



COLLETTO EYECARE

LEASE

Colletto Eyecare Retail/Office Building

247 E. MT. GALLANT ROAD

Rock Hill, SC 29730

PRESENTED BY:

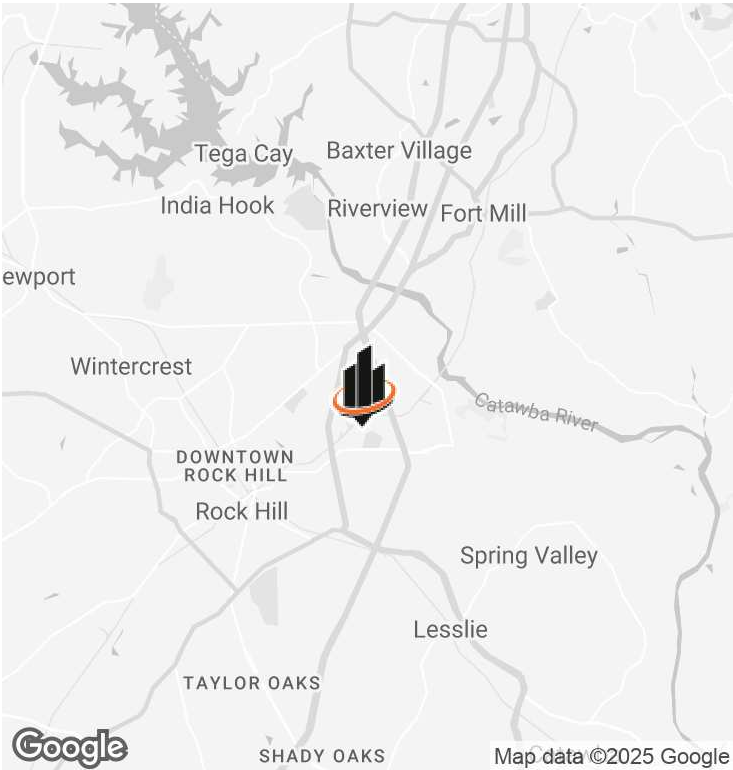
MARK MAYFIELD

O: 803.325.9030

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South Carolina #18972

PROPERTY SUMMARY



OFFERING SUMMARY

RETAIL LEASE RATE:	\$22.00 - 24.00 SF/yr NNN
TICAM:	\$5.47 SF/yr
OFFICE LEASE RATE:	\$20.00 SF/yr Full Service
BUILDING SIZE:	20,790 SF
AVAILABLE RETAIL SF:	1,200 - 5,600 SF
AVAILABLE OFFICE SF:	2,275 SF
YEAR BUILT:	2020
SUBMARKET:	Rock Hill

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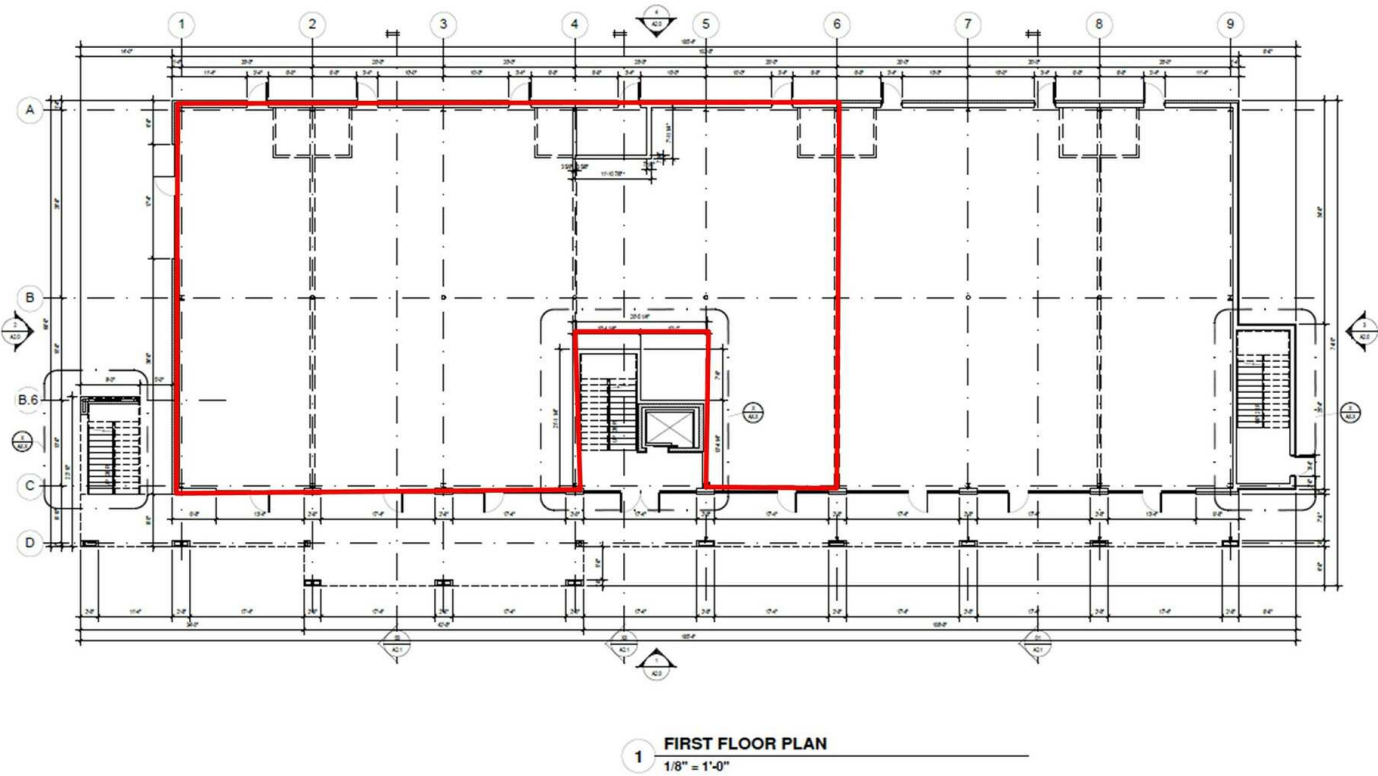
LEASE SPACES



