



±9 to ±33 Acres

FOR SALE | LAND ASSEMBLAGE

I-77 & S. ANDERSON ROAD, ROCK HILL, SC

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MECA
COMMERCIAL REAL ESTATE

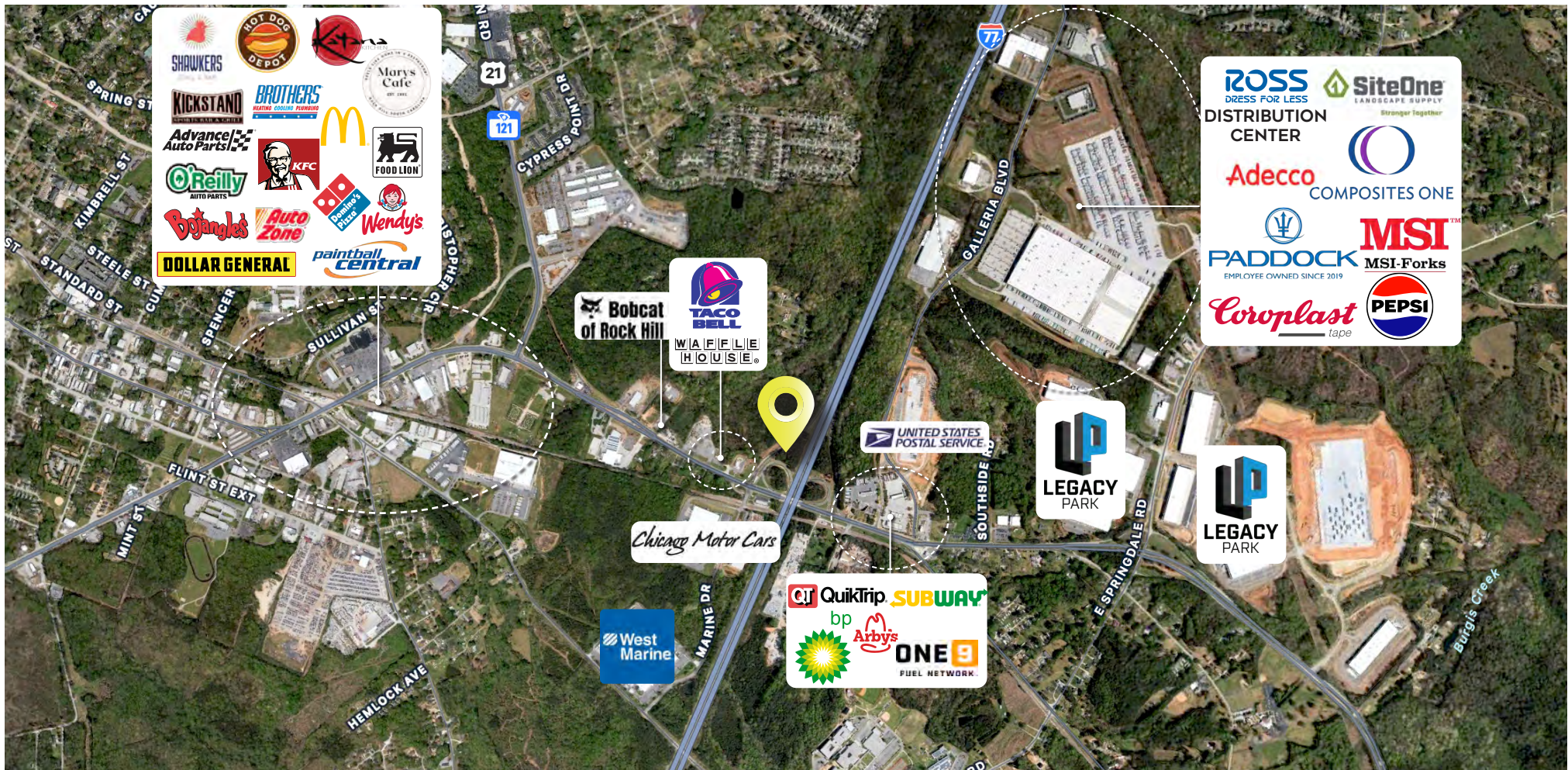


The City of Rock Hill is very excited about this assemblage and is ready to support the right development project. Please contact broker for more details in reference to city support.



- LOCATION:** I-77 & S. Anderson Rd., Rock Hill, SC
- ACREAGE:** ±9 to ±33 Acres
- COUNTY:** York County
- TAX PARCELS:** 6690401029, 6690401030, and 6700000120
Available together or separately, depending on the project
- ZONING:** Zoning GC within Rock Hill city limits, UD in York County
Developments including all +/-33 acres will be annexed into Rock Hill
- DEVELOPMENT:** Perfect location for new gas station/truck stop/mixed use development
Ideal location for residential/multifamily development





DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
	Population	1,748	28,897	86,840
	Households	714	12,395	35,556
	Families	447	7,280	21,609
	Median Age	41.1	37.7	37.3
	Average HH Size	2.45	2.28	2.35
	Median HH Income	\$76,197	\$59,518	\$65,628
	Average HH Income	\$101,864	\$74,178	\$88,211
	Per Capita Income	\$43,817	\$31,592	\$36,217



BRONZE

BRONZE LEVEL
BICYCLE FRIENDLY
COMMUNITY
DESIGNATION FROM
THE LEAGUE OF
AMERICAN BICYCLISTS.

20

MILES SOUTH
OF CHARLOTTE

CLASS 1

THE FIRE DEPARTMENT
HAS RETAINED ITS
STATUS AS AN ISO 1
SINCE 2016.

The New York Times
NAMED A "BOOM
TOWN BY THE NEW
YORK TIMES

2022

NAMED SOUTH
CAROLINA'S TOP
WORKPLACE

ROCK HILL, SC

Rock Hill is Charlotte's Southern neighbor and the northernmost county in the Olde English District region of South Carolina. 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 nearly 75,000 residents, is the largest city in York County, SC and the only major South Carolina city in the Charlotte area.

Rock Hill offers scenic riverfront views along the Catawba River and is home to numerous nature trails, restaurants, and thirty-one parks which are used for both national and local events. Its historic downtown consist of twelve contiguous buildings built as early as 1840 offering dining and retail options. The city is also home to three colleges, including Winthrop University, a public liberal arts university founded in 1886 which enrolls nearly 6,000 students annually.



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MECA Commercial Real Estate is a full-service commercial real estate company with expertise in brokerage, development, management and corporate services. With roots dating back over 70 years, today MECA Commercial Real Estate has multiple offices in the Carolinas, transacts brokerage and development across the Southeast and has a national presence in asset management and facilities management.

Founded on knowledge, service and integrity, MECA Commercial Real Estate and its staff are committed to meeting the expectations and needs of every client and customer - helping companies and individuals to find the right environment in which to conduct business. We are committed to the highest standards of integrity and professionalism within the commercial real estate industry.

**CORPORATE HEADQUARTERS**

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.