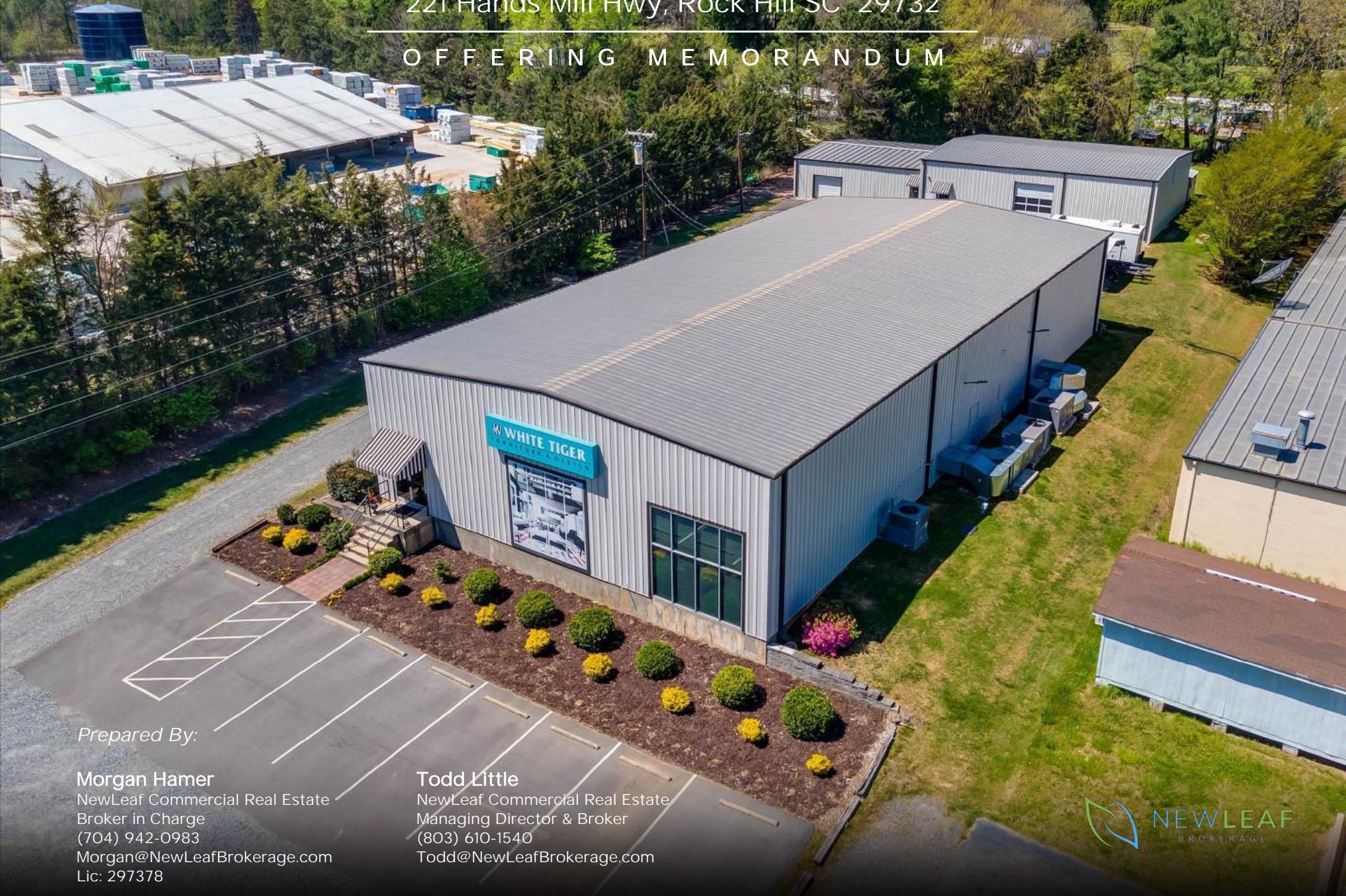


221 Hands Mill Hwy

221 Hands Mill Hwy, Rock Hill SC 29732

OFFERING MEMORANDUM



Prepared By:

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OFFERING SUMMARY

ADDRESS	221 Hands Mill Hwy Rock Hill SC 29732
COUNTY	York
NET RENTABLE AREA (SF)	11,890 SF
LAND ACRES	1.54
YEAR BUILT	2004
APN	7870000066

FINANCIAL SUMMARY

PRICE	Undisclosed
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	2,879	17,293	55,235
2023 Median HH Income	\$81,581	\$88,417	\$79,762
2023 Average HH Income	\$101,867	\$112,282	\$107,039

- Presenting a ±11,890 warehouse/showroom opportunity in Rock Hill, SC located at the junction of Hands Mill Hwy and Old York Road.
- Property features 3 warehouse spaces with variable clear heights. Unit A: ±1,490 SF, Unit B: ±2,900 SF, and Unit C: ±7,500 SF (see floor plan).
- This property includes ample parking and a partially fenced yard in rear portion of the lot.

