

AVAILABLE FOR SALE

HISTORIC MCCRORY BUILDING

135 E. MAIN ST, ROCK HILL, SC 28730

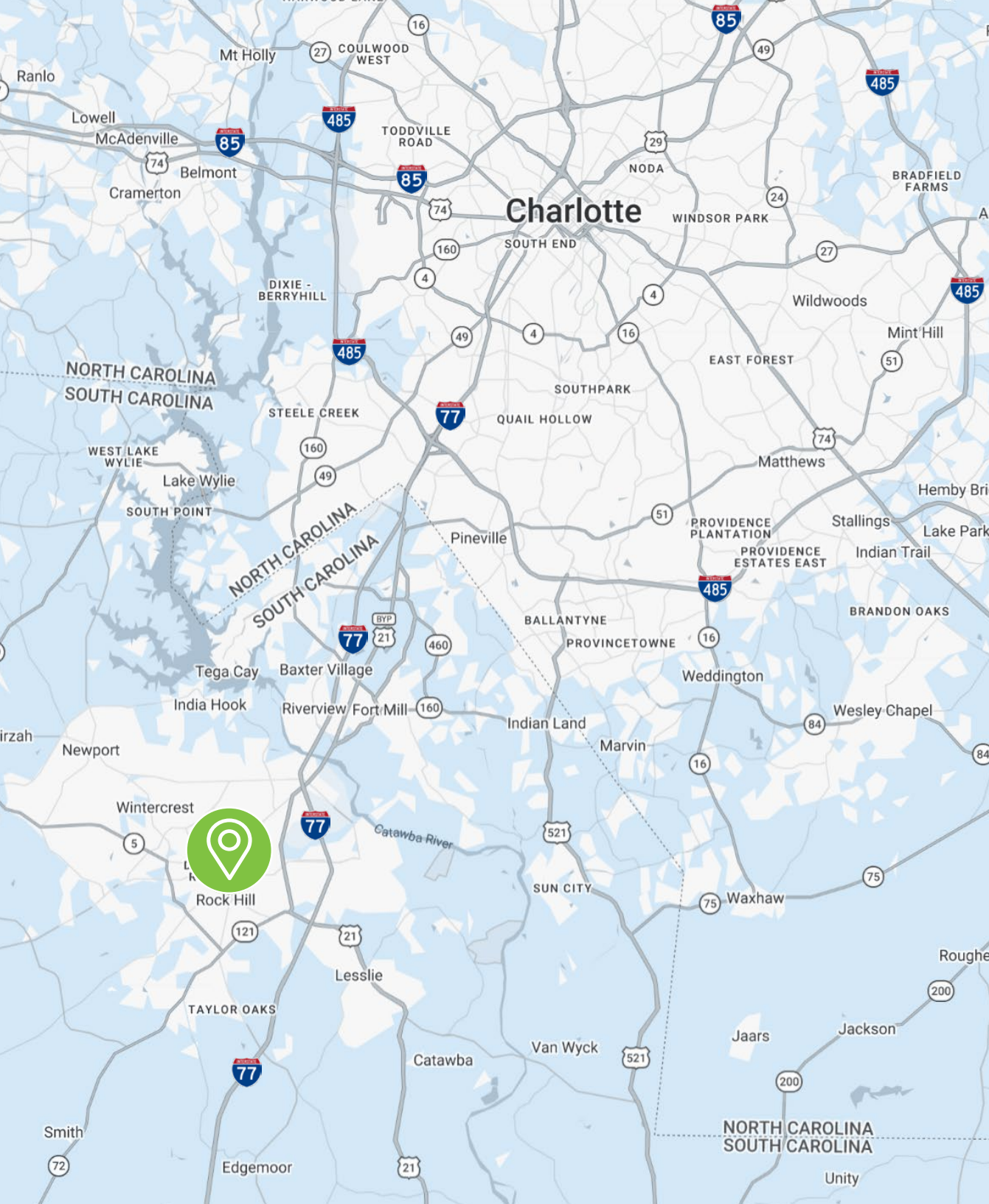
OFFERING MEMORANDUM

INVESTMENT CONTACTS:

Charles S. Swanson, JR., SIOR
Charlie@ParkCRE.com
(704) 622-2487

Vince Sumner
Vince@ParkCRE.com
(704) 336-9076





LOCATION



135 E Main St

Downtown Rock Hill, SC 29730



25 Miles

to Charlotte, NC



High Walkability

Coffee Shops, Restaurants, Hotels, Apartments, and Rock Hill Town Hall all immediately adjacent



Free Surface Parking

Owned by City of Rock Hill adjacent

PROPERTY OVERVIEW

ADDRESS

135 E Main St,
Rock Hill, SC 29730

SQUARE FOOTAGE

Gross: 23,396 SF
Rentable: 18,188 SF

ACREAGE

0.27 AC

PARCEL IDS

6271901007

2 STORY BUILDING

First Floor - Retail
Second Floor - Executive Office

OCCUPANCY

95%

TENANTS

1st Floor: Kounter Restaurant
2nd Floor: South Carolina Arts Commission,
AppStream Technologies, Executive Offices

YEAR BUILT

1920

RENOVATIONS

Major renovations in the last 5 years,
including all common areas and new roof

2026 ESTIMATED NOI

\$250,000

SALE PRICE

\$3,125,000

23,396
Square Feet

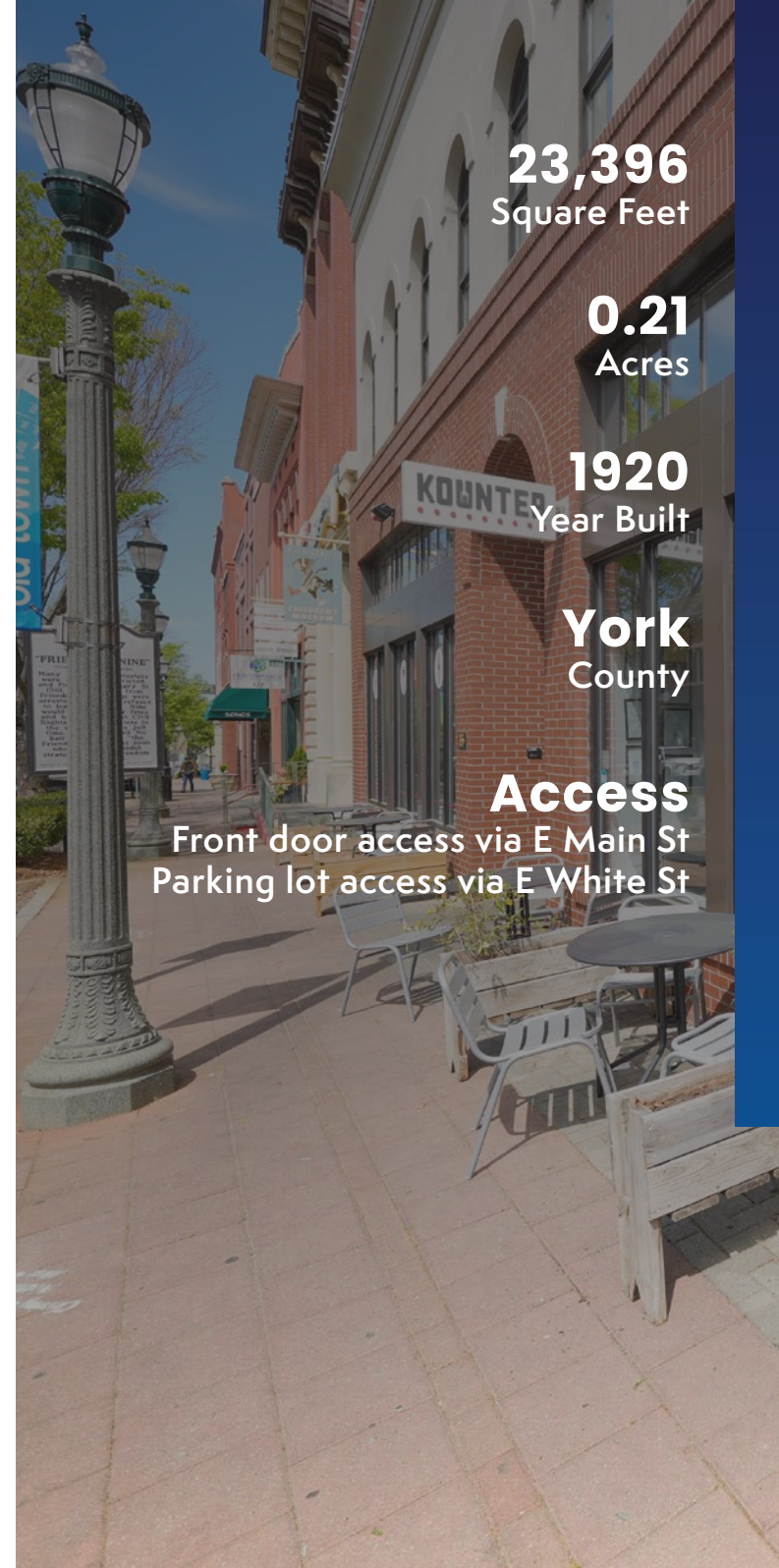
0.21
Acres

1920
Year Built

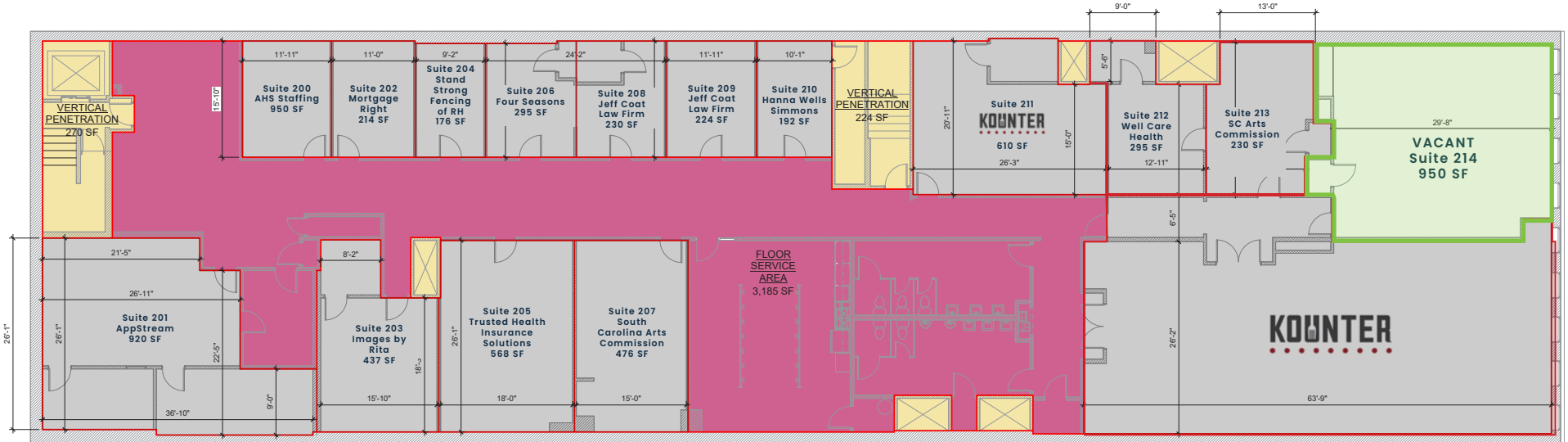
York
County

Access

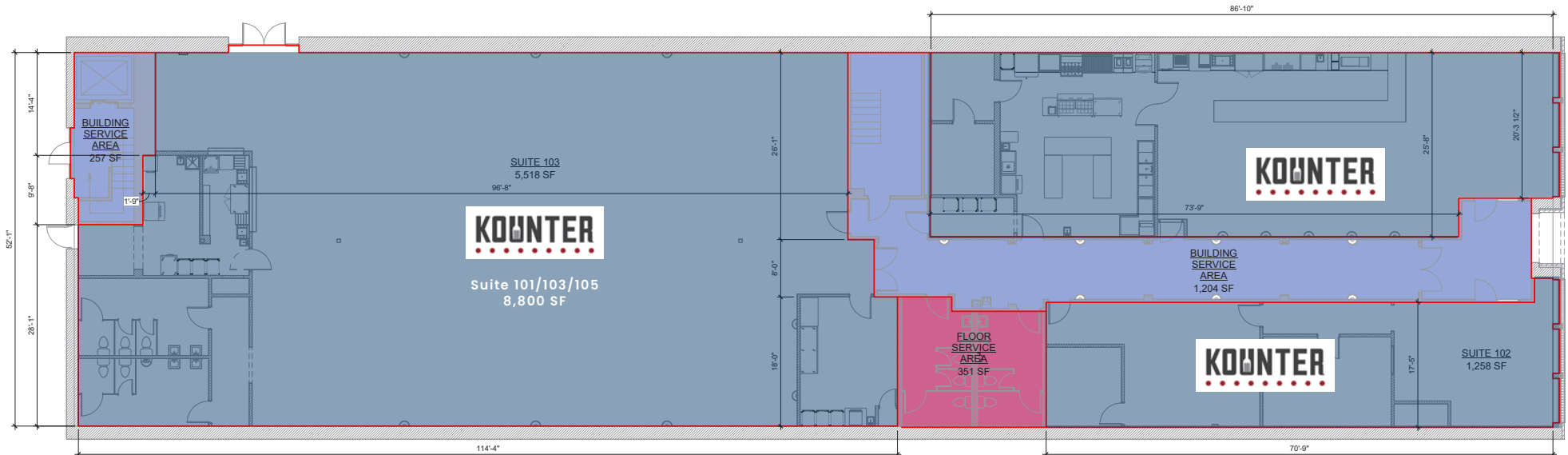
Front door access via E Main St
Parking lot access via E White St



