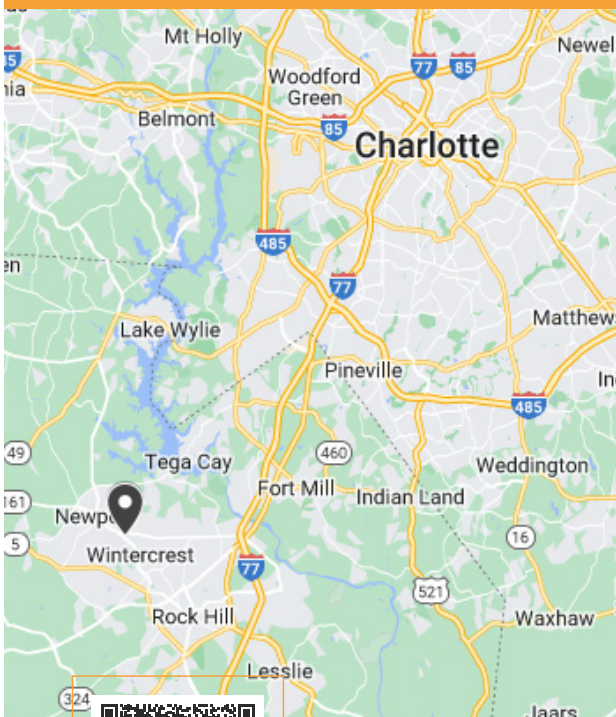


FOR SALE

\$775,000



HIGH VISIBILITY SIGNALIZED CORNER SITE



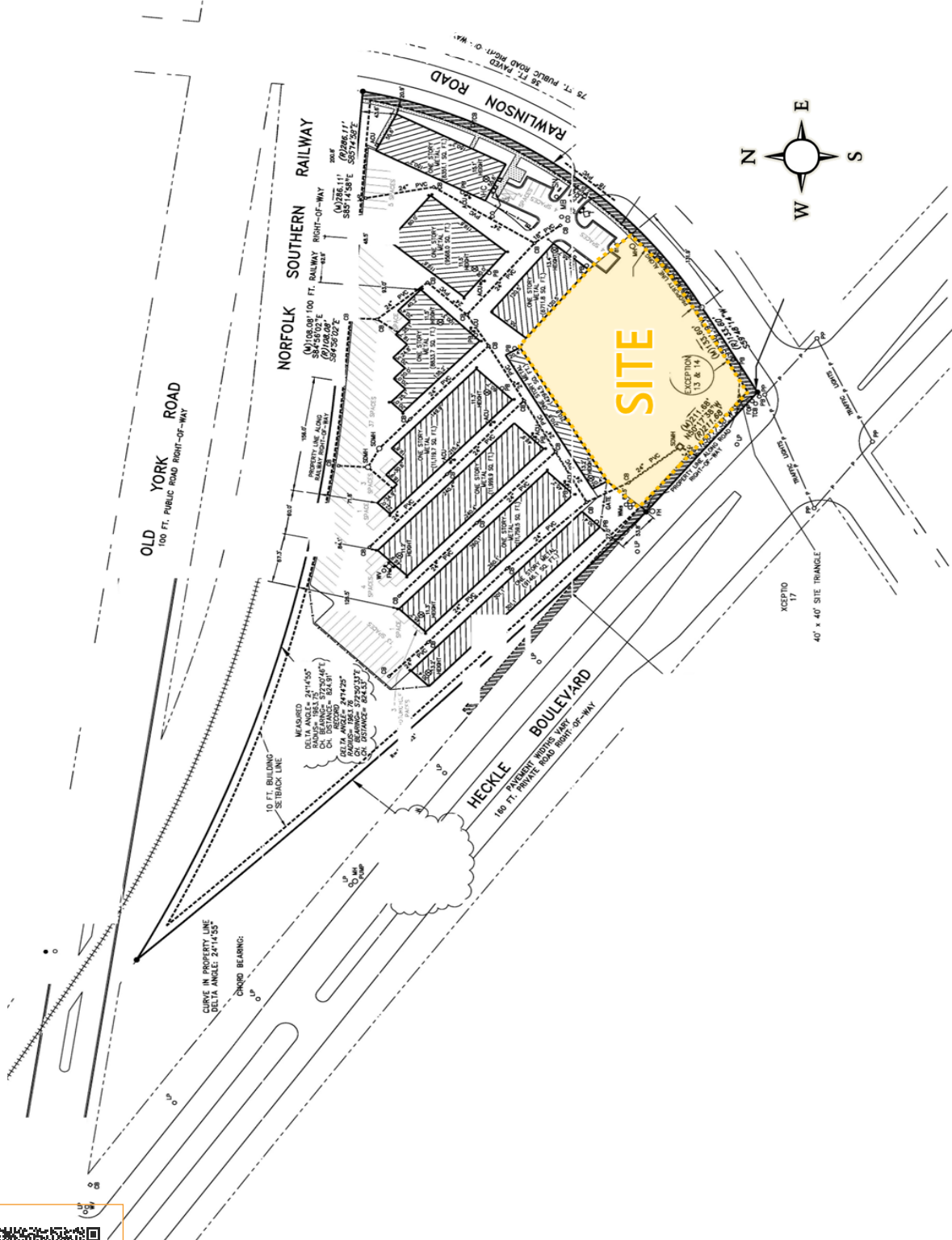
- ±1.1 Acres Located in the High-Growth Commercial Corridor of South Carolina Highway 161
- Great QSR/Retail Site
- All Utilities on Site
- Rough Graded Pad
- Located At Signalized Intersection of Heckle Boulevard & Rawlinson Road
- Zoned CC (Community Commercial) in the City of Rock Hill
- Located ±1 Mile from New Aspen Business Park - ±2,000,000 SF & ±1,000 Jobs (Estimated Completion in 2024)
- Located ±5 Miles to Interstate 77 (Exit 82) via Heckle Boulevard and South Carolina Highway 161



