



±3,900 SF | 2 Building Auto Repair Facility

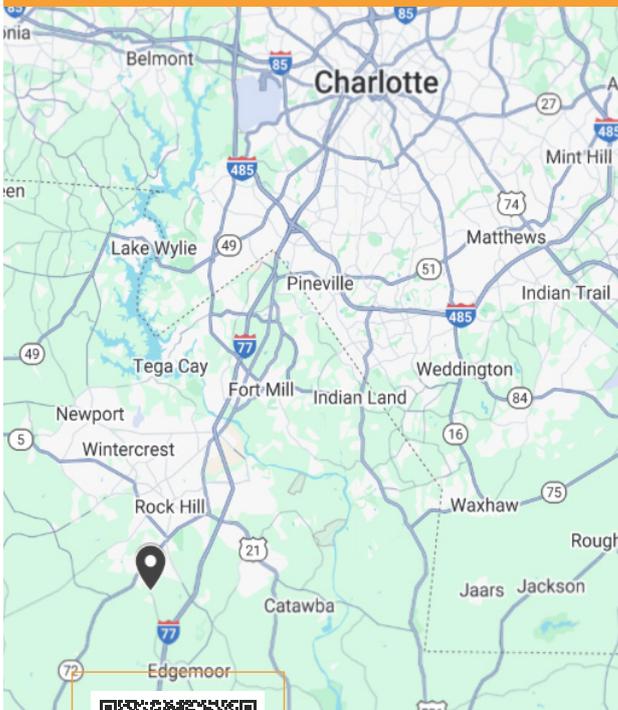
1430 Dunlap Roddey Road, Rock Hill, South Carolina 29730

FOR SALE

\$915,000



EXCELLENT OWNER-USER OPPORTUNITY



±3,900 SF | ±7 Acres

- 2 Buildings Totaling ±3,900 SF in Rock Hill, SC
- Zoned GC (General Commercial)
- Gated Property Entrance
- Centrally Located with Convenient Access to Rock Hill
- Main Shop Features:
  - \* Heated & Cooled
  - \* Three (3) Vehicle Lifts
  - \* Air Compressor Included



**Miles Curley**

Senior Commercial Agent

Direct: 803-366-1014 | Miles@tuttleco.com

300 Technology Center Way, Suite 410 | Rock Hill, South Carolina 29730 | 803-366-1158 | tuttleco.com

MAIN BUILDING - INTERIOR



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## SECOND BUILDING



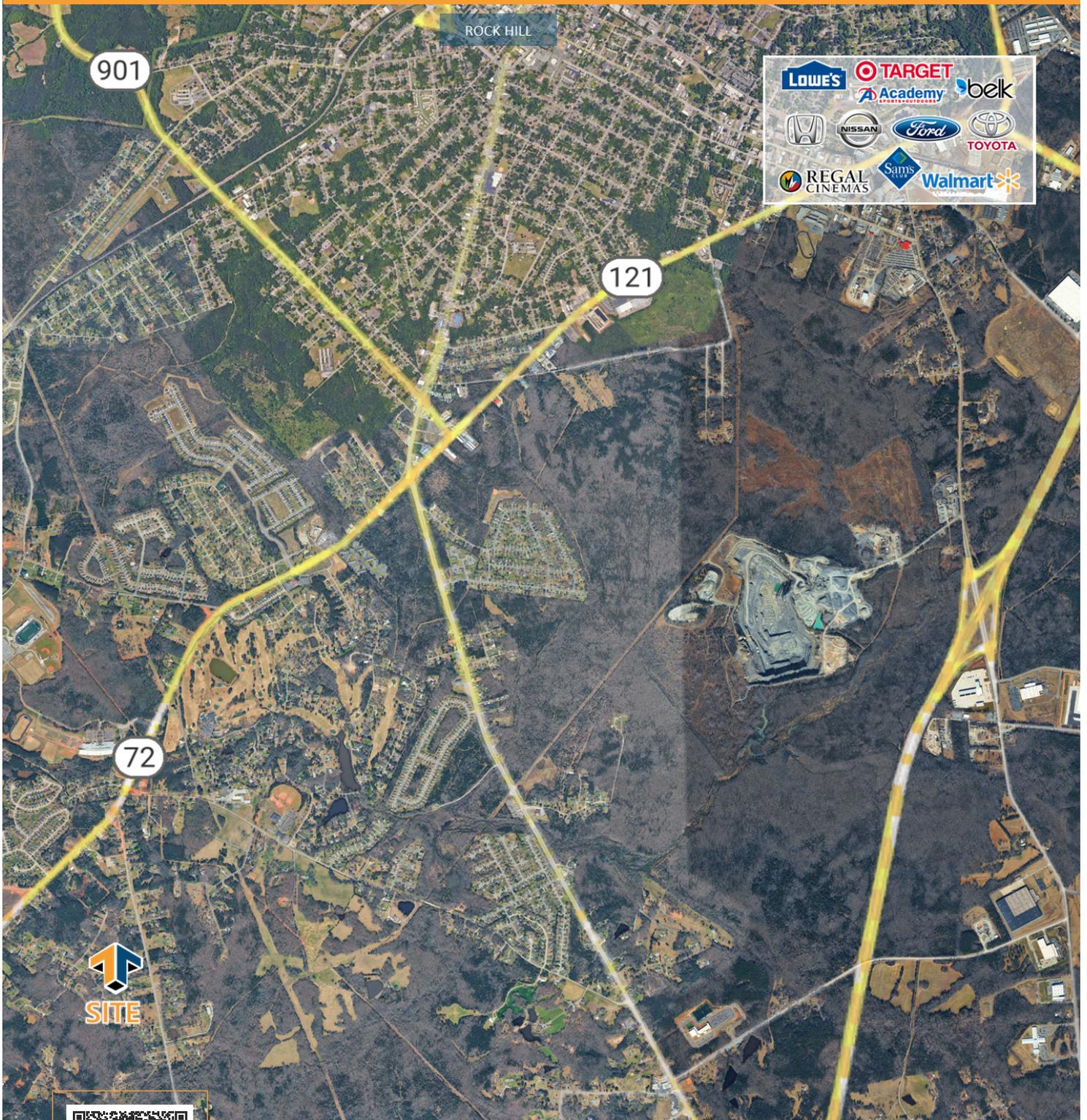
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LOCATION AERIAL



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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



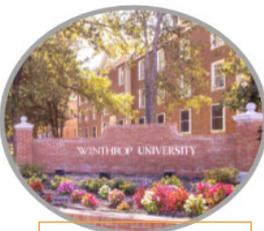
**UNIVERSITY CENTER**

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 Park



**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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