



LEASE

Office/Medical Office, Daycare, Veterinary

42 ROSS CANNON ST

York, SC 29745

PRESENTED BY:

MARK MAYFIELD

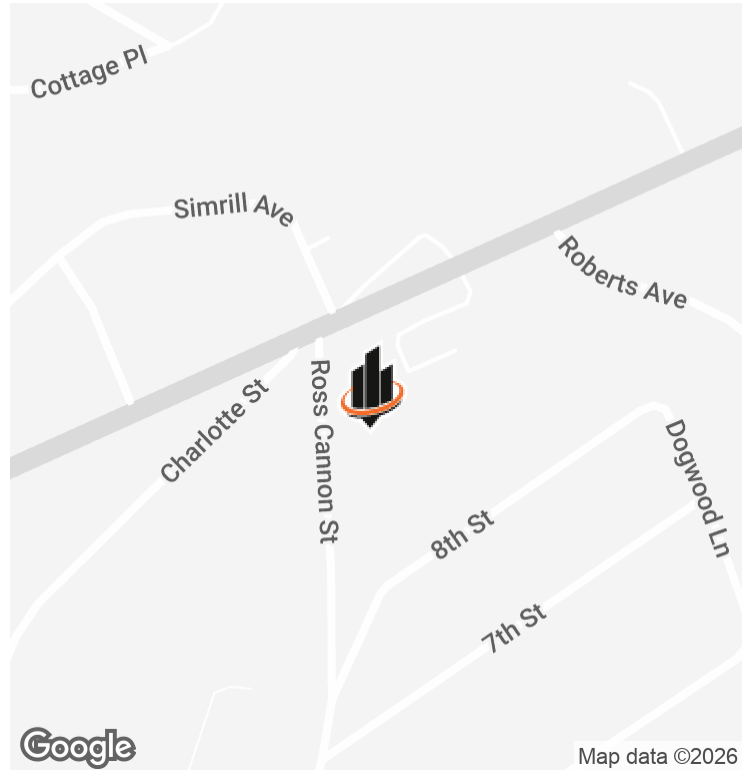
O: 803.325.9030

mark.mayfield@svn.com

South Carolina #18972



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14 - 16 SF/yr (NNN)
AVAILABLE SF:	2,000 - 10,400 SF
BUILDING SIZE:	10,400 SF
ZONING	HC

