



FOR SALE
247 Hands Mill Highway
Rock Hill, SC

PRESENTED BY:

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SC #135409

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SC #103432

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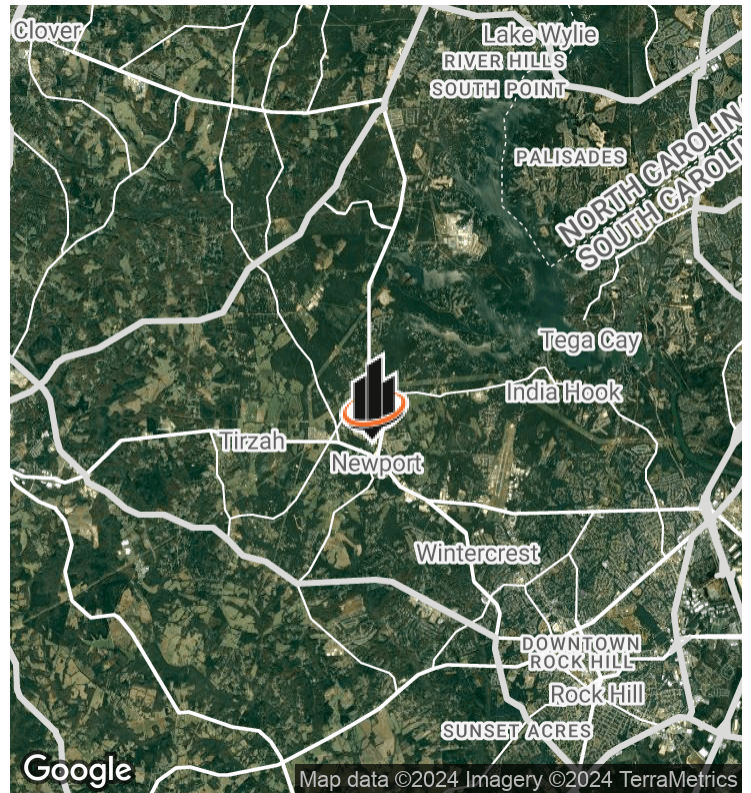
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,500,000
BUILDING SIZE:	+/- 21,548 SF
LOT SIZE:	+/- 1.73 Acres
PRICE / SF:	\$116
ZONING:	UD
MARKET:	Rock Hill, SC
APN:	787-00-00-059

PROPERTY OVERVIEW

SVN | BlackStream is pleased to present 247 Hands Mill Hwy. This outdoor retail store is owner-operated. The store is well established in the Rock Hill/York County community and features the only indoor gun range available to the public in the city of Rock Hill SC.

Ideally situated at the junction of Hands Mill Hwy and Old York Road, 7 miles away from Charlotte HWY 77 and close to the cities of Fort Mill, Lake Wylie, Clover and York. Approximately a 35 min drive from Charlotte NC and a 1h 20 min drive from Columbia SC. The property comprises of +/- 21,548 SF of light-industrial/flex space with a loading bay. The +/- 1.73 acres lot features ample unmarked parking space. The site is zoned UD.

This opportunity will suit any retailer looking for a turn-key outdoor store with an on-site gun range. A light-industrial/flex space operator will also find this opportunity very attractive in the current scarce flex market.

PROPERTY HIGHLIGHTS

- +/- 21,548 SF retail, light-industrial, flex building
- +/- 1.73 acres lot zoned UD
- Grandfathered indoor gun range (2 separate rooms and a total of 12 lanes)
- Three-phase electrical supply (Machinery is not included in the sale)

