



**INVESTMENT OPPORTUNITY | FOR SALE**

**1369-1384 FLINTWOOD DRIVE | ROCK HILL, SC**

9 Unit, fully-occupied, townhome style apartment complex offers a great opportunity to own multi-family property in Charlotte's MSA.

**SAM KLINE, CCIM**  
c 704 777 6003  
skline@mecacommercial.com







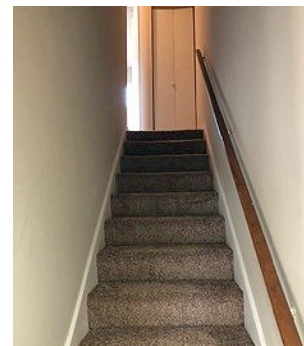
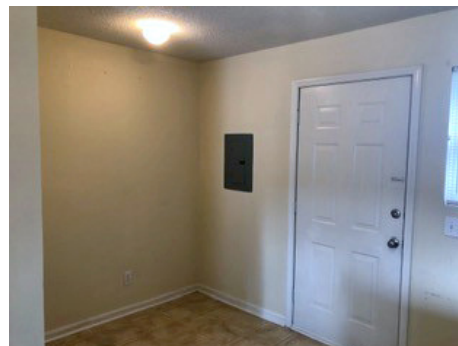
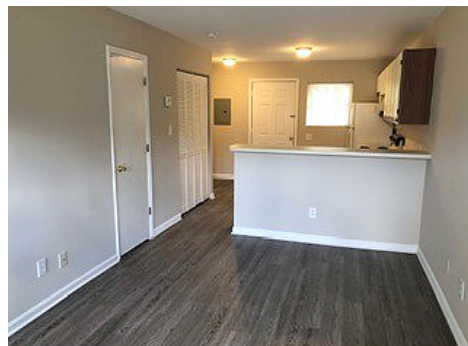
## PROPERTY INFORMATION

### FEATURES

- 9 Units
- Strong annual income
- Fully-occupied
- Excellent location, right off Highway I-77
- Great opportunity of own multi-family property in Charlotte's MSA

### SALE PRICE

\$1,500,000



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MECA Commercial Real Estate

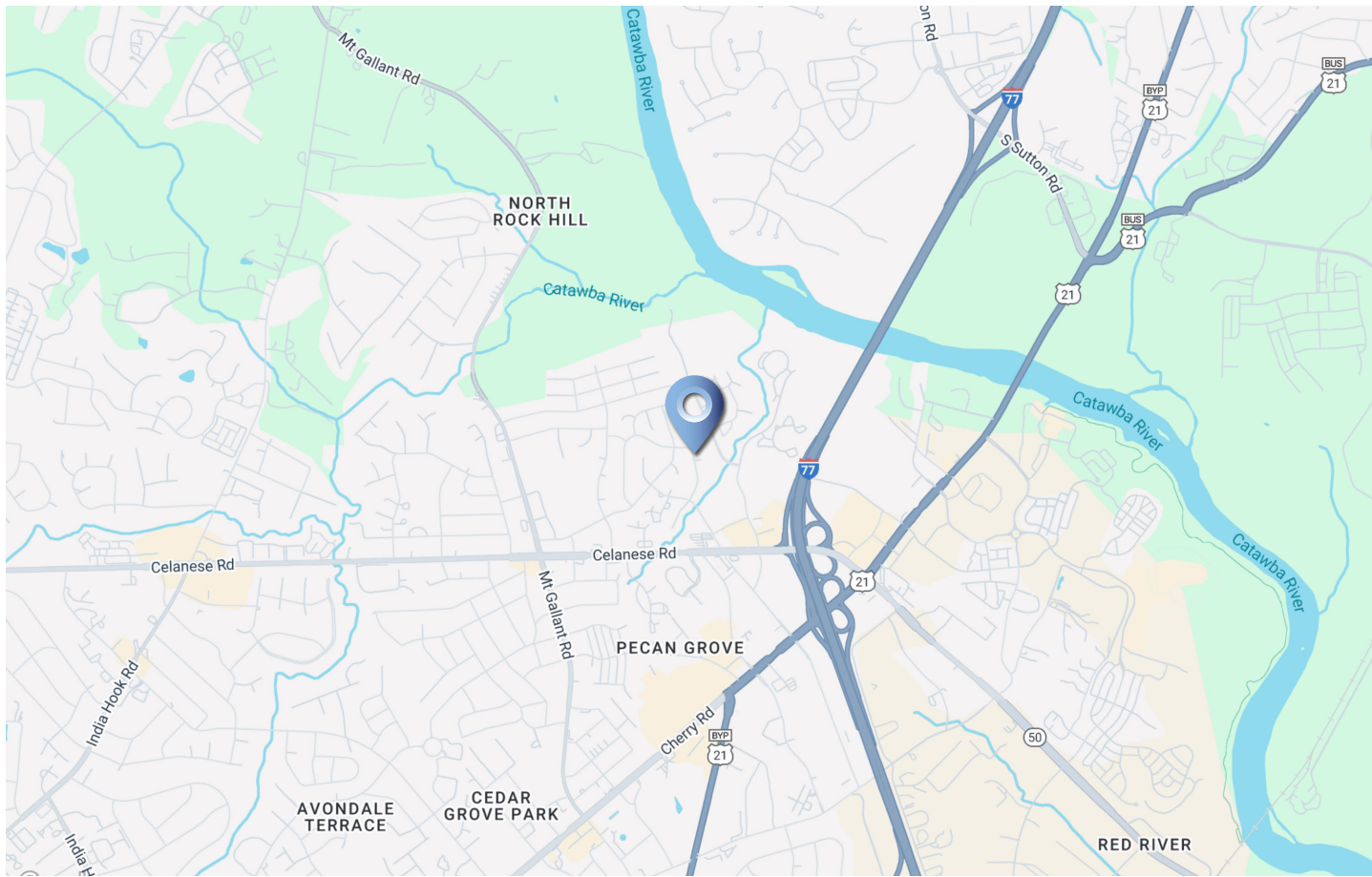
102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



**MECA**  
COMMERCIAL REAL ESTATE



DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
	Population	8,678	44,252	128,057
	Households	3,686	18,397	50,379
	Families	2,132	11,488	33,091
	Median Age	35.4	38.1	37.6
	Average HH Size	2.35	2.39	2.48
	Median HH Income	\$68,609	\$79,349	\$84,359
	Average HH Income	\$93,353	\$109,209	\$112,581
	Per Capita Income	\$40,232	\$45,438	\$44,465

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**MECA**  
COMMERCIAL REAL ESTATE

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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.

**mecacommercial.com**





# BRONZE

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

# 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

# 20

MILES SOUTH  
OF CHARLOTTE

# 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.