PROPERTY DESCRIPTION

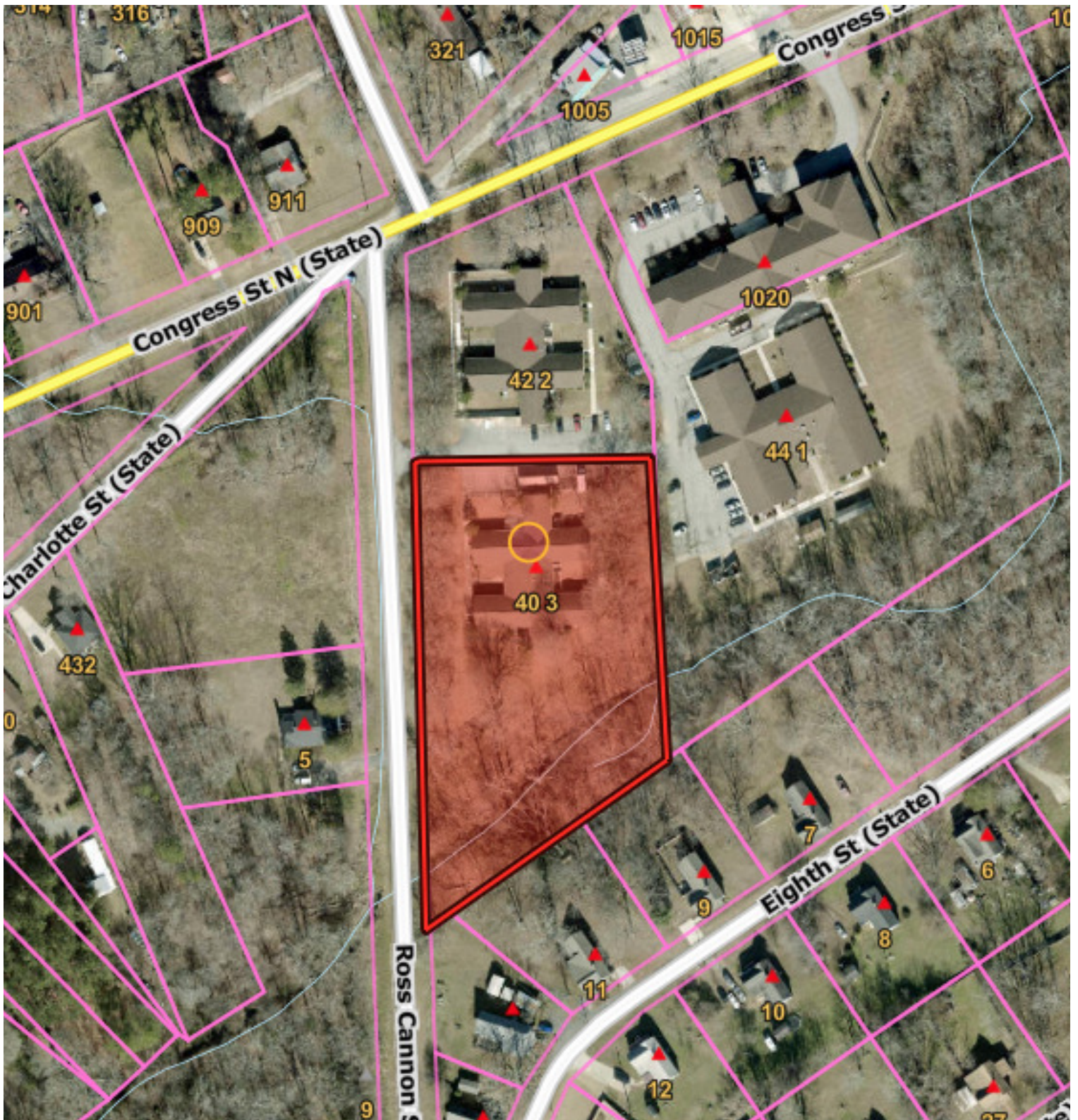
Multi-use space available for lease in York, SC. Suites range from approximately 2,000 SF up to 10,400 SF. Property offers flexible layouts suitable for medical, professional office, daycare, etc. users. Convenient location with access to major thoroughfares.

PROPERTY HIGHLIGHTS

- Office/Medical Office, Daycare, Veterinary & similar uses
- Flexible suite configurations and can be modified to suit tenant
- Landlord will provide TI Allowance depending on use, lease term, etc.
- Previously used as an Assisted Living Facility