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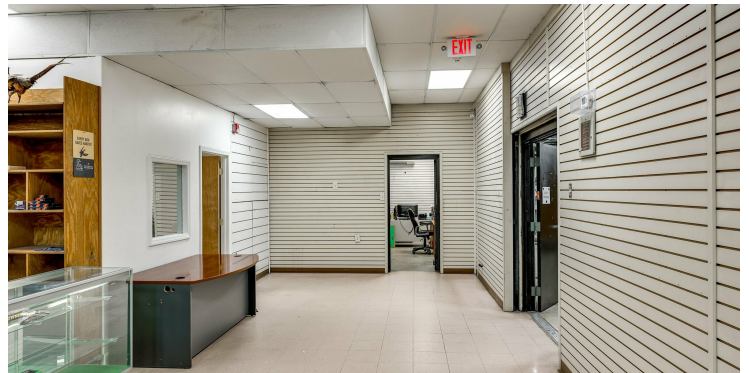
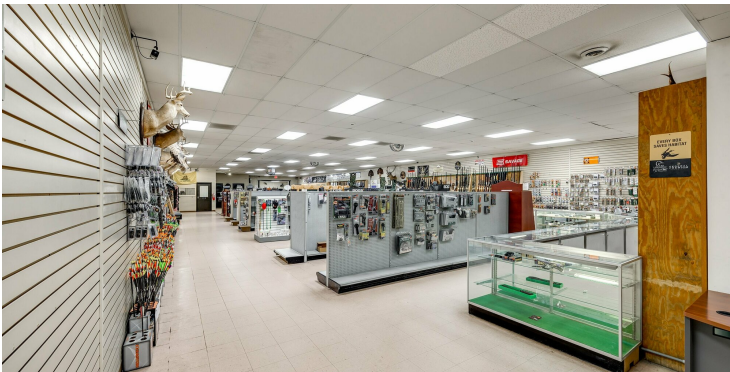
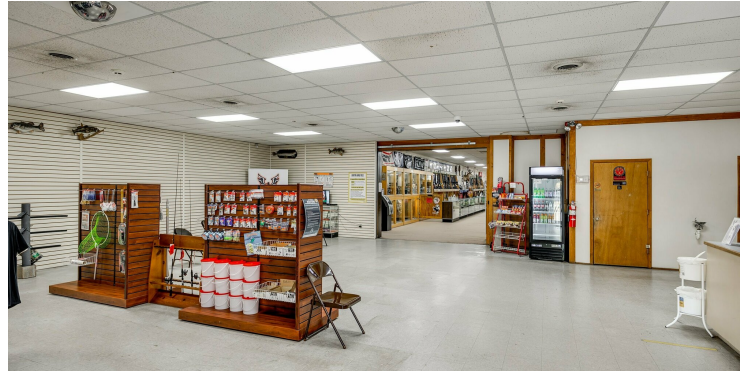
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ADDITIONAL PHOTOS



