

# 1739 CHERRY ROAD

ROCK HILL, SC 29732



*Warren Norman*  
COMPANY



## OFFERING SUMMARY

Lease Rate: \$40.00 - 45.00 SF/yr  
(NNN)

Lot Size 1.72 Acres

Building Size: 4,000 SF

Zoning: GC

Traffic Count: 30,000

## PROPERTY OVERVIEW

Freestanding 4,000 SF former Comporium retail building with drive-thru potential on 1.72 acres at the signalized corner of Cherry Rd & Ebenezer Rd in Rock Hill. The site offers excellent visibility with 30,000+ VPD and flexible space suitable for restaurant, retail, medical, or service users.

## PROPERTY HIGHLIGHTS

- Signalized Hard Corner at Cherry Rd & Ebenezer Rd
- 30,000+ Vehicles Per Day on Cherry Road
- Existing Drive-Thru Lane
- Outdoor Patio Potential
- Right-In/Right-Out Access from Cherry Rd & Full Access from Ebenezer Rd
- Directly Across from Cherry Park Elementary & Sullivan Middle School
- Adjacent to Cherry Park Centre & Across from Cherry Park
- Minutes from Winthrop University & Downtown Rock Hill

for more information, contact:

**JAMES HILL**

804.305.5022

jhill@warrennorman.com

**ANDREA WALTERS**

803.366.8141

andrea@warrennorman.com

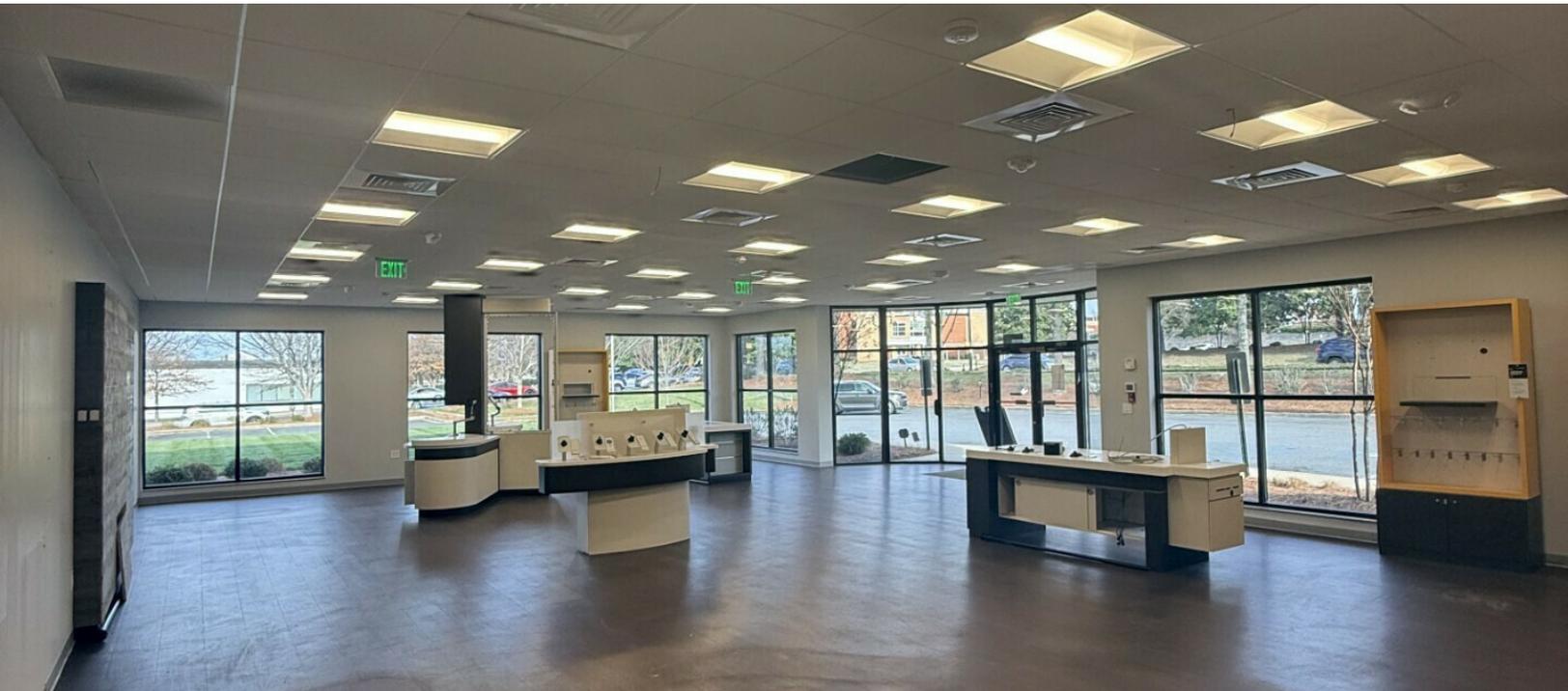


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1. FINISH PLAN

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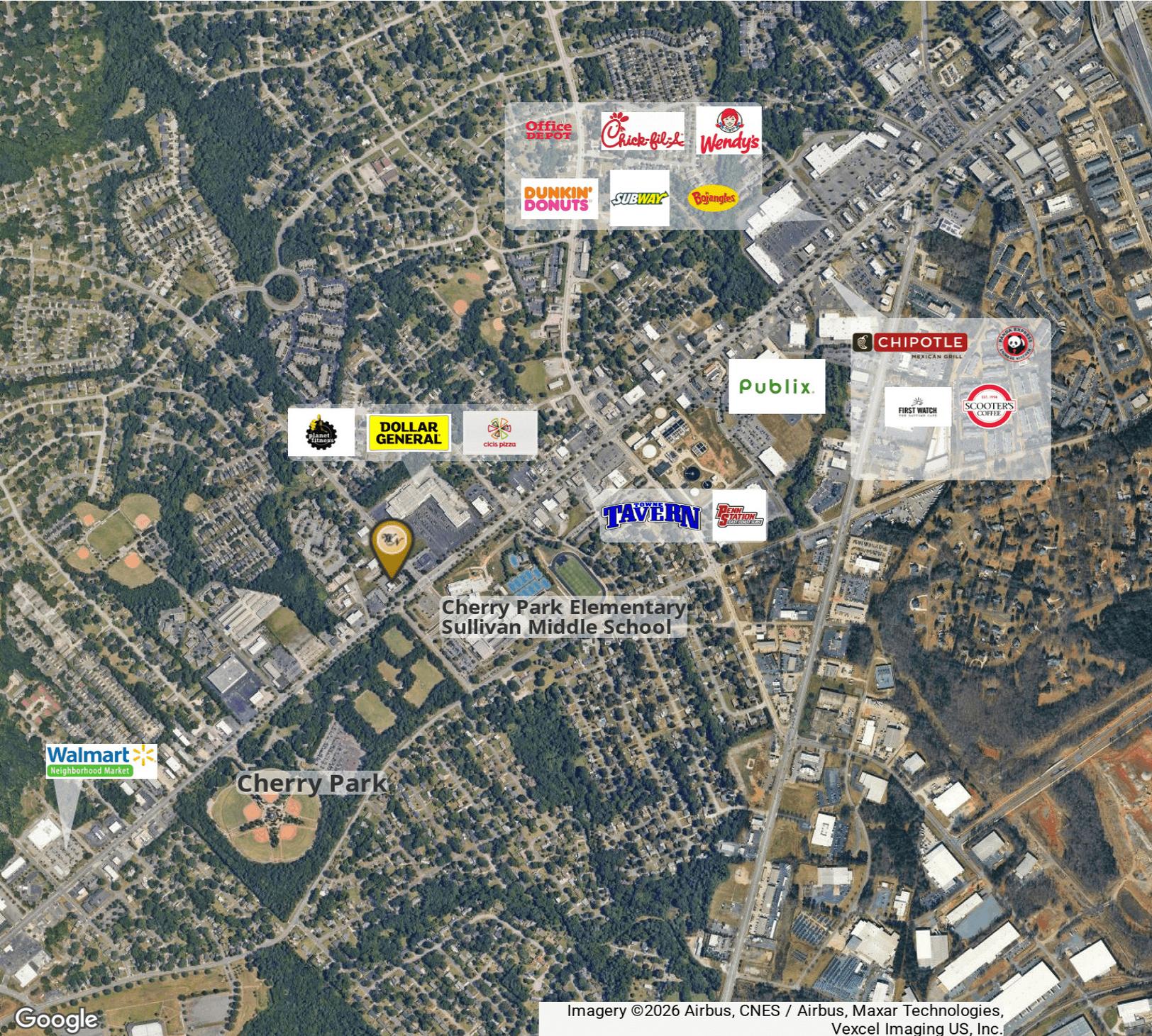