AVAILABLE SPACES				
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Retail Space	Available	1,200 - 5,600 SF	NNN	\$22.00 - \$24.00 SF/yr
Office Space	Available	2,275 SF	Full Service	\$20.00 SF/yr

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RETAIL SPACE - FLOOR PLANS



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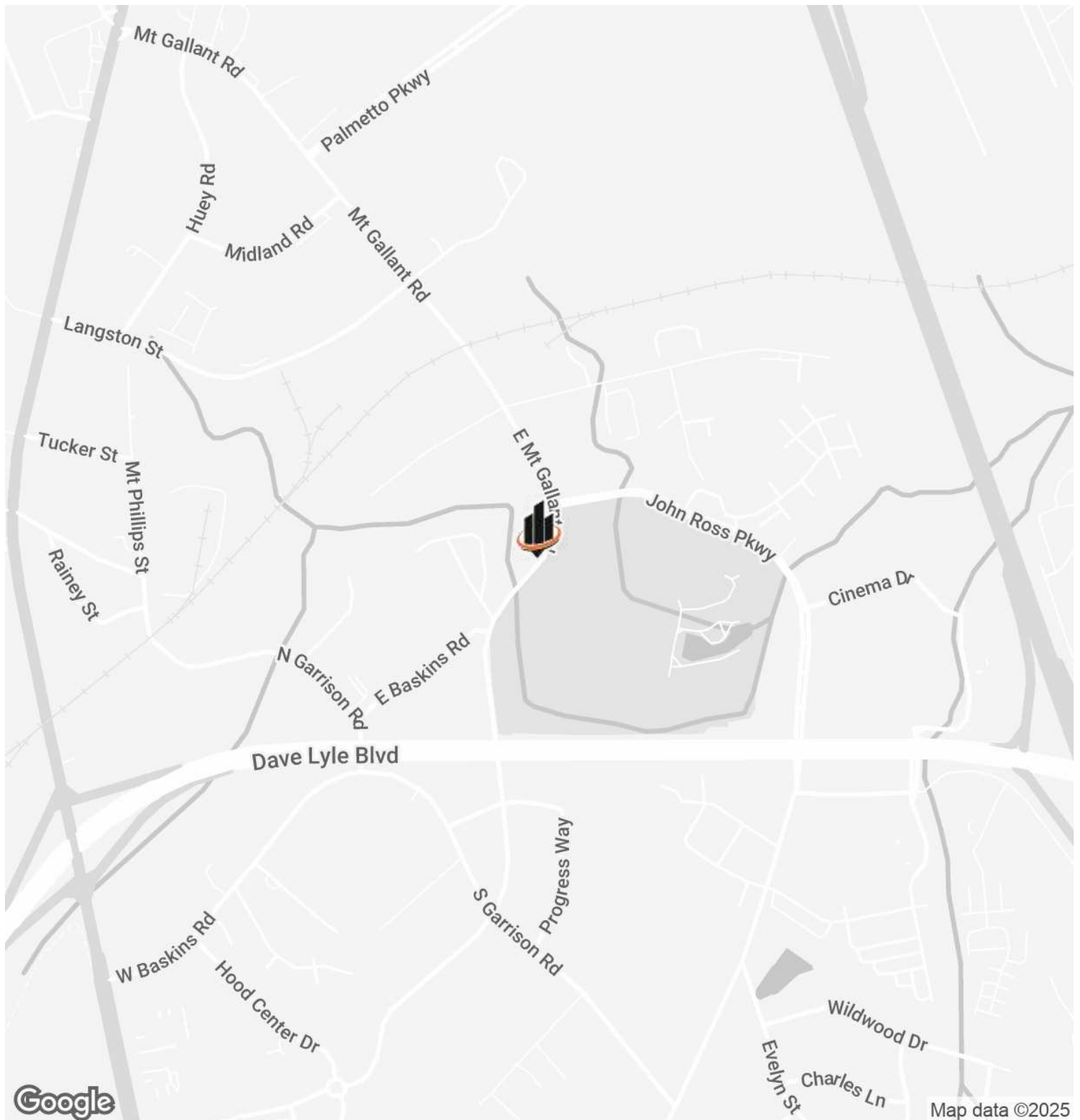