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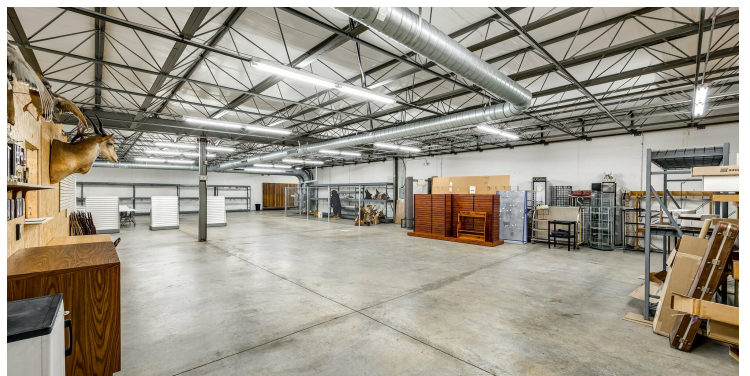
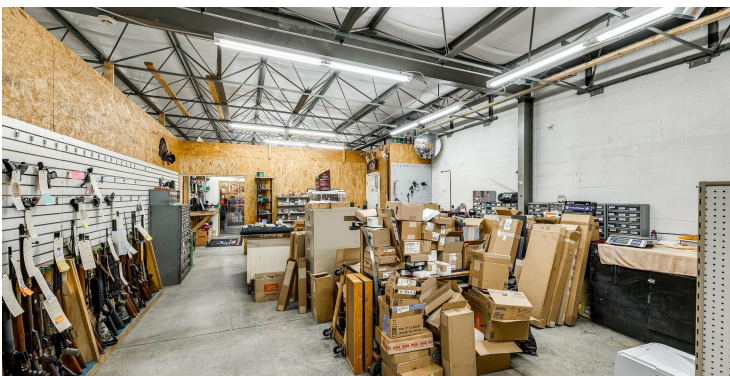
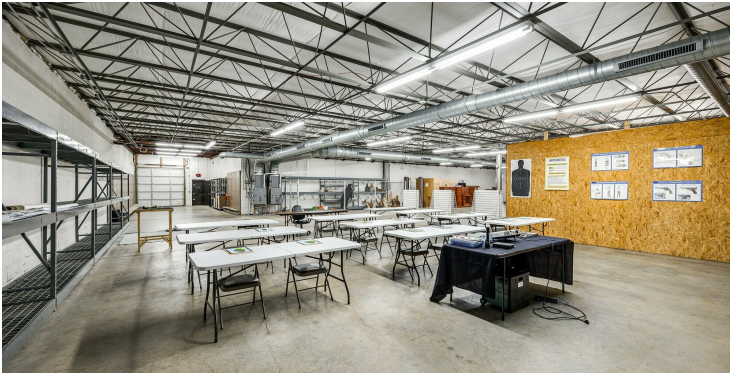
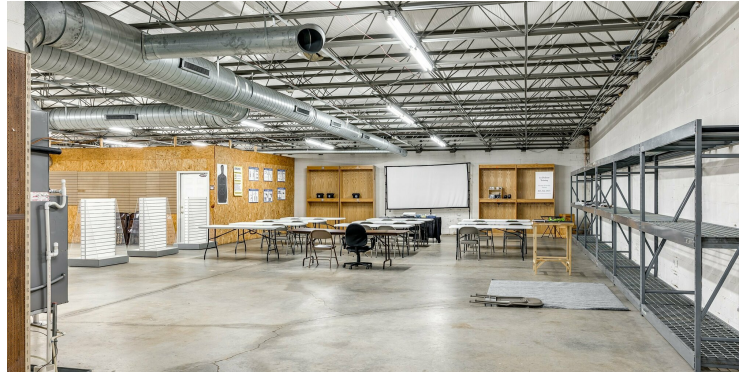