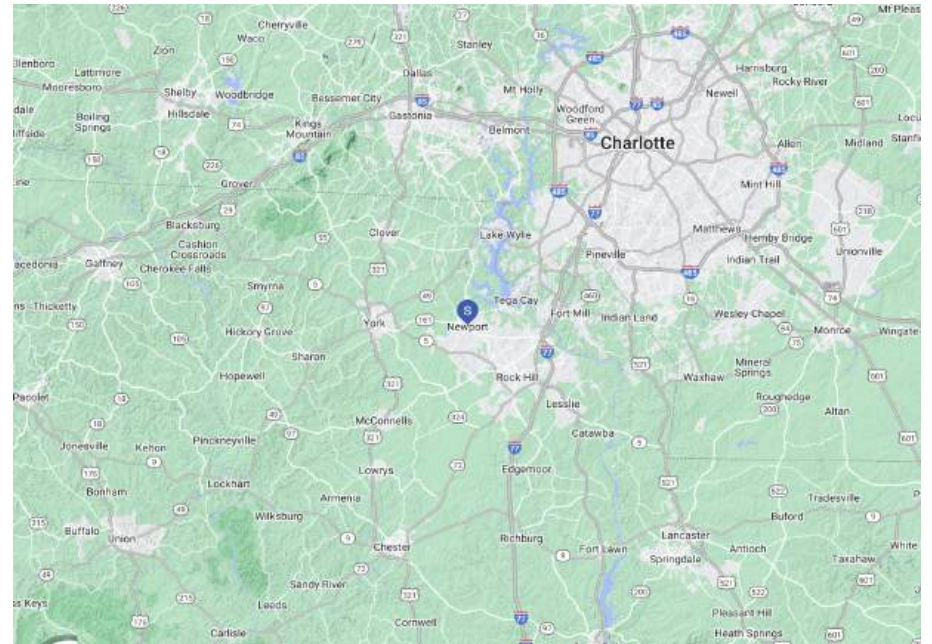


About the Area

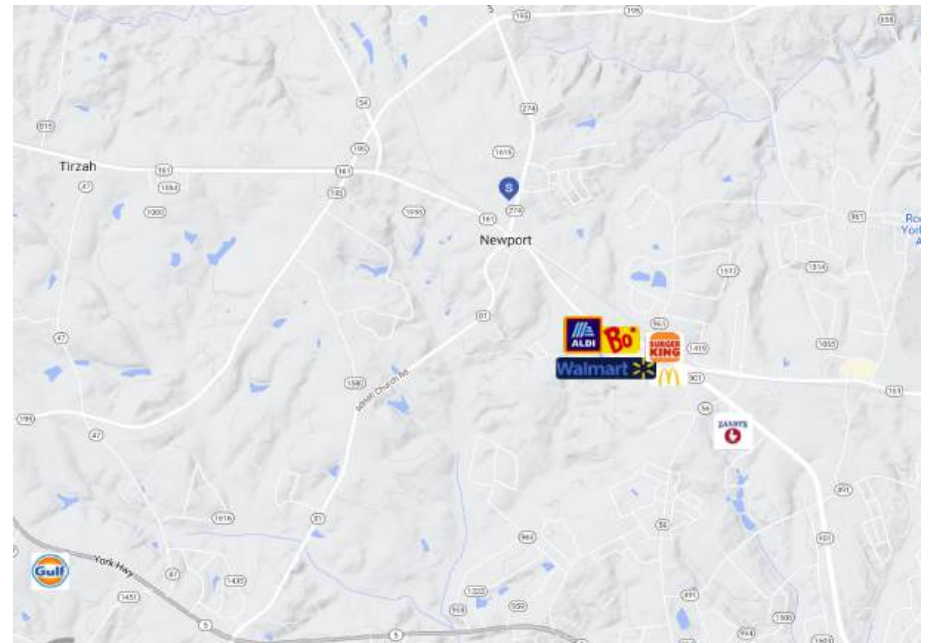
- Just south of Charlotte, NC on I-77, this listing is located in the heart of York County, SC. It is also a short drive from the rapidly growing Fort Mill, Lake Wylie, Clover and York communities.

