

FORMER BANK BUILDING

2609 MILLS PARK DR, ROCK HILL, SC 29732



Warren Norman
COMPANY



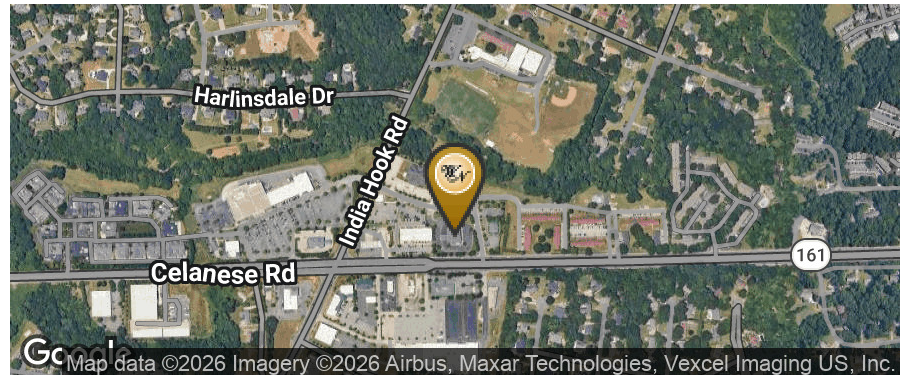
OFFERING SUMMARY

Available SF:	12,180 SF
Lease Rate:	\$30.00 - 35.00 SF/yr (NNN)
Sale Price	\$4,900,000
Lot Size:	1.77 Acres
Year Built:	2006
Building Size:	12,180 SF
Zoning:	GC

PROPERTY OVERVIEW

Former TD Bank building in Rock Hill located on Celanese Road for sale or for lease.

Entire building available or will subdivide. Expansive parking lot and beautifully constructed building.



for more information, contact:

ANDREA WALTERS

803.366.8141

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JAMES HILL

804.305.5022

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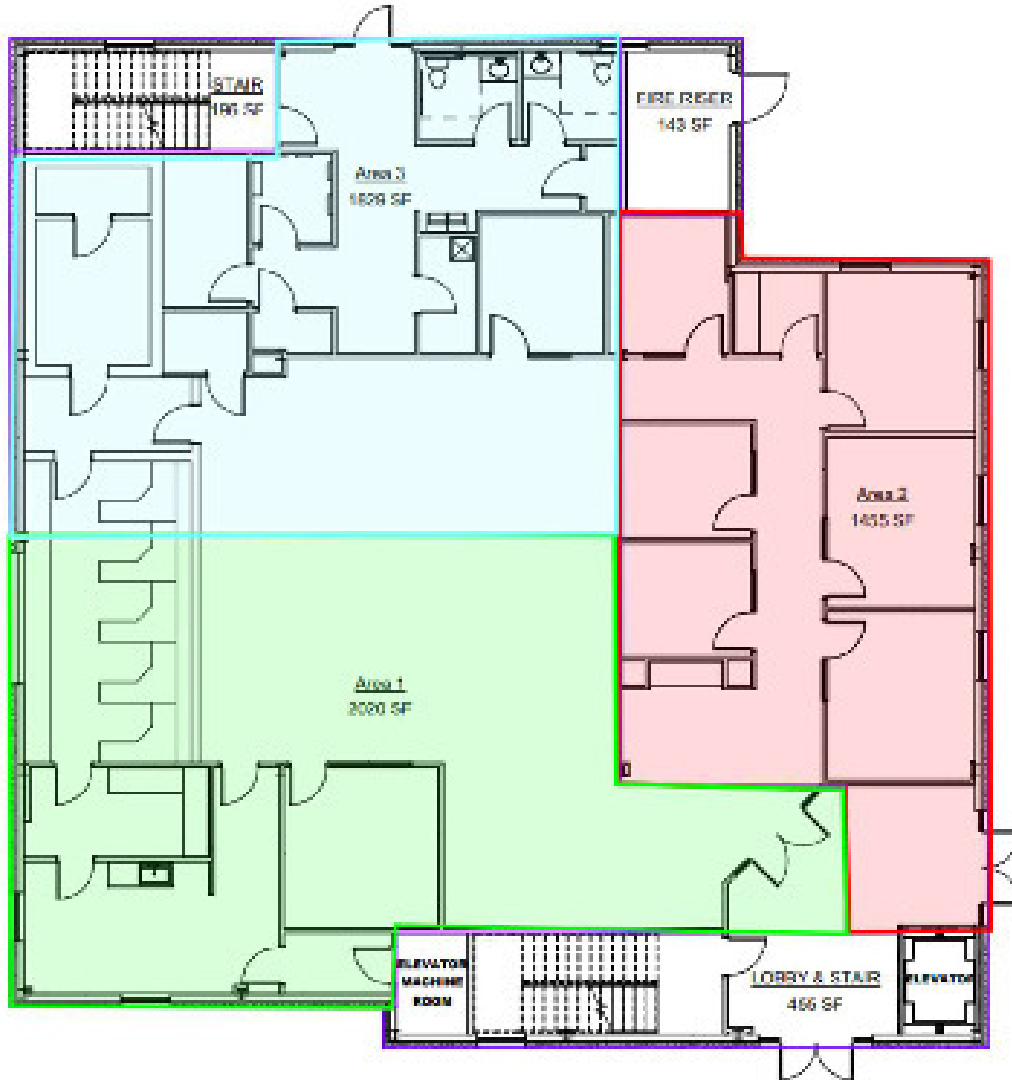