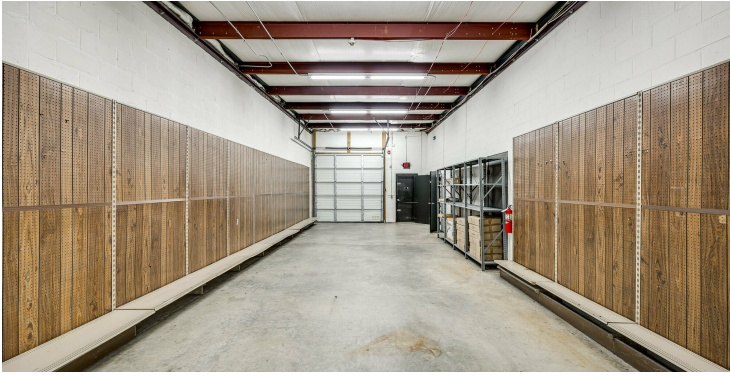
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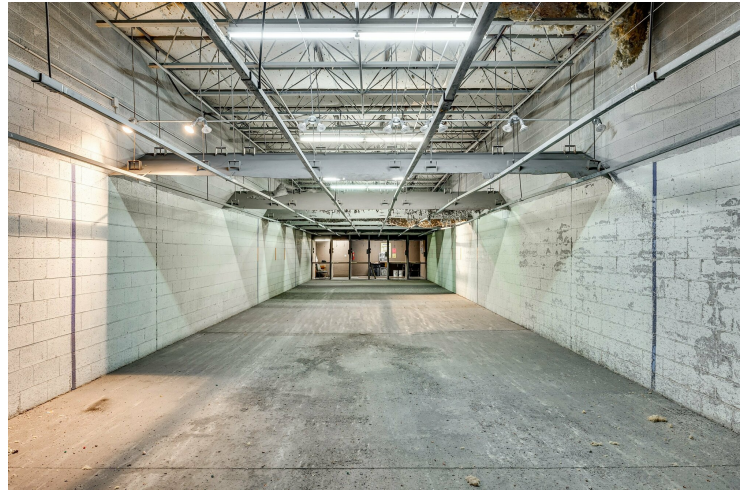
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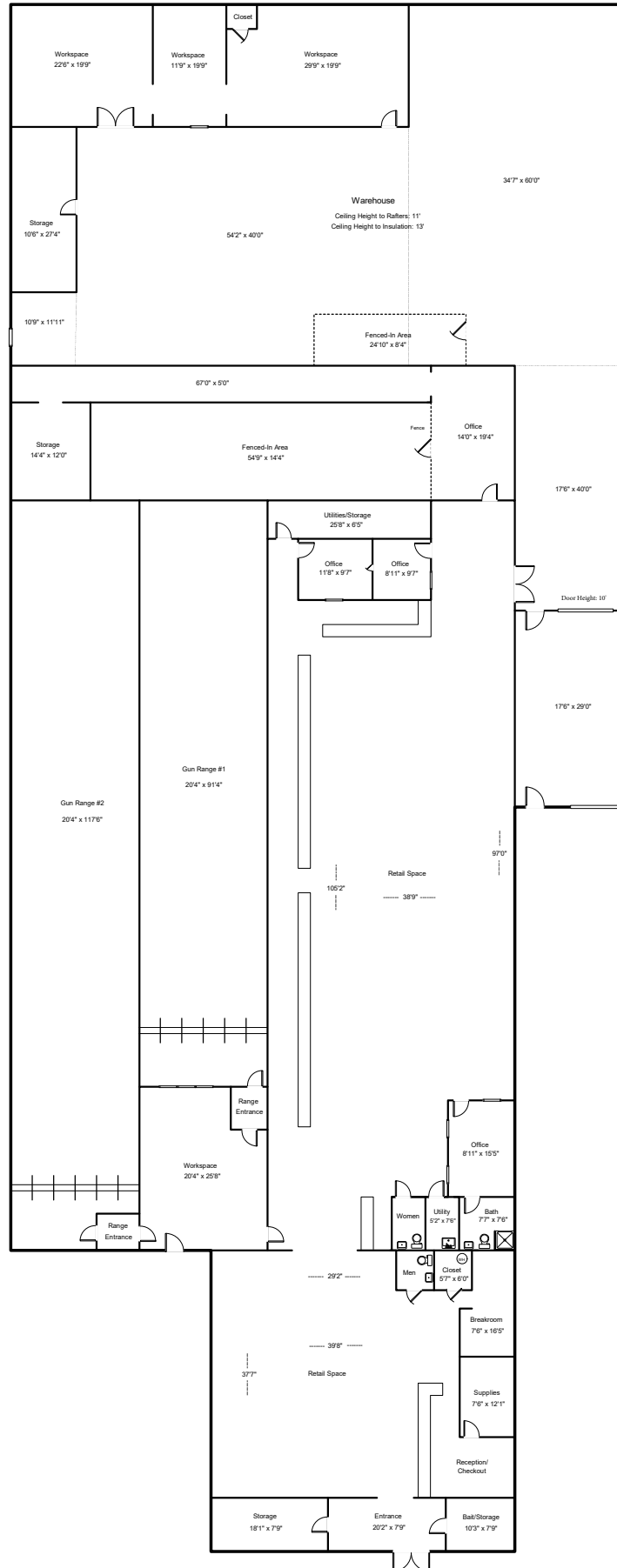