FLOOR PLAN

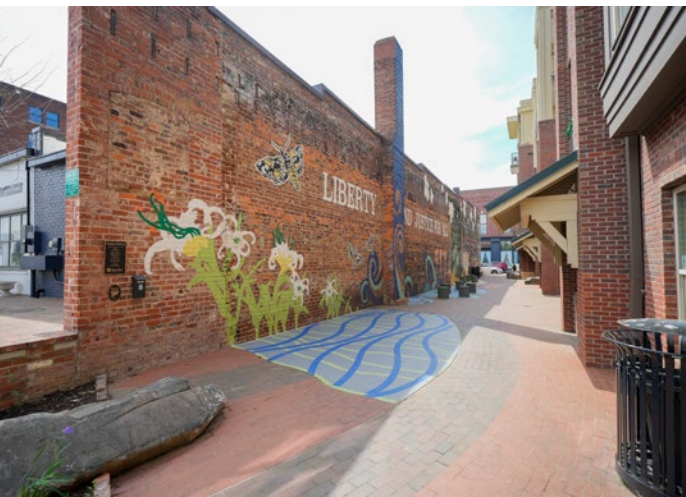


UPPER LEVEL

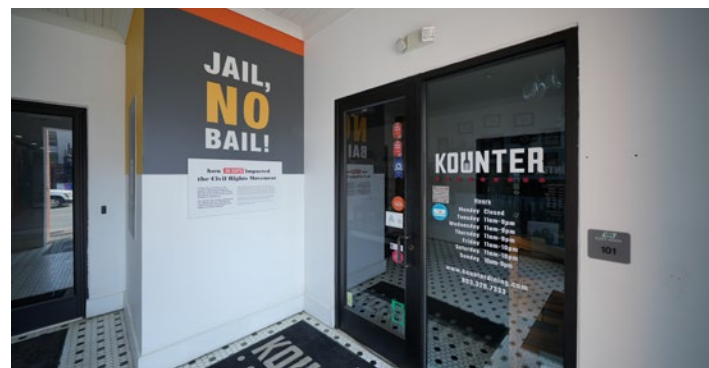
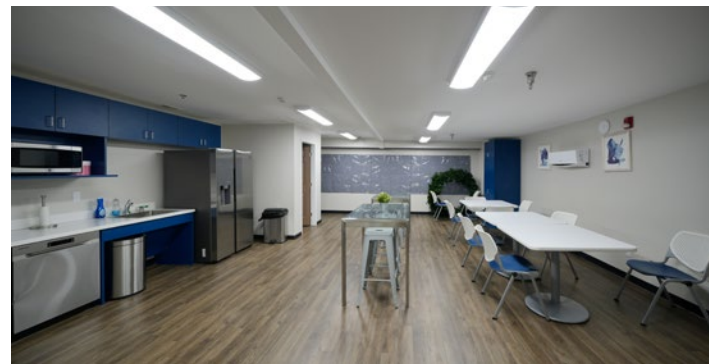
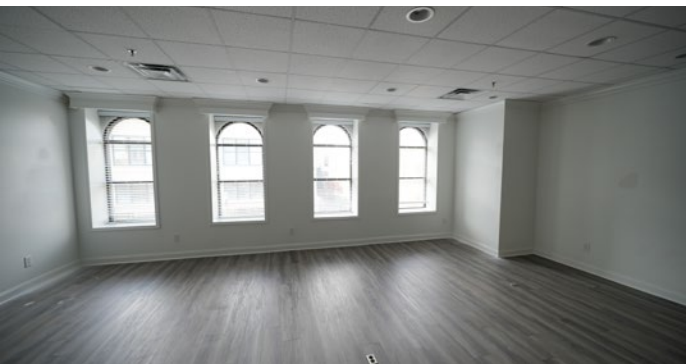