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POTENTIAL LAYOUT FOR MULTI-TENANT FIRST FLOOR

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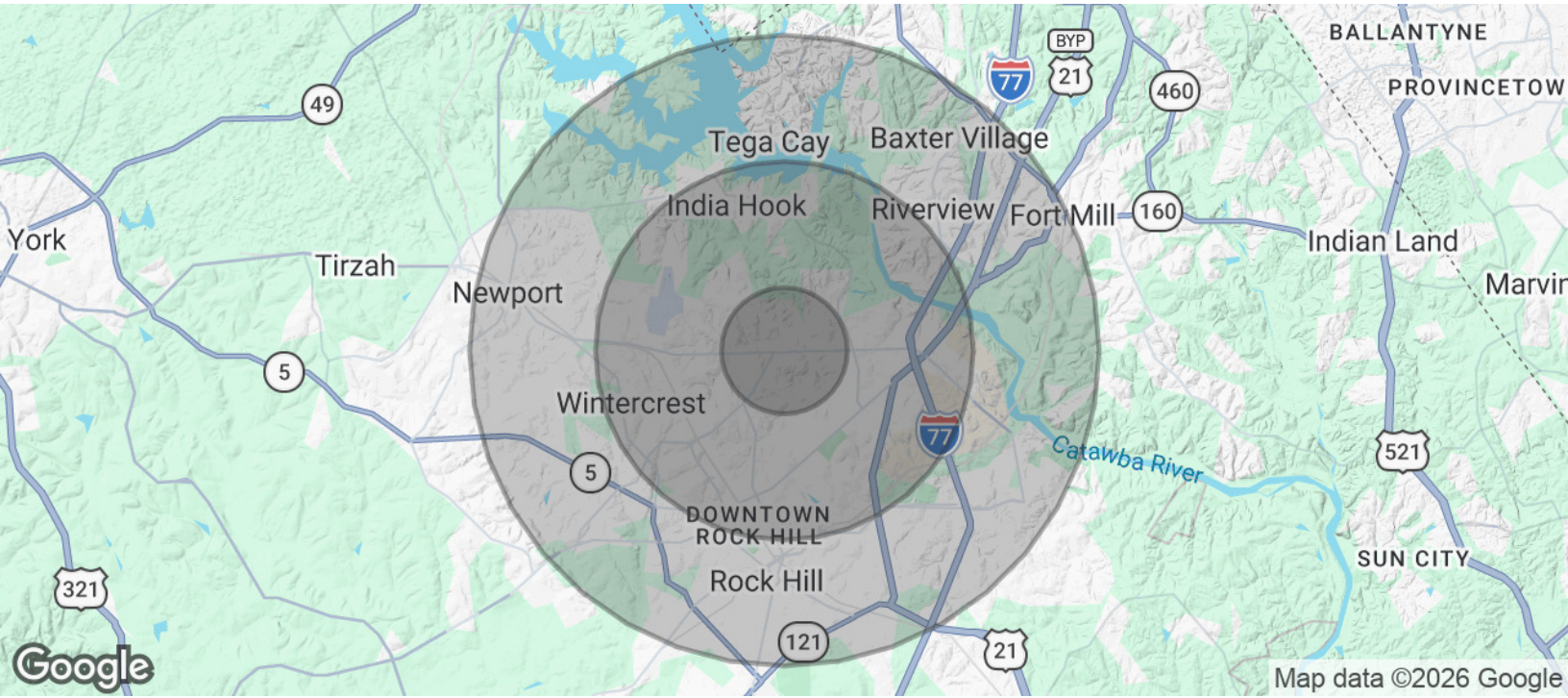


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,253	52,049	115,628
Average Age	43	40	40
Average Age (Male)	41	38	38
Average Age (Female)	44	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,030	21,124	45,834
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$110,734	\$94,591	\$106,034
Average House Value	\$335,642	\$301,029	\$348,371

Demographics data derived from AlphaMap

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