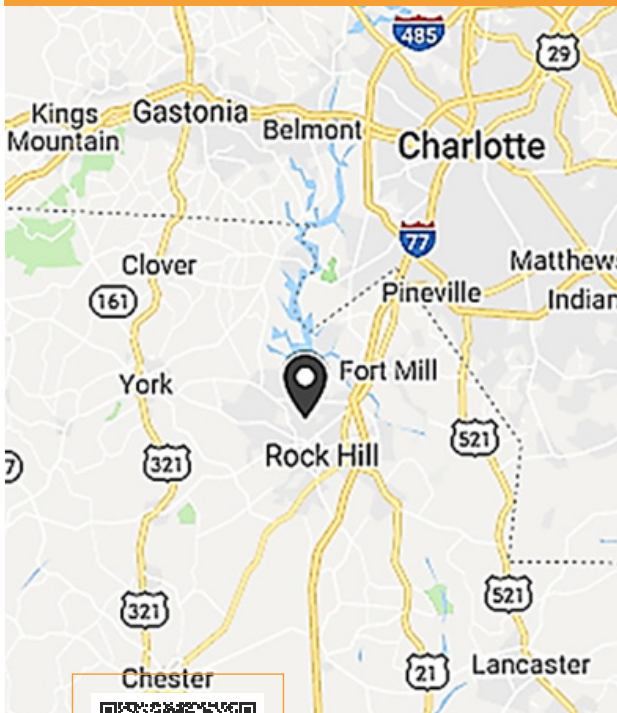


# FOR LEASE

# \$23/SF MG



## MEDICAL OFFICE SUITE



## Herlong Professional Park

- ±2,598 SF Suite Located in a Single Story Medical/Professional Office Building For Lease
- Located in Herlong Professional Park on Herlong Avenue in Rock Hill, South Carolina
- Located in Close Proximity to Piedmont Medical Center and Many Medical Offices - as well as Restaurants, Retail and Residential Neighborhoods!



**Miles Curley**

Senior Commercial Agent

Direct: 803-366-1014 | [Miles@tuttleco.com](mailto:Miles@tuttleco.com)





# Herlong Professional Park Suite

410 Herlong Avenue, Suite #101, Rock Hill, South Carolina 29732

## INTERIOR PHOTOS



**Miles Curley**

Senior Commercial Agent

Direct: 803-366-1014 | [Miles@tuttleco.com](mailto:Miles@tuttleco.com)

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## INTERIOR PHOTOS



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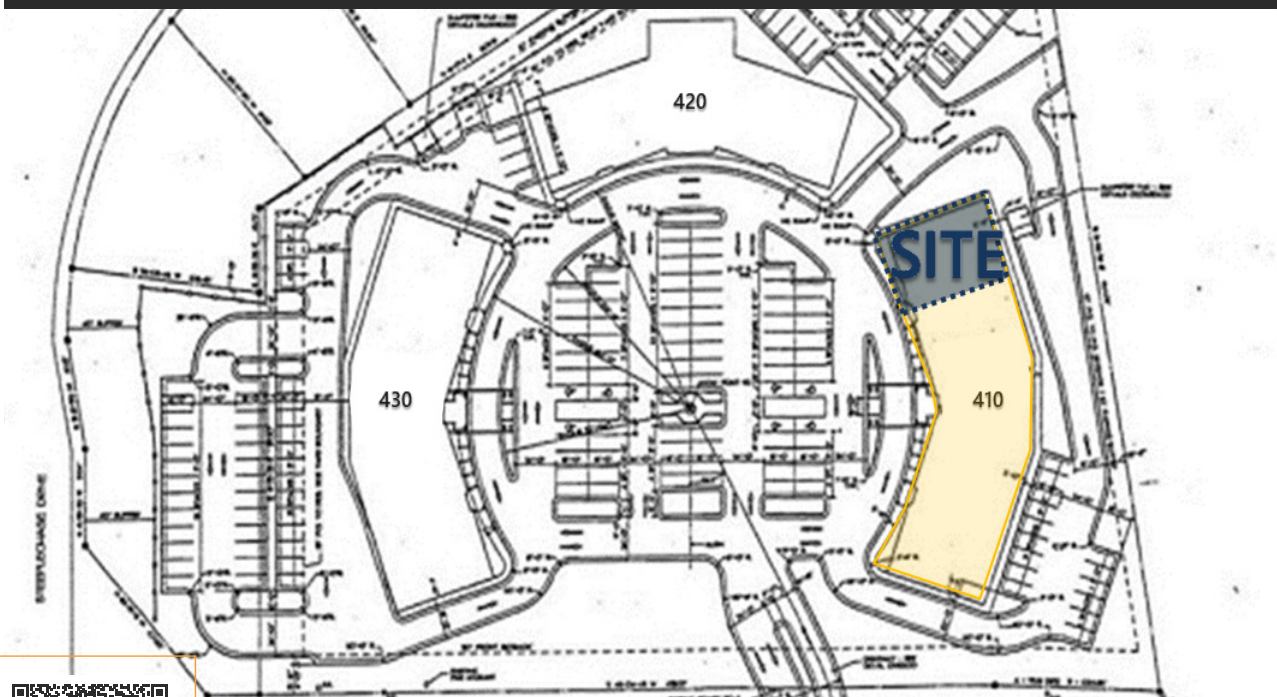