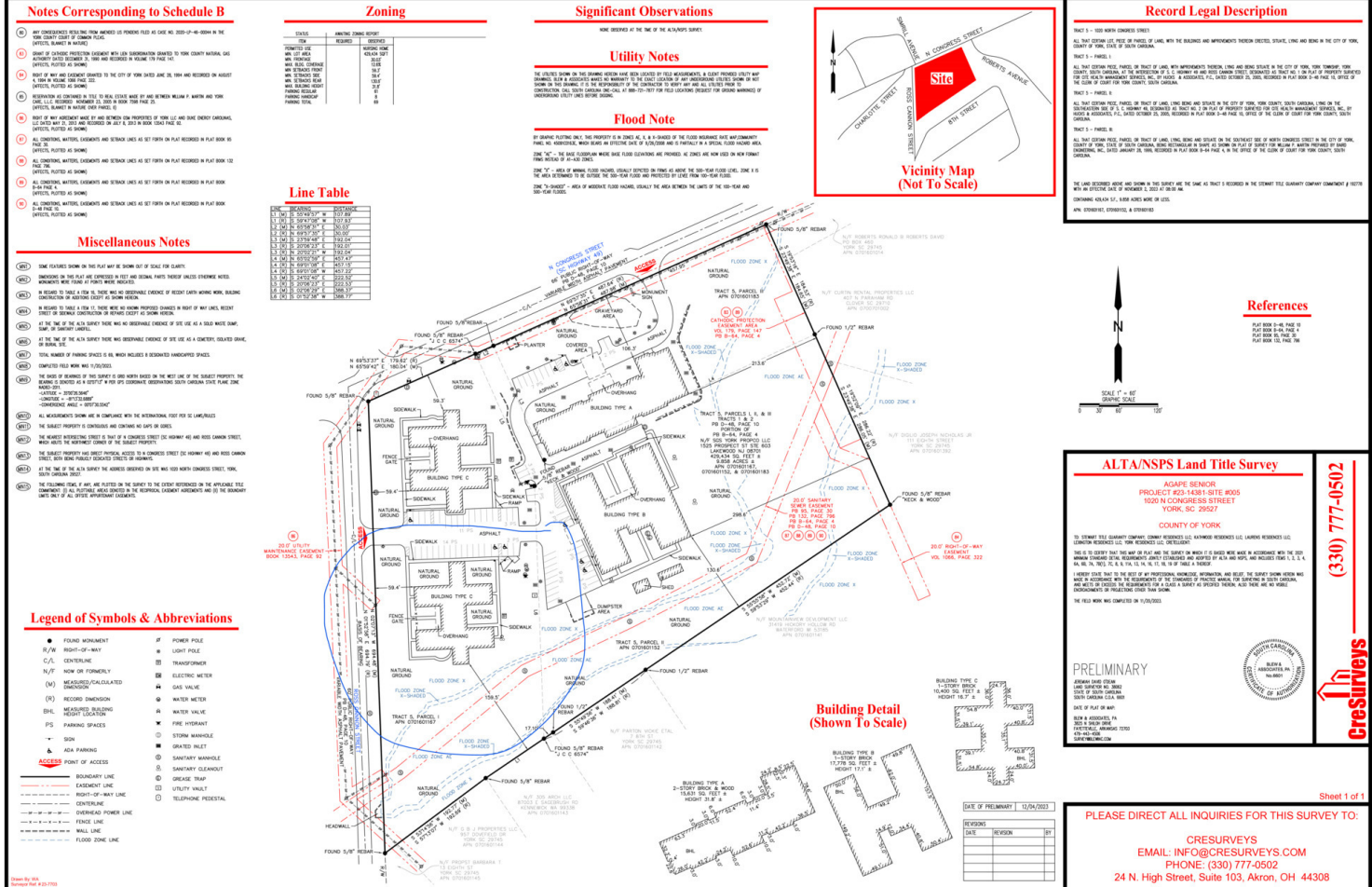
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AERIAL MAP



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SURVEY OF 42 ROSS CANNON ST



Notes Corresponding to Schedule B

- 1. ANY CONVEYANCES RELATING TO THIS SURVEY SHALL BE MADE BY DEED OR BY INSTRUMENT IN WRITING, UNLESS OTHERWISE SPECIFIED.
- 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS.
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Zoning

CLASS	AMENDING ZONING DISTRICT	REVISION	REVISION DATE
1	1000	1	01/01/2010
2	1000	2	01/01/2010
3	1000	3	01/01/2010
4	1000	4	01/01/2010
5	1000	5	01/01/2010
6	1000	6	01/01/2010
7	1000	7	01/01/2010
8	1000	8	01/01/2010
9	1000	9	01/01/2010
10	1000	10	01/01/2010

Significant Observations

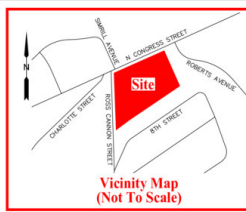
NOTE OBSERVED AT THE TIME OF THE SURVEY:

Utility Notes

THE UTILITIES SHOWN ON THIS SURVEY WERE OBSERVED BY VISUAL MEANS AND A CLEAR RECORD OF THE UTILITIES WAS MADE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED UTILITIES.

Flood Note

THE FLOOD ZONES SHOWN ON THIS SURVEY WERE OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE AREA. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED FLOOD ZONES.