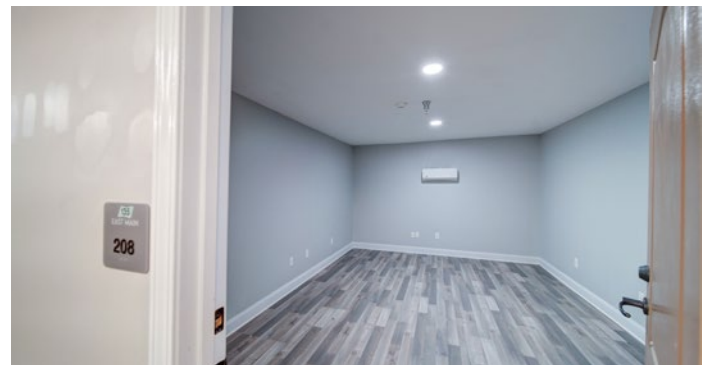
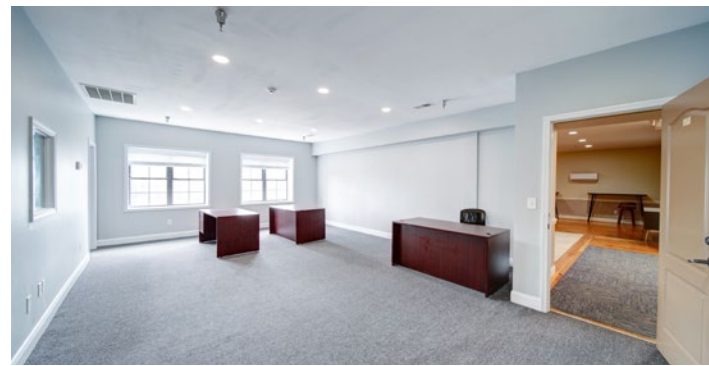
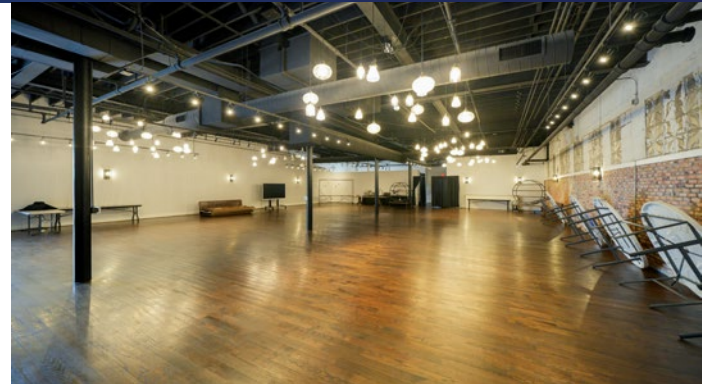
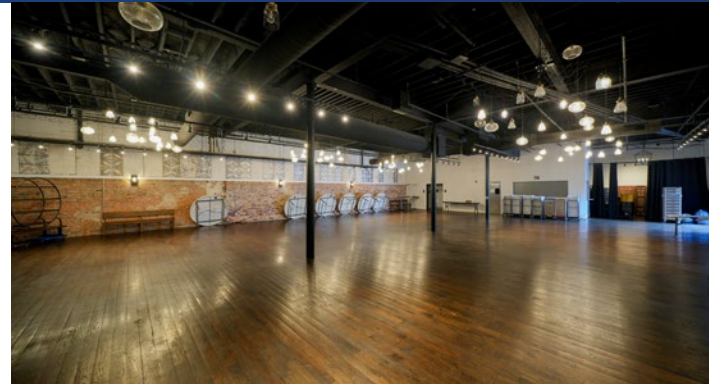
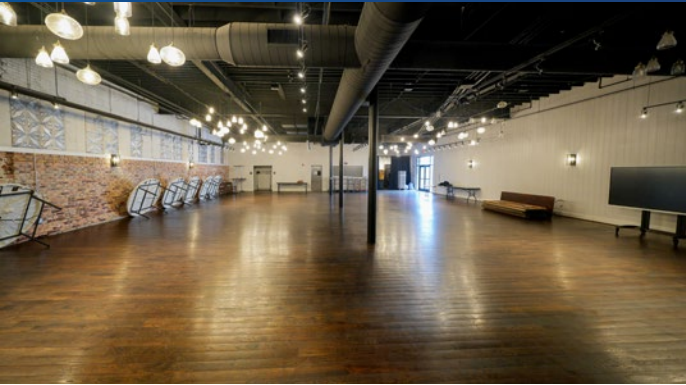