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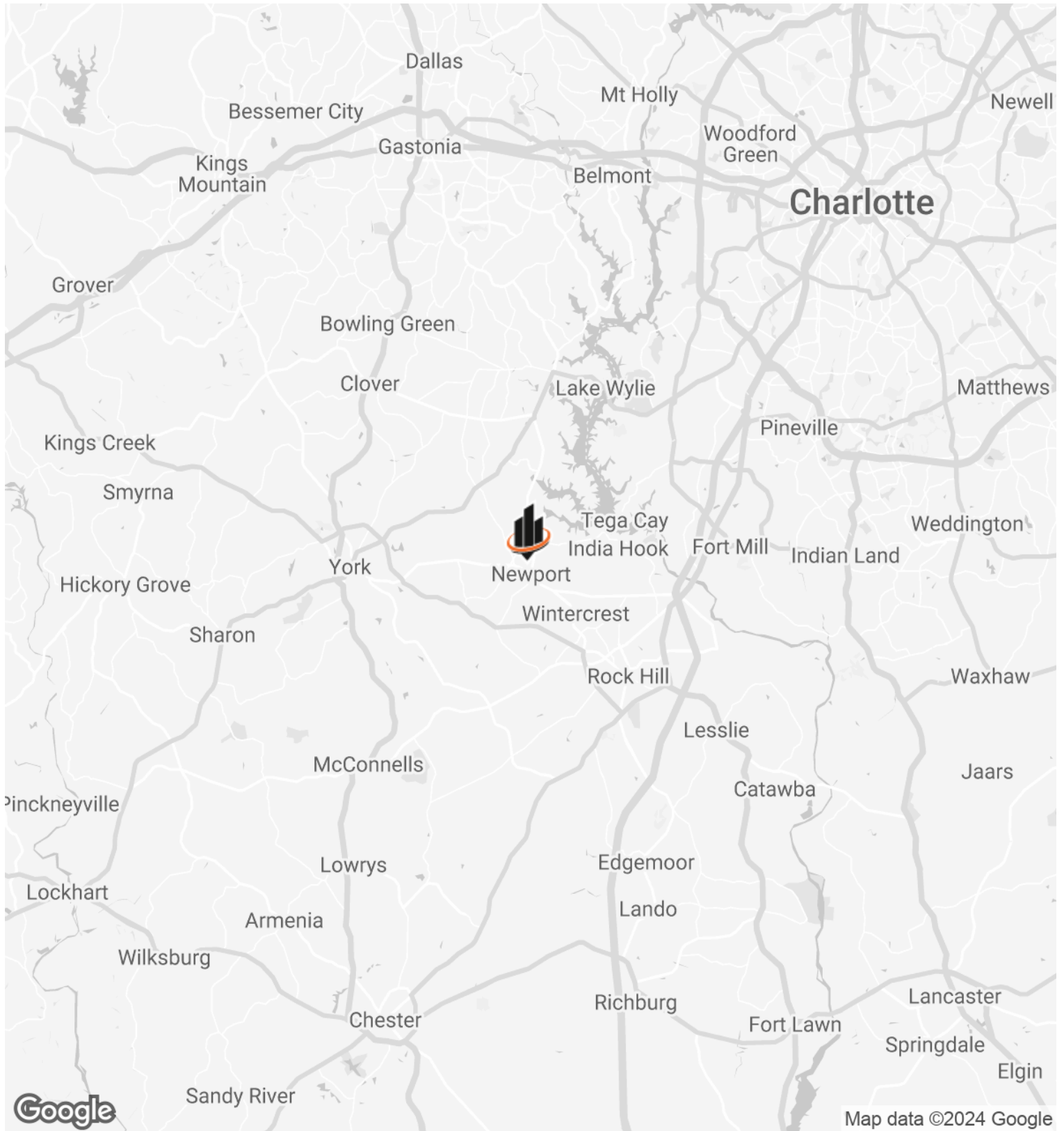
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Total Building Area
21,548 sf