Record Legal Description

TRACT 1 - 1000 CONGRESS STREET

TRACT 2 - PARCELS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z

TRACT 3 - PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Miscellaneous Notes

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Line Table

LINE	BEARING	DISTANCE
1	N 89° 52' 30" E	107.83
2	S 89° 52' 30" W	107.83
3	N 00° 00' 00" E	100.00
4	S 00° 00' 00" W	100.00
5	N 00° 00' 00" E	100.00
6	S 00° 00' 00" W	100.00
7	N 00° 00' 00" E	100.00
8	S 00° 00' 00" W	100.00
9	N 00° 00' 00" E	100.00
10	S 00° 00' 00" W	100.00

References

- 1. PLAT BOOK 104 - PAGE 10
- 2. PLAT BOOK 104 - PAGE 11
- 3. PLAT BOOK 104 - PAGE 12

Legend of Symbols & Abbreviations

- FOUND MONUMENT
- R/W RIGHT-OF-WAY
- C/A CENTRALLINE
- N/T NOW OR FORMERLY
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- B/L MEASURED BUILDING FOOTING LOCATION
- P/S PARKING SPACES
- ▲ ADA PARKING
- ▲ ACCESS POINT OF ACCESS
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTRALLINE
- OVERHEAD POWER LINE
- FENCE LINE
- WALL LINE
- FLOOD ZONE LINE
- POWER POLE
- LIGHT POLE
- TRANSFORMER
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- STORM MANHOLE
- GRATED INLET
- SANITARY MANHOLE
- SANITARY CLEANOUT
- SEWER TRAP
- UTILITY VALVE
- TELEPHONE PEDestal

ALTA/NSPS Land Title Survey

ALTA/NSPS Land Title Survey

ADAM S. BENDER

PROJECT #23-1431-SITE #000

1000 N CONGRESS STREET

YORK, SC 29557

COUNTY OF YORK

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS.

PRELIMINARY

DATE OF PRELIMINARY: 12/24/2023

REVISIONS:

DATE	REVISION	BY

PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:

