Across From a Walmart Supercenter
- Located ±1 Mile from New Aspen Business Park - ±2,000,000 SF & ±1,000 Jobs
- Located ±5 Miles to Interstate 77 (Exit 82) via South Carolina Highway 161, Celanese Road



Miles Curley

Commercial Agent

803-448-9589 | Miles@tuttleco.com



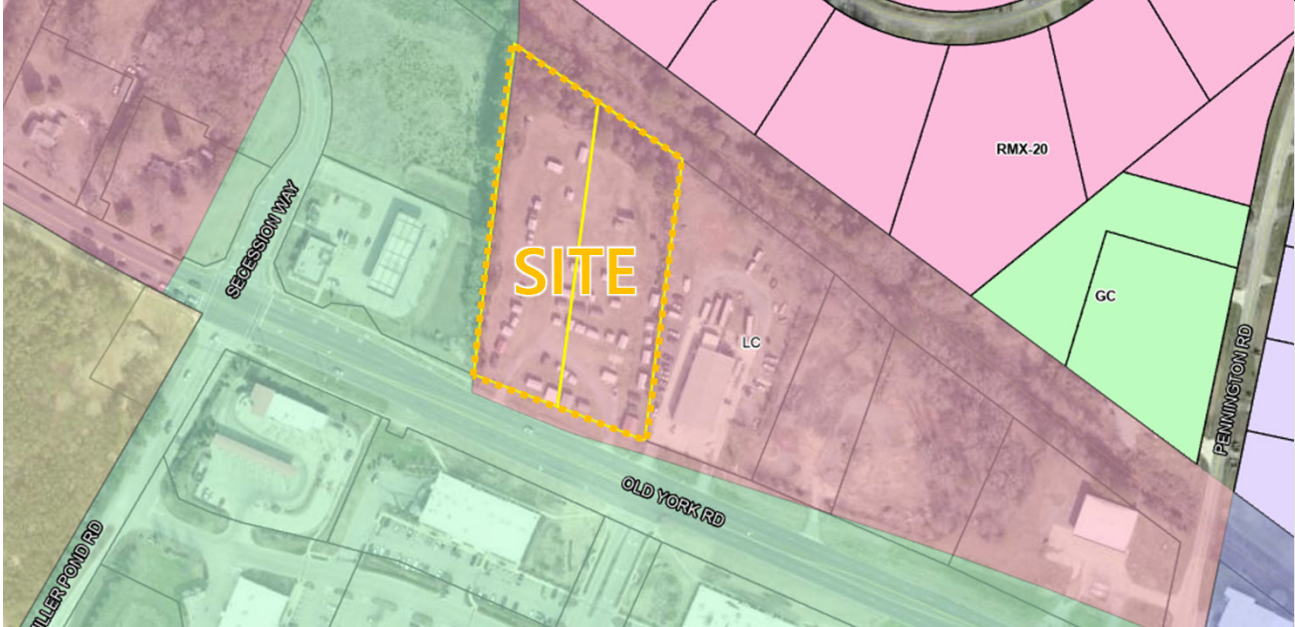
Debbie Weatherby

Vice President/Broker

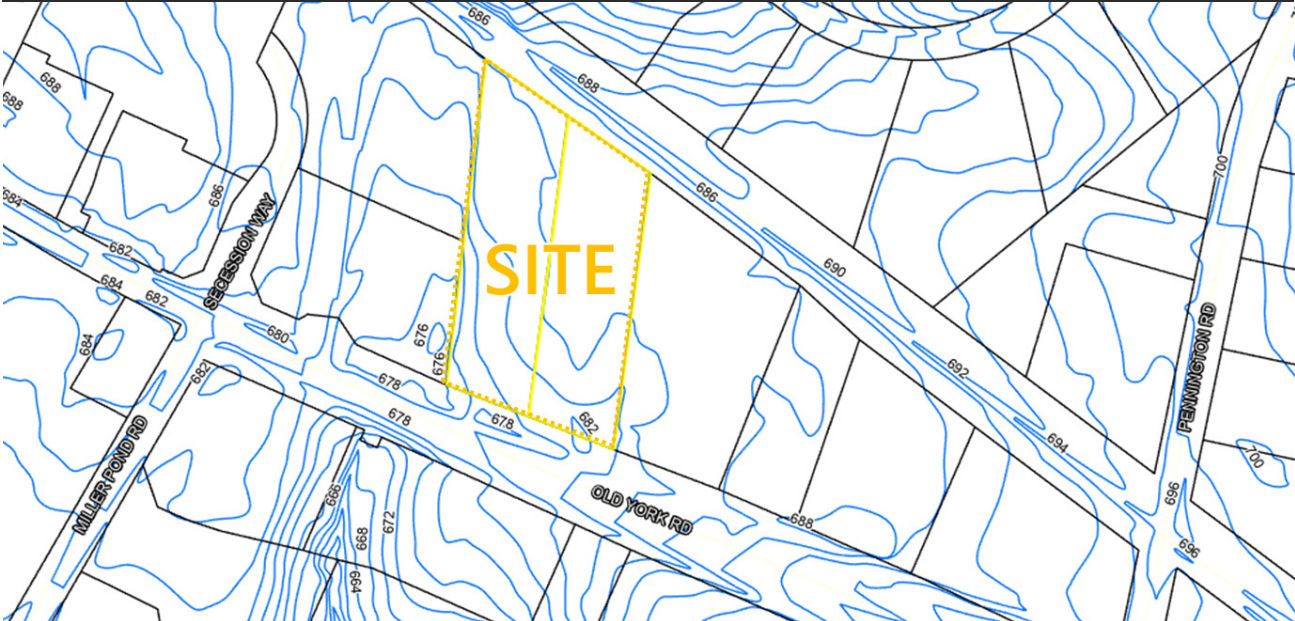
803-992-6110 | Debbie@tuttleco.com

ZONING & TOPOGRAPHY

Zoning Aerial



Topography



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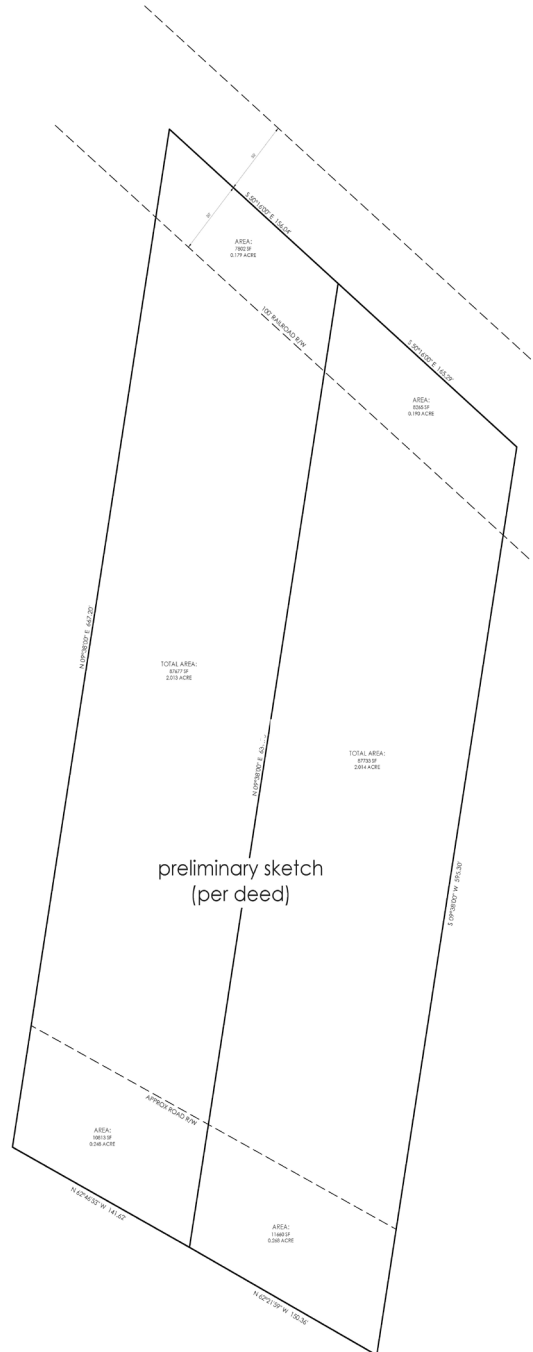
High Visibility Development Site

±3.2 Acres

4886 & 4888 Old York Road, Rock Hill, South Carolina 29732

PRELIMINARY SKETCH

Preliminary Sketch per Deed



Miles Curley

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AERIAL & 2022 SCDOT TRAFFIC COUNTS



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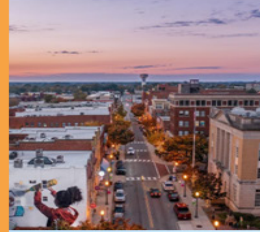


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AREA AMENITIES & ATTRACTIONS



- Rock Hill is the Most Populous City in York County & the 5th Most Populous City in SC
- Located 30 Minutes South of Charlotte and a Hour North of Columbia, Rock Hill Anchors what is known as the "Old English District" in South Carolina
- Rock Hill is conveniently located with Access to Interstate 77



UNIVERSITY CENTER

A ±1.3 Million SF Revival of the Historic ±23 Acre Rock Hill Printing & Finishing Company (The Bleachery) site into a ±200 Million Mixed-Use Development, Located in the Heart of Knowledge



ROCK HILL SPORTS & EVENT CENTER

A State-of-the-Art Facility with 8 Basketball Courts, 16 Volleyball Courts, 700 Court-Side Permanent Seats, Multiple Concessions & Locker Rooms & The Championship Court has 1,200 Stadium Seats. Attracts over 466,000 Visitors Annually!



WINTHROP UNIVERSITY

Founded in 1886, Winthrop is a Nationally Recognized Public & Comprehensive University located on a Historic and Scenic Campus. Known for its Diversity, Excellence & Family Atmosphere.



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