



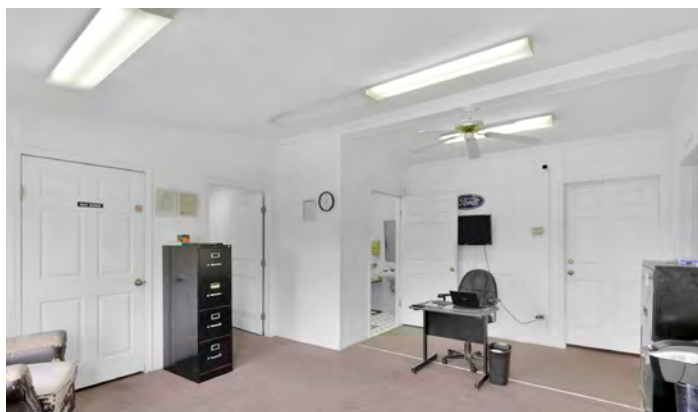
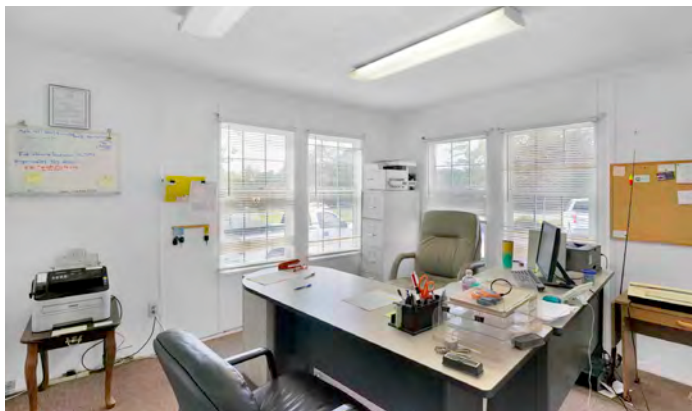
INDUSTRIAL | FOR SALE

1212 CONSTITUTION BOULEVARD | ROCK HILL

Located a mile and a half from Downtown Rock Hill, this is an excellent site for a small auto dealer or new development.

JIM WETZEL
c 704 491 1722
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PROPERTY INFORMATION

SF*
1,500 ± SF

ACREAGE*
2.0 ± Acres

ZONING
IG

FEATURES

- 1.5 Miles from Downtown Rock Hill
- Building features seven offices, two rest rooms and an added shower
- Both sewer and water connected at site
- Brand new roof installed in 2024
- Turn-key car dealer ready for someone to move right in and start selling cars

LIST PRICE
\$799,000

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MECA Commercial Real Estate

141 E. Main St.

Rock Hill, SC 29730

704 971 2000



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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.



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.