CRESURVEYS

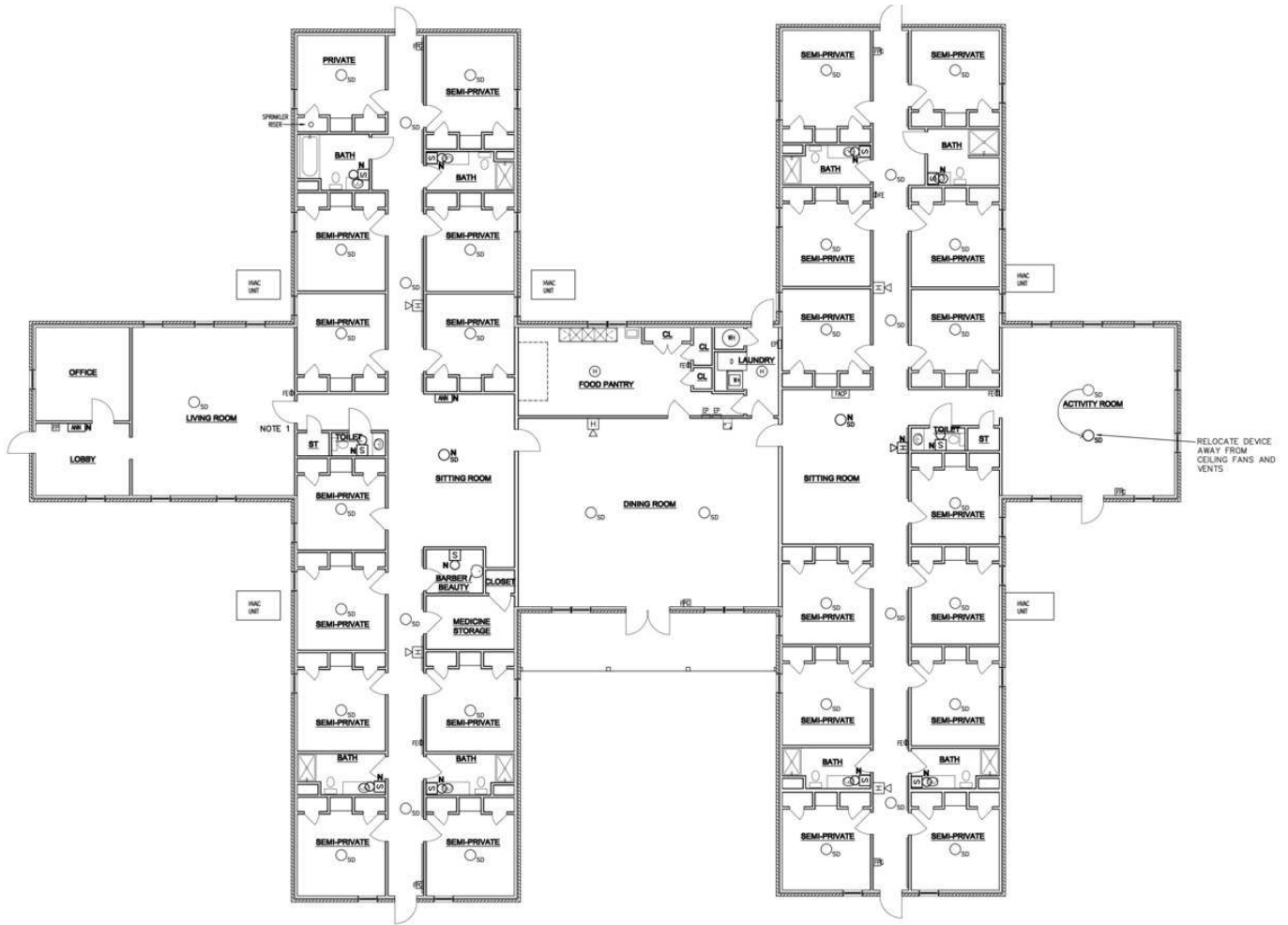
EMAIL: INFO@CRESURVEYS.COM

PHONE: (330) 777-0502

24 N. High Street, Suite 103, Akron, OH 44308

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 South Carolina #18972

FLOOR PLANS



"ROSEHAVEN HOUSE" FLOOR PLAN

Design Notes	License Seal	Corporate Seal (C.O.A.)	Symbols and Legend	Revising FIRE ALARM PLAN UPGRADE	Contract With	Job:														
	Seal Must Be Signed & Dated To Be Valid	Seal Must Be Signed & Dated To Be Valid	<ul style="list-style-type: none"> ☐ FIRE ALARM PULL BOX - EXISTING ☐ FIRE ALARM PULL BOX w/ COVER - EXISTING ○ CEILING MTD SMOKE DETECTOR - EXISTING ○ CEILING MTD HEAT DETECTOR - EXISTING ☐ WALL MTD HORN / STROBE ALARM - EXISTING ☐ WALL MTD STROBE ALARM - EXISTING ☐ FIRE ALARM CONTROL PANEL - EXISTING ☐ FIRE ALARM ANNUNCIATOR PANEL - EXISTING 	<ul style="list-style-type: none"> ☐ FIRE ALARM PULL BOX - NEW ☐ FIRE ALARM PULL BOX w/ COVER - NEW ○ CEILING MTD SMOKE DETECTOR - NEW ○ CEILING MTD HEAT DETECTOR - NEW ☐ WALL MTD HORN / STROBE ALARM - NEW ☐ WALL MTD STROBE ALARM - NEW ☐ FIRE ALARM CONTROL PANEL - NEW ☐ FIRE ALARM ANNUNCIATOR PANEL - NEW 	<table border="1"> <tr> <th>Title</th> <th>Revision</th> <th>Date</th> </tr> <tr> <td>0</td> <td>ISSUED FOR REVIEW</td> <td>08/06/07</td> </tr> <tr> <td>1</td> <td>REVISE FOR ADD'L WORK</td> <td>09/26/08</td> </tr> </table>	Title	Revision	Date	0	ISSUED FOR REVIEW	08/06/07	1	REVISE FOR ADD'L WORK	09/26/08	<table border="1"> <tr> <th>Contract With</th> <th>Job:</th> </tr> <tr> <td>CITY OF YORK FIRE MARSHAL</td> <td>GRE</td> </tr> </table>	Contract With	Job:	CITY OF YORK FIRE MARSHAL	GRE	
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CITY OF YORK FIRE MARSHAL	GRE																			
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RETAILER MAP



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