This York County area is surrounded by continuous growth with new developments such as LKWell and Westport. LKWell is a groundbreaking development combining upscale apartments, retail spaces, and offices within a wellness-driven framework. First phase of LKWell- 246 luxurious Class A apartments. Future phases of LKWell promise even more delights, including a med spa, a market deli, and a refreshing juice bar. Furthermore, plans include an additional 25,000 square feet of commercial space, earmarked for a farm-to-table restaurant, boutique shops, and modern offices. Additionally, Westport is a D.R. Horton Master-Planned community bringing in over 800+ homes and amenities coming to the quaint town of York, SC, minutes from this listing. Westport will be twenty minutes from Rock Hill and close enough to the lake to enjoy all that Lake Wylie has to offer.

Regional Map



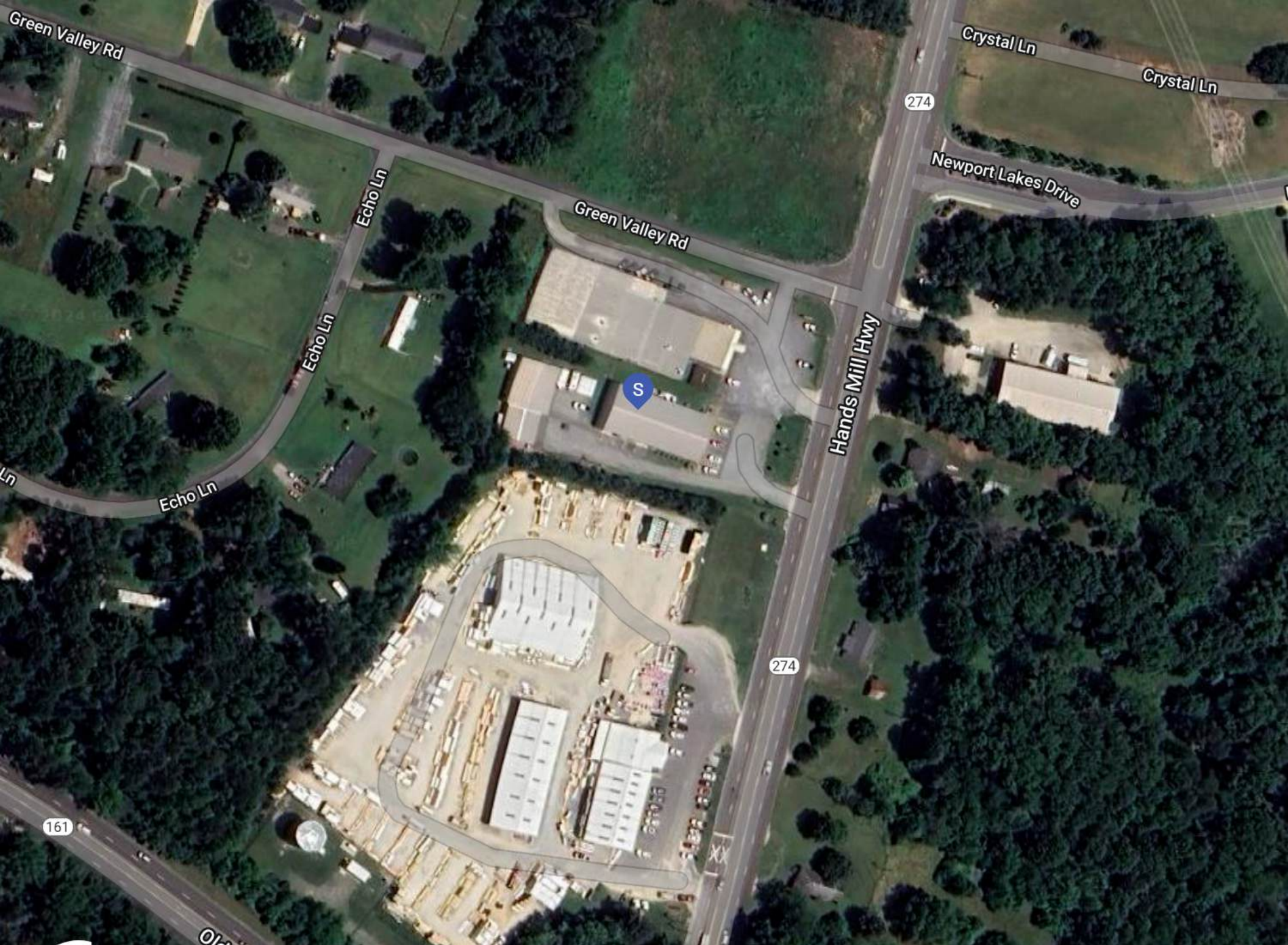
Locator Map

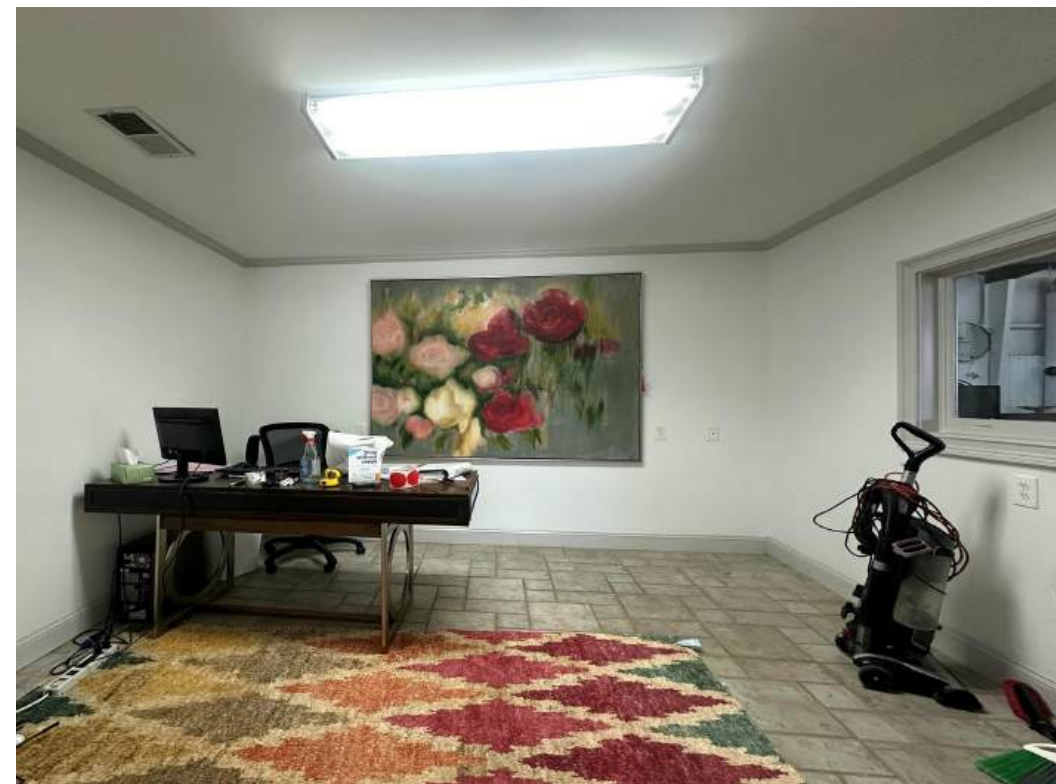


PROPERTY FEATURES

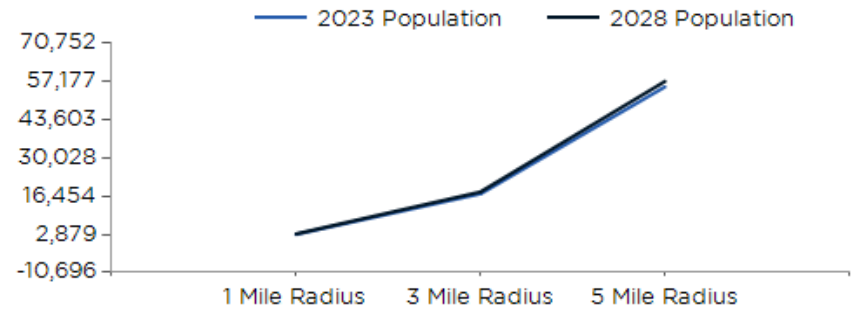
NET RENTABLE AREA (SF)	11,890
LAND ACRES	1.54
YEAR BUILT	2004
# OF PARCELS	1
ZONING TYPE	UD
NUMBER OF BUILDINGS	2
CEILING HEIGHT	See Floor Plan
FENCED YARD	Back of Property