## HERLONG PROFESSIONAL PARK

Site Aerial



Site Plan



**Miles Curley**

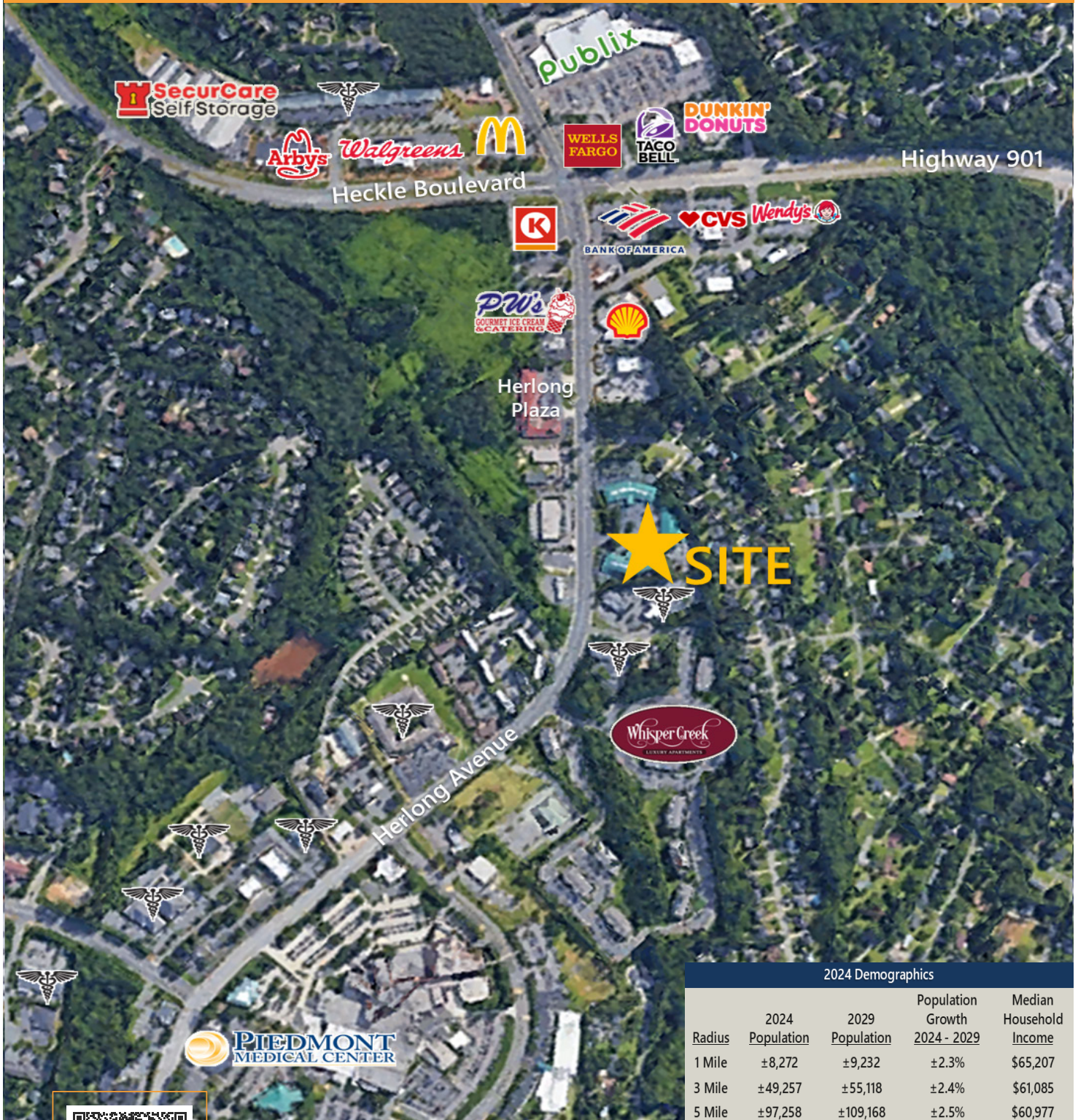
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## LOCATION AERIAL



### 2024 Demographics

Radius	2024 Population	2029 Population	Population Growth 2024 - 2029	Median Household Income
1 Mile	±8,272	±9,232	±2.3%	\$65,207
3 Mile	±49,257	±55,118	±2.4%	\$61,085
5 Mile	±97,258	±109,168	±2.5%	\$60,977



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## AREA AMENITIES & ATTRACTIONS



**University Center**, a mixed-use, 23 acre site in Knowledge Park, Rock Hill, South Carolina, currently home to the Lowenstein Building, a key component of University Center, currently hosts office space for: Atlas Copco & subsidiary Chicago Pneumatic, Nucor Skyline Steel, Keck & Wood, the City of Rock Hill, Winthrop University, Tenet Healthcare, and the Old Town Kitchen & Cocktails Restaurant and the Tuttle Company.



**The Rock Hill Sports & Event Center** is the sports hub of the [Knowledge Park](#) corridor of Rock Hill! The 170,000 sq. ft. facility is part of a mixed-use site connecting Winthrop University to Old Town Rock Hill, restaurants, outdoor venues, office space, apartments and more. The Center hosts city athletic programs, sports tournaments, conferences/conventions, concerts and other special events. By offering healthy living activities as well as cultural and tourism opportunities, the Sports and Event Center adds to the quality of life in Rock Hill and surrounding areas.

Rock Hill, SC a growing city with a small-town feel, has a rich history and variety of cultural opportunities. It is a business-savvy blend of historic charm and responsibly implemented expansion. The city is located in the north-central area of South Carolina approximately 20 miles south of Charlotte, NC along the I-77 corridor. Rock Hill is a growing community of 67,000 residents, and the City encompasses over 36 square miles. Rock Hill is the largest city in York County, SC and the only major South Carolina city in the Charlotte area



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