RETAILER MAP



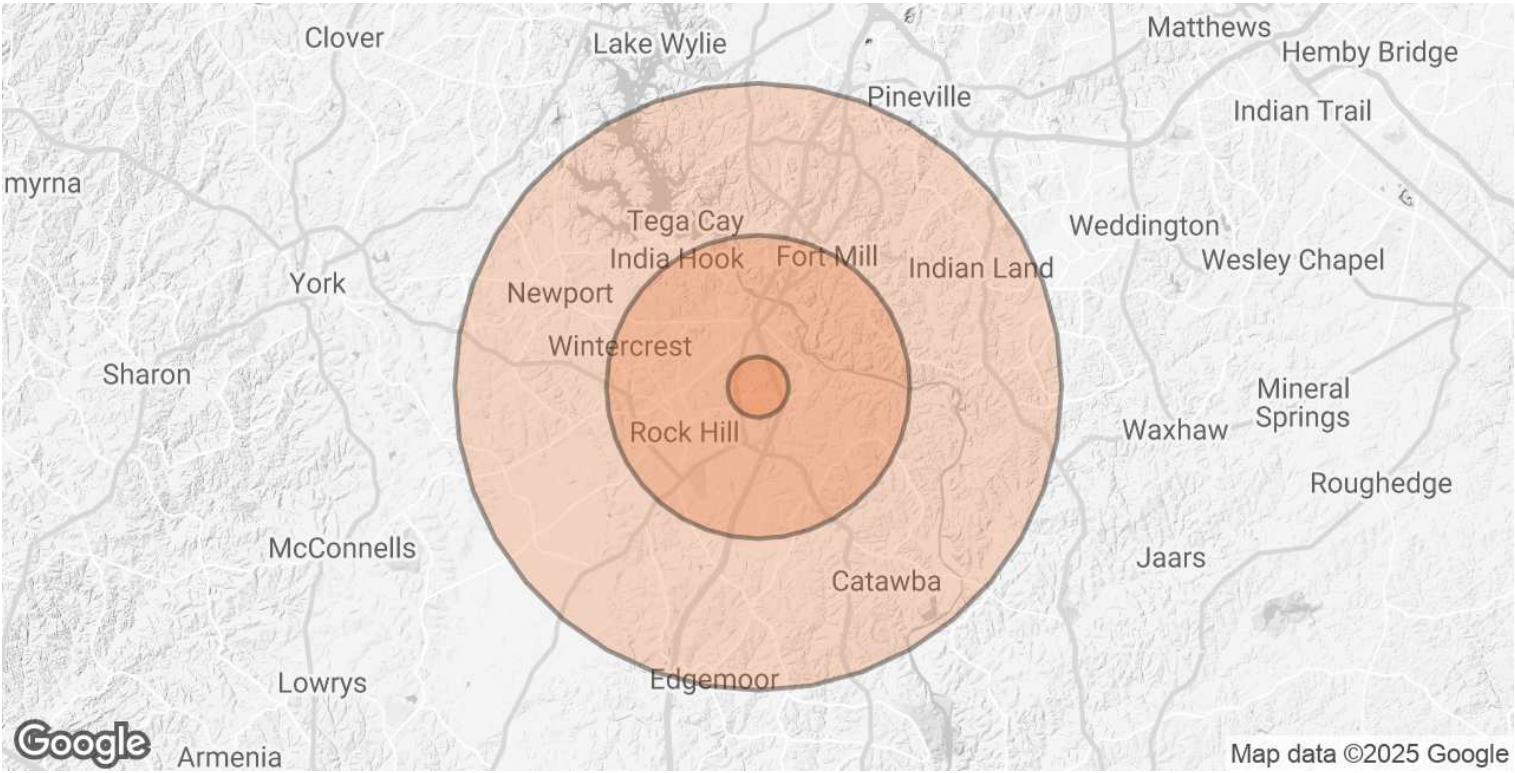
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,934	83,321	189,845
AVERAGE AGE	29.3	34.0	36.2
AVERAGE AGE (MALE)	31.3	31.9	34.7
AVERAGE AGE (FEMALE)	28.3	35.3	36.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	841	32,709	72,406
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$44,477	\$58,580	\$68,541
AVERAGE HOUSE VALUE	\$163,566	\$197,922	\$224,830

2020 American Community Survey (ACS)

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