LOWER LEVEL

EXTERIOR PHOTOS



INTERIOR PHOTOS



THE HISTORY: THE FRIENDSHIP NINE U.S. CIVIL RIGHTS TRAIL

The McCrory's Five & Dime in Rock Hill, South Carolina, and the actions of the Friendship Nine represent a pivotal moment in the American Civil Rights Movement. These events highlight how student-led, nonviolent protests challenged segregation in public spaces and introduced new strategic approaches to activism. The Friendship Nine's decision to embrace the "jail, no bail" tactic marked a turning point, strengthening the effectiveness and sustainability of sit-in movements across the South while leaving a lasting educational and moral legacy.

- McCrory's is a recognized stop on the U.S. Civil Rights Trail
- Feb. 12, 1960: Students launched sit-ins after being denied service
- Continued protests highlight the site's role in sustained Civil Rights activism
- Jan. 31, 1961: Students were arrested during a sit-in at the location
- The Friendship Nine chose jail over fines, a defining moment tied to the site
- "Jail, no bail" became a key Civil Rights Trail story and strategy
- Today, the site interprets this legacy through preservation and public education



Civil Rights Trail Website

UNITED STATES
**CIVIL
RIGHTS
TRAIL**

DOWNTOWN ROCK HILL

Downtown Rock Hill is currently undergoing a massive transformation, fueled by more than \$400 million in active and planned investments. Often referred to as “Old Town,” the area is shifting from its industrial textile roots into a modern “Knowledge Park” that bridges Winthrop University with the city center.