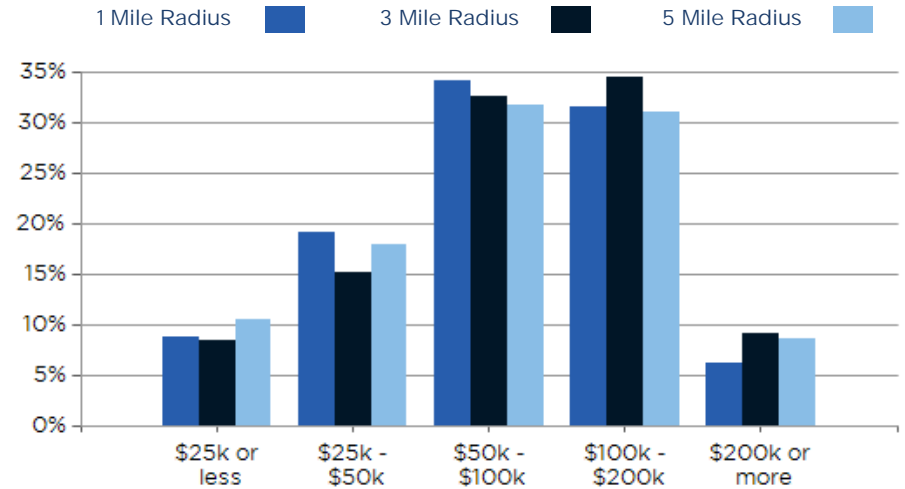


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,718	9,814	34,258
2010 Population	1,986	14,154	47,520
2023 Population	2,879	17,293	55,235
2028 Population	3,054	17,979	57,177
2023-2028: Population: Growth Rate	5.95%	3.90%	3.45%



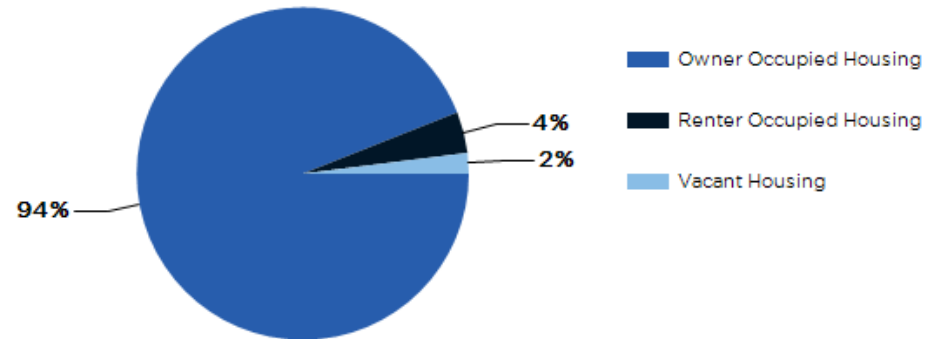
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	54	326	1,298
\$15,000-\$24,999	40	248	1,023
\$25,000-\$34,999	20	341	1,565
\$35,000-\$49,999	185	675	2,404
\$50,000-\$74,999	171	1,095	4,005
\$75,000-\$99,999	196	1,087	2,985
\$100,000-\$149,999	244	1,725	4,745
\$150,000-\$199,999	94	583	2,089
\$200,000 or greater	67	617	1,905
Median HH Income	\$81,581	\$88,417	\$79,762
Average HH Income	\$101,867	\$112,282	\$107,039

2023 Household Income



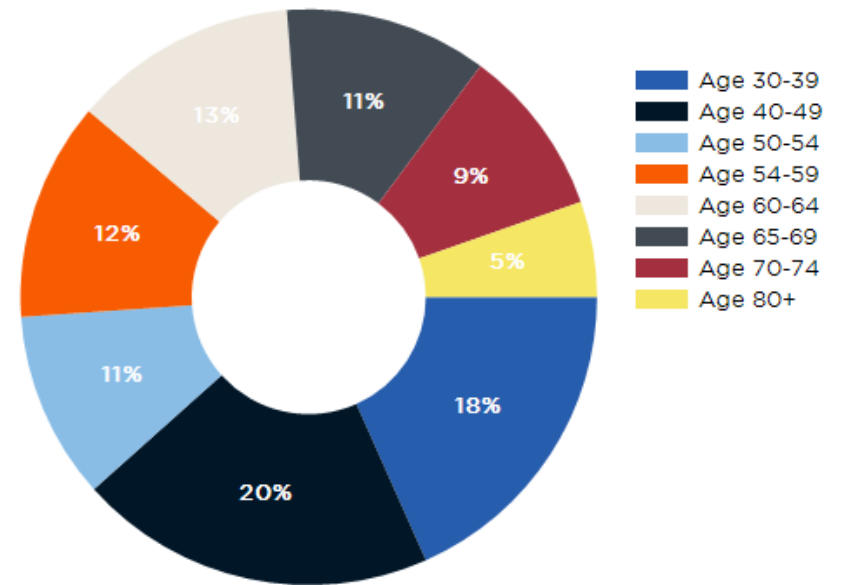
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	611	3,673	13,398
2010 Total Households	720	5,346	18,620
2023 Total Households	1,069	6,697	22,020
2028 Total Households	1,139	6,998	22,916
2023 Average Household Size	2.69	2.58	2.48
2023-2028: Households: Growth Rate	6.40%	4.40%	4.00%

