



**OFFICE/RETAIL SPACE**

**FOR LEASE**

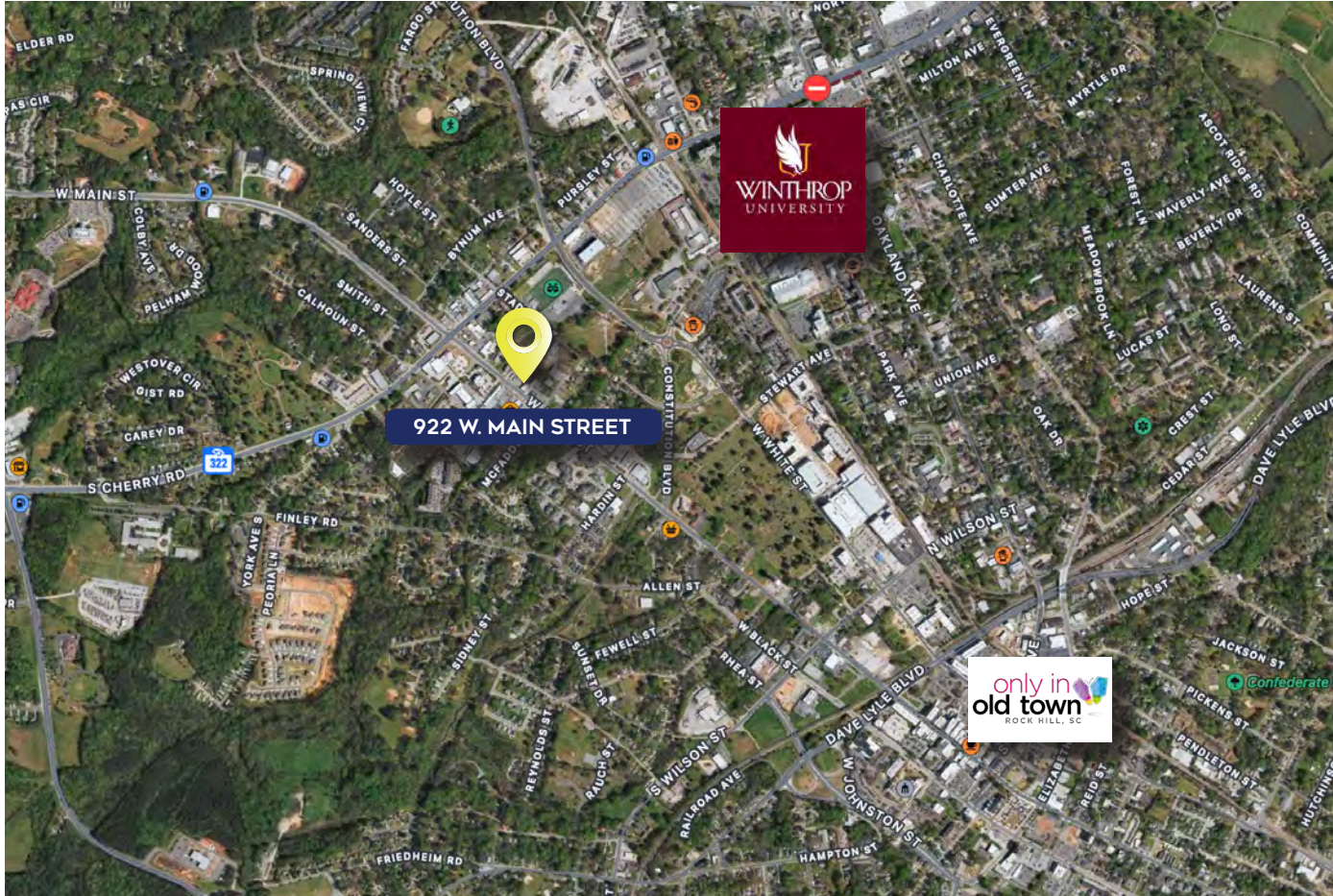
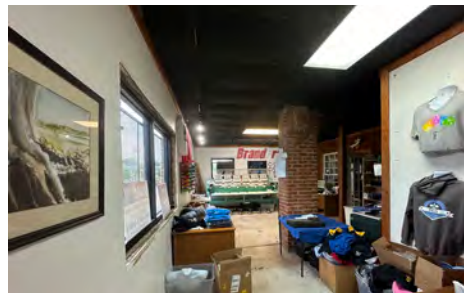
**922 WEST MAIN STREET | ROCK HILL**

Freestanding, masonry building available and well-suited for many business concepts, is conveniently located between Downtown Rock Hill and Winthrop University.

**JIM WETZEL**  
c 704 491 1722  
jwetz@mecacommercial.com







## PROPERTY INFORMATION

SF<sup>±</sup>  
± 3,237 SF

**ZONING**  
OI (Office/Institutional)

### FEATURES

- Plenty of surface parking
- West Main Street sees ± 13,500 VPD
- Located between Winthrop University and Downtown Rock Hill
- Good for retail, professional office, indoor recreation, personal services, daycare, eldercare, student housing, etc.
- Large, open space with barrel vaulted ceilings and two rest rooms

### LEASE RATE

\$15.00/SF, Modified Gross

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[jwetzelmecacommercial.com](mailto:jwetzelmecacommercial.com)

MECA Commercial Real Estate

2216 Monument Street

Charlotte, NC 28208

704 971 2000



**MECA**  
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[mecacommercial.com](http://mecacommercial.com)

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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.