The Thread



The Thread is a \$100M adaptive re-use project that includes Class A office space, retail, and dining located in the Knowledge Park district spanning from Winthrop University to Old Town Rock Hill. Major tenants like Riverstone Logistics are slated to open headquarters here by late summer 2026

400K
Mixed Use SF
Development

30K
Retail Planned in
Phase 1

\$100M
In Capital
Investment



Rock Hill Sports & Events Center

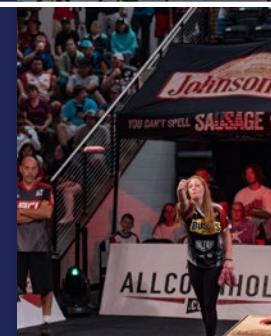


Also known as University Center, the 23-acre project has transformed the old “Bleachery” site into a bustling district featuring the Rock Hill Sports & Event Center, luxury apartments, and the Cambria Hotel.

170K
Sports Building Courts/
Room/Tracks

1,200
Stadium Seats at
Championship Court

\$116M
Direct Economic
Impact Locally



ROCK HILL'S TOP 5 EMPLOYERS



OLD WORLD CHARACTER MEETS HIGH-TECH GROWTH

Rock Hill recently became home to the first state-recognized Cultural District in South Carolina, which has made downtown a destination rather than just a pass-through.

The Mural Mile: A localized art initiative that has turned historic brick walls into an open-air gallery.

Freedom Walkway: A beautifully designed public space on Main Street that honors local civil rights history, serving as a focal point for the city's social and cultural identity

Today's downtown Rock Hill is a “commuter-friendly” alternative to Charlotte that maintains a distinct, historic identity. It successfully blends tech startups with historic architecture and a vibrant, arts-focused social scene.



**WELLS
FARGO**

arts
council
of york county

Peoples Bank
A higher level of service.

Culture & Heritage
Museums

135 E Main Street

KOUNTER

Day's of
KOUNTER

EXPERIENCE THE DIFFERENCE

ROCK HILL

JEFFCOAT
CRIMINAL DEFENSE LAWYERS

AURORA
ARTS & WELLNESS CENTER

White St & Caldwell St
Free Public Parking Lot
(North, Middle, and South)