2023 Own vs. Rent - 1 Mile Radius

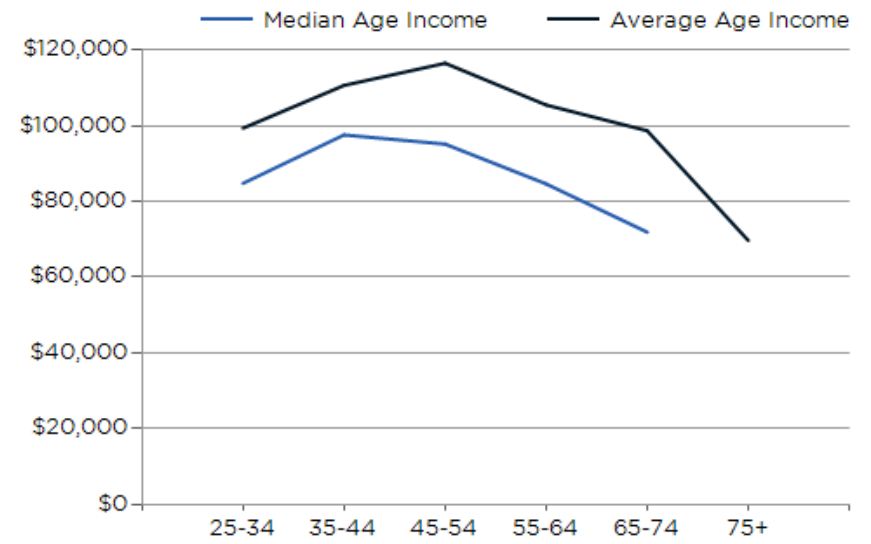


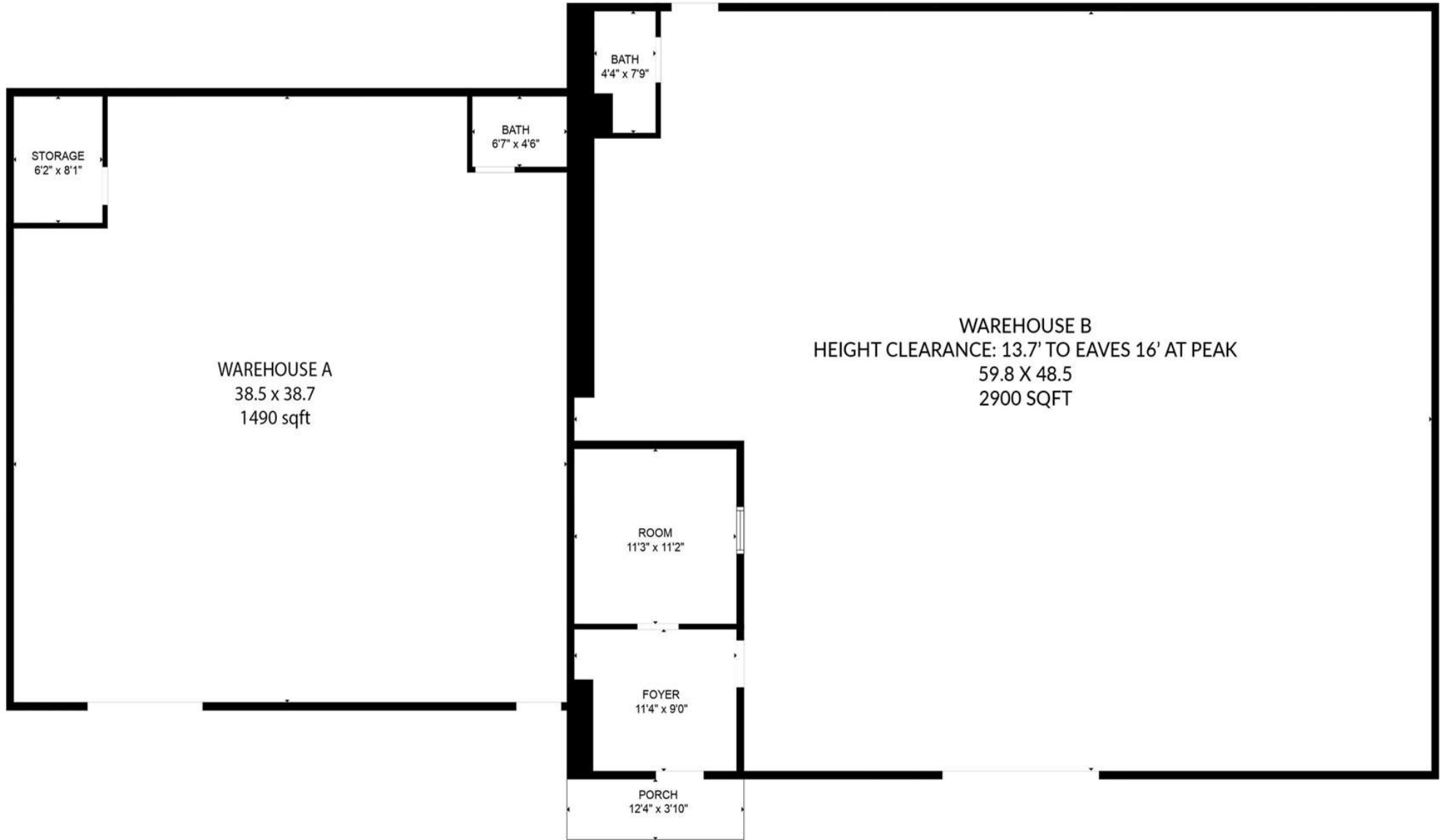
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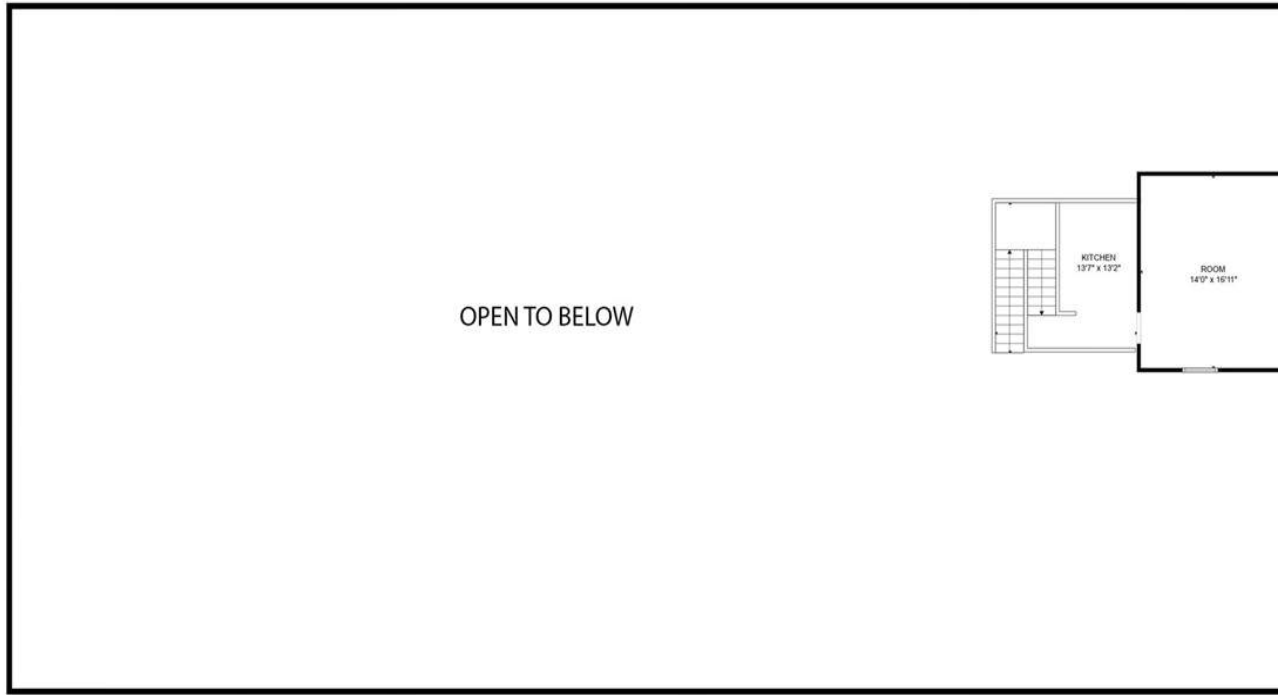
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	172	1,085	3,474
2023 Population Age 35-39	173	1,142	3,496
2023 Population Age 40-44	186	1,225	3,740
2023 Population Age 45-49	191	1,138	3,467
2023 Population Age 50-54	198	1,210	3,732
2023 Population Age 55-59	231	1,285	3,906
2023 Population Age 60-64	237	1,251	3,902
2023 Population Age 65-69	214	1,154	3,537
2023 Population Age 70-74	178	961	2,999
2023 Population Age 75-79	101	561	1,901
2023 Population Age 80-84	49	292	1,139
2023 Population Age 85+	35	202	1,142
2023 Population Age 18+	2,316	13,655	43,304
2023 Median Age	45	43	43
2028 Median Age	46	44	44