Wes Tuttle

President/ Broker-In-Charge

Direct: 803-992-6017 | Wes@tuttleco.com

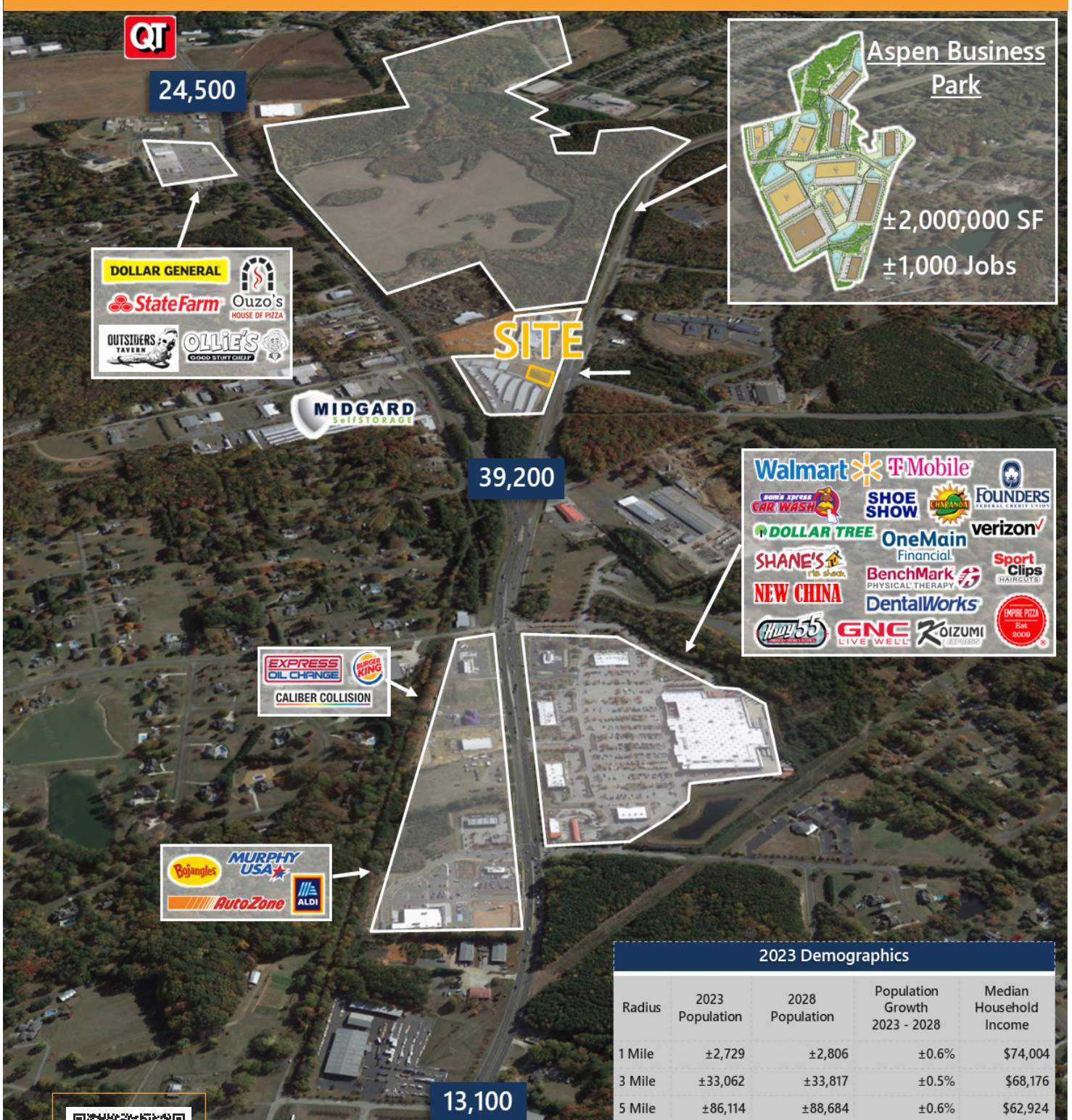


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AERIAL & 2023 SCDOT TRAFFIC COUNTS



2023 Demographics

Radius	2023 Population	2028 Population	Population Growth 2023 - 2028	Median Household Income
1 Mile	±2,729	±2,806	±0.6%	\$74,004
3 Mile	±33,062	±33,817	±0.5%	\$68,176
5 Mile	±86,114	±88,684	±0.6%	\$62,924

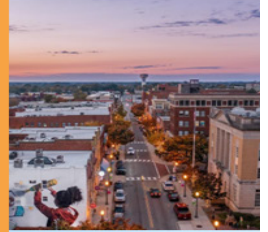


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AREA AMENITIES & ATTRACTIONS



- 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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