Exchange at Rock Hill
229 Luxury Apartments

5,000 VPD

10,400 VPD

E Main St

E White St

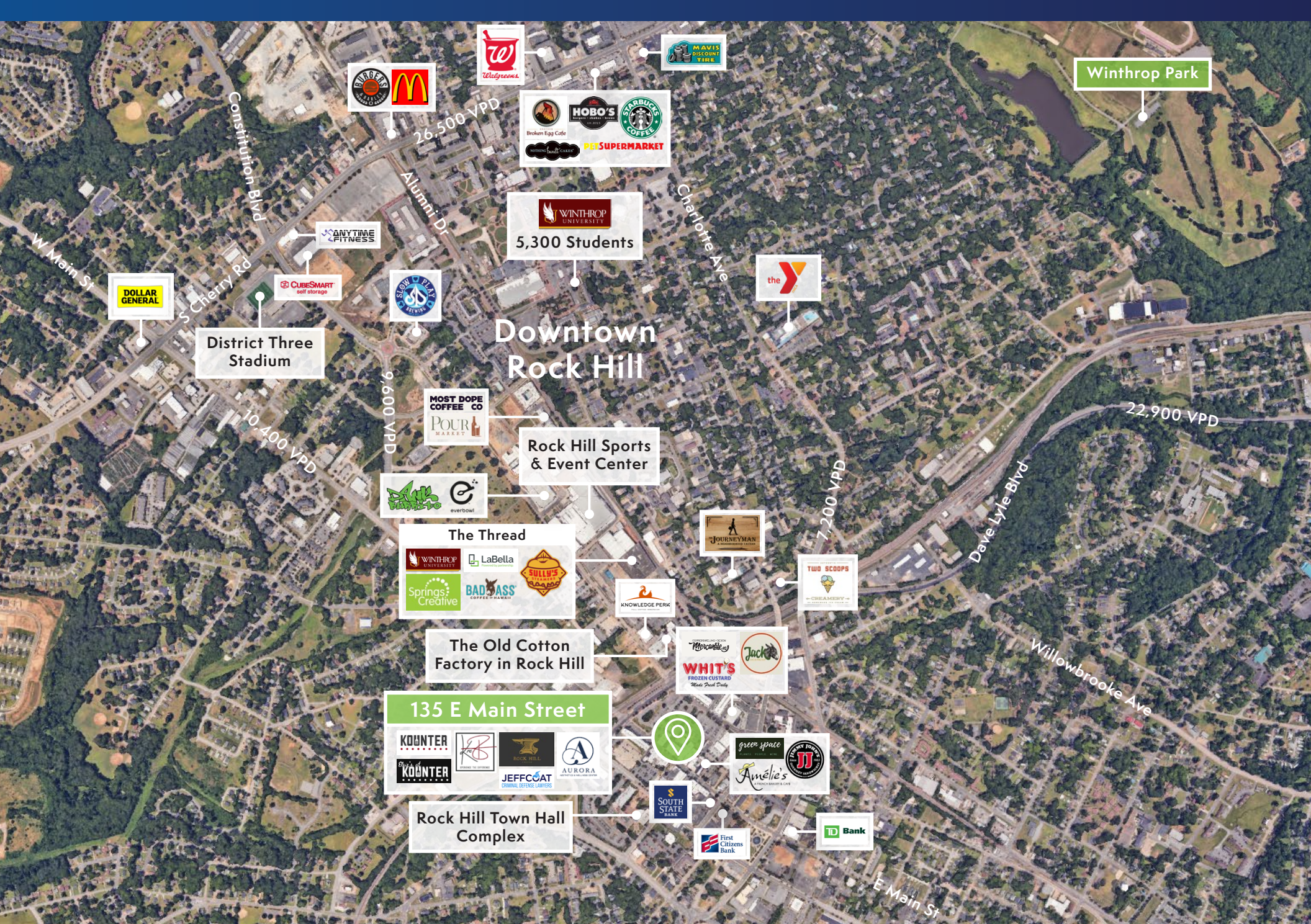
Dave Lyle Blvd

ROCK HILL
FLIPSIDE

MILLSTONE
PIZZA TAPHOUSE

JOHN J. JONES
BUTCHERY

Amelie's
A FRENCH BAKERY & CAFE
green space
PLANTS. PEOPLE. VINE.



TENANT OVERVIEW

KOUNTER

Kounter Dining in Rock Hill is a modern American restaurant known for its creative, farm-to-table dishes and interactive dining style. Located at a historic lunch counter tied to a 1961 civil rights sit-in, it combines thoughtful cuisine with a meaningful setting, offering a unique and engaging dining experience.

COMPANY INFO

Founded	2020
Industry	Restaurant
Lease Maturity	November 30, 2033
Renewal Option	1-5 Year Option with Fair Market Rent



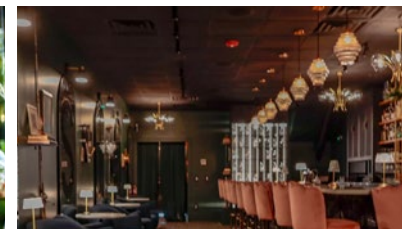
Kounter Dining Website



Elsie's at Kounter is a speakeasy-style cocktail bar inside the same historic building as Kounter Dining. It offers creative crafted drinks along with a small menu of snacks, charcuterie, and sweets in an intimate, dimly lit setting. Guests typically enter by using a daily passcode and enjoy a relaxed atmosphere focused on conversation and quality cocktails.



Kre8 Xperiences is a creative catering and event company led by Kounter's Chef Rob Masone that specializes in full-service event planning for everything from corporate functions to private celebrations. They focus on imaginative food and interactive dining experiences that aim to make events memorable for guests.





Visit our Website

FOR MORE INFORMATION:

Charles S. Swanson, JR., SIOR
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Vince Sumner
Vince@ParkCRE.com
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Park Commercial
Real Estate

Info@ParkCRE.com

230 E. Peterson Drive, Suite A, Charlotte, NC 28217