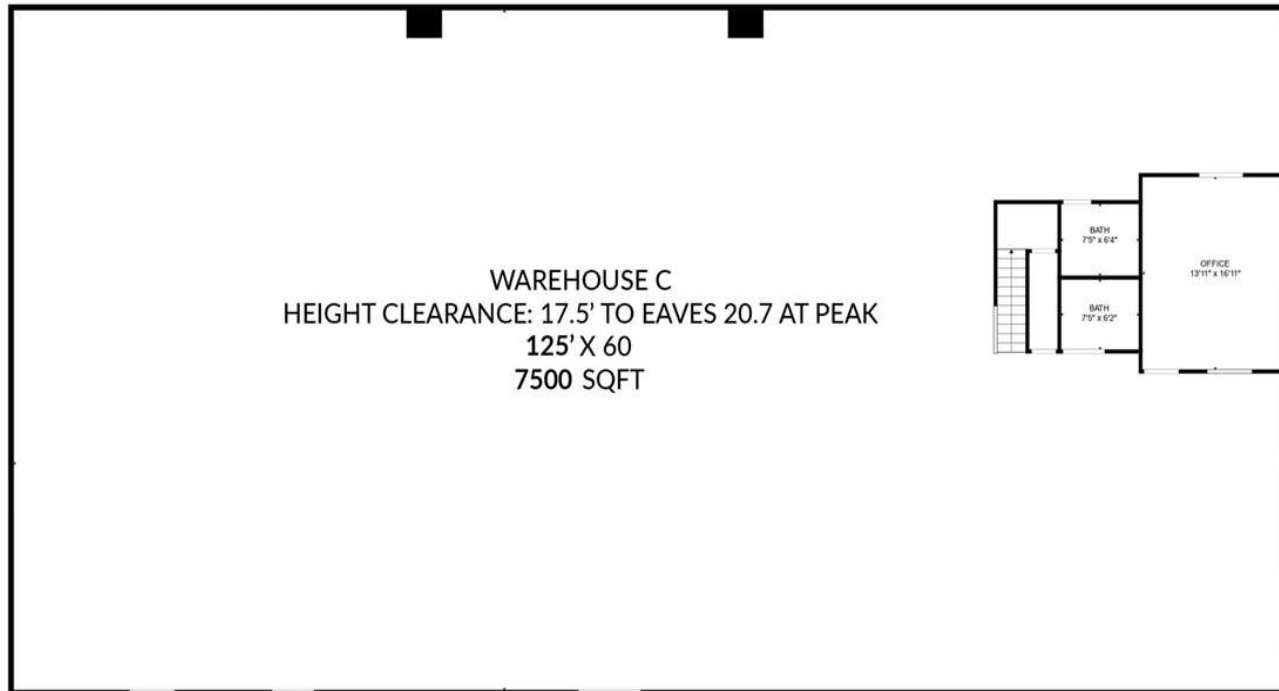
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,792	\$92,145	\$77,332
Average Household Income 25-34	\$99,376	\$110,527	\$97,286
Median Household Income 35-44	\$97,599	\$103,525	\$100,117
Average Household Income 35-44	\$110,678	\$125,310	\$121,179
Median Household Income 45-54	\$95,160	\$104,760	\$101,749
Average Household Income 45-54	\$116,541	\$129,150	\$127,661
Median Household Income 55-64	\$84,645	\$92,658	\$88,769
Average Household Income 55-64	\$105,496	\$120,749	\$119,725
Median Household Income 65-74	\$71,902	\$73,203	\$70,817
Average Household Income 65-74	\$98,686	\$101,402	\$100,475
Average Household Income 75+	\$69,684	\$70,537	\$68,751







FLOOR 2



FLOOR 1

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The information contained herein is not a substitute for a thorough due diligence investigation. NewLeaf Commercial Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, NewLeaf Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has NewLeaf Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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