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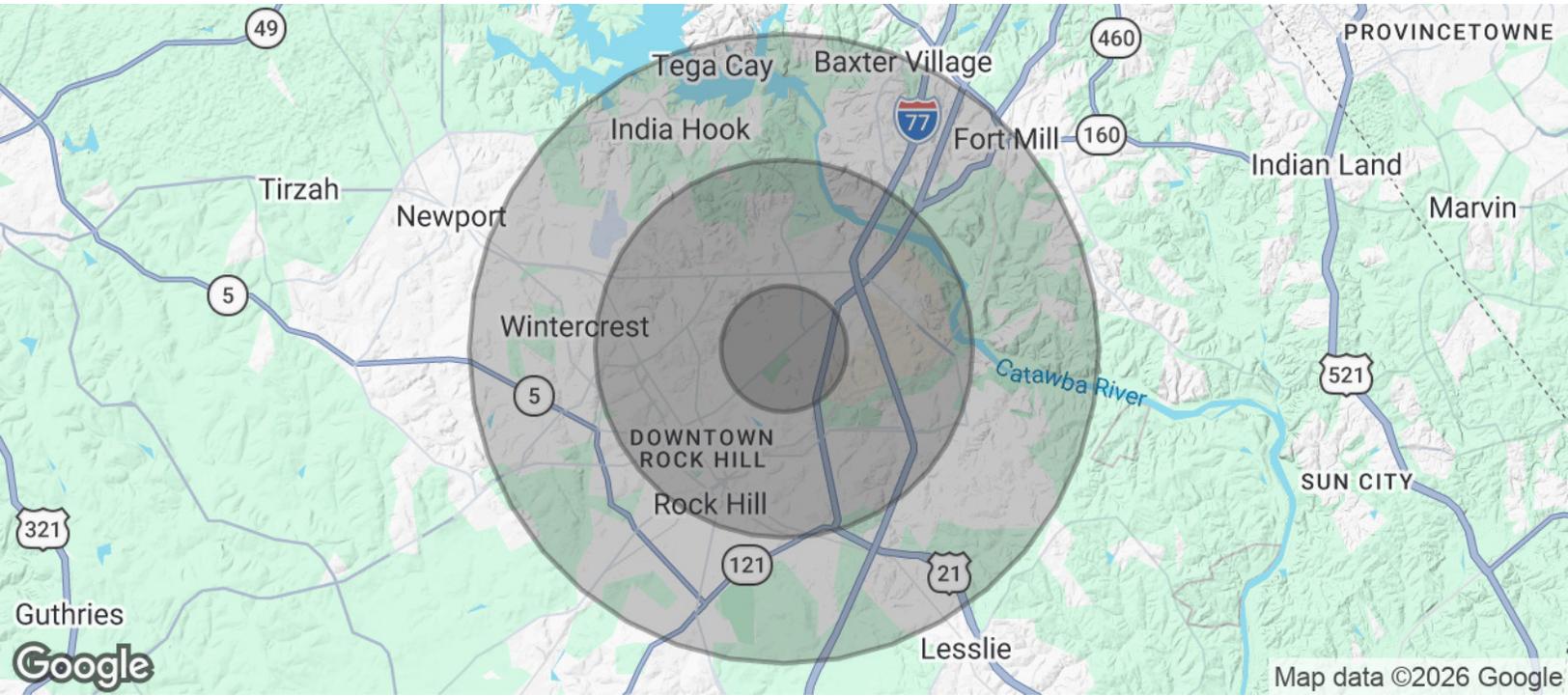


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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	8,985	53,832	108,242
Average Age	37.3	37.1	38.7

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	3,853	23,022	44,180
Average HH Income	\$79,598	\$82,684	\$98,397
Average House Value	\$237,403	\$300,505	\$341,633

2023 American Community Survey (ACS)

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