Total square footage based on exterior dimensions. Interior dimensions are approximate. Symbols on sketch (stairs, doors, windows, utilities) are for placement, not to scale. Sketch is for marketing and informational purposes and is approximate representation of building floor plan.

LOCATION MAP



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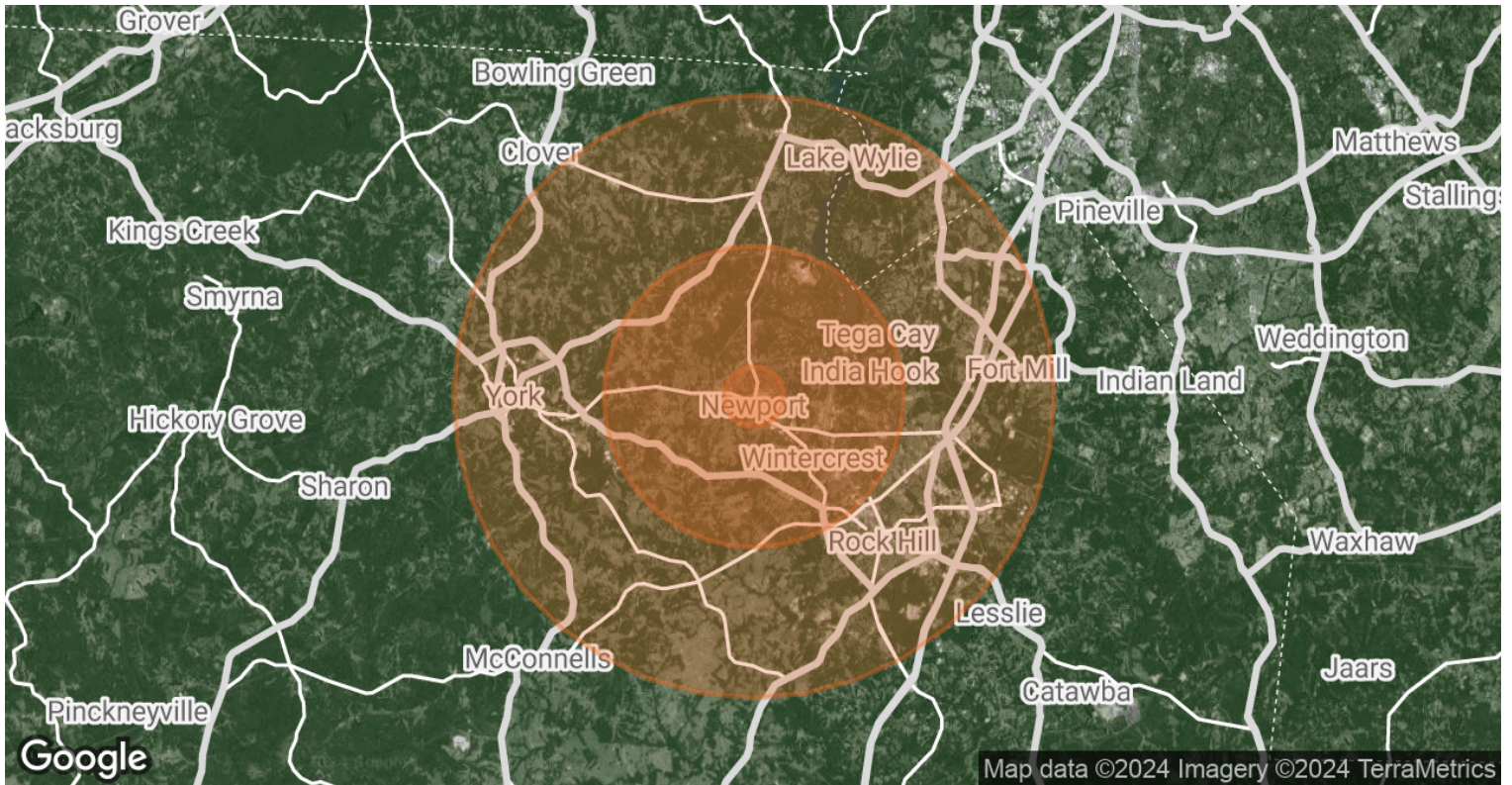
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,792	52,942	217,623
AVERAGE AGE	45.7	43.6	39.3
AVERAGE AGE (MALE)	46.2	42.7	38.0
AVERAGE AGE (FEMALE)	44.5	43.9	39.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	706	21,342	87,407
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$94,775	\$93,153	\$87,794
AVERAGE HOUSE VALUE	\$234,028	\$231,202	\$229,963

2020 American Community Survey (ACS)

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