

For Lease or Sale

1373 Ebenezer Road, Rock Hill SC 29730

OFFERING MEMORANDUM



Prepared By

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ARDOR COMMERCIAL
ADVISORS, LLC

For Lease or Sale

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FOR LEASE OR SALE

01 Executive Summary

Investment Summary

Location Summary

01

OFFERING SUMMARY

ADDRESS	1373 Ebenezer Road Rock Hill SC 29730
COUNTY	York
BUILDING SF	4,000 SF
LAND ACRES	.50
YEAR BUILT	1950
YEAR RENOVATED	2019

FINANCIAL SUMMARY

PRICE	\$640,000
PRICE PSF	\$160.00

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	10,286	58,635	103,380
2024 Median HH Income	\$58,657	\$63,062	\$71,043
2024 Average HH Income	\$82,790	\$86,579	\$94,771

Property Overview

- Welcome to a unique opportunity to own or lease a distinguished two-story office building located in the heart of Rock Hill's thriving professional district. This remarkable property offers a blend of classic charm and modern functionality, ideal for a wide range of professional services.

- Building Features:

Total Square Footage: 4,156 SF

Lot Size: 0.50 acres

Layout: The building boasts nine+ offices or workspaces across two floors, making it versatile for various business needs.

Interior Highlights: Featuring beautifully aged hardwood floors and solid wood doors, this property exudes a timeless elegance.

Recent Upgrades: The HVAC system and roof were replaced in 2019, ensuring comfort and peace of mind for years to come.

Parking: Ample parking is available on the spacious lot, providing convenience for both employees and clients.

- Marketing & Visibility:

The property features a large monument sign, offering excellent branding opportunities to showcase your business to the thousands of potential clients and customers who pass by daily.

- 1373 Ebenezer Road represents an exceptional opportunity for businesses looking to establish or expand their presence in Rock Hill. With its blend of classic architecture, modern amenities, and strategic location, this property is poised to enhance the profile and operations of any professional service.

Contact us today to schedule a tour and explore the potential of this extraordinary property!

Location Highlights:

- Situated on Ebenezer Road, one of Rock Hill's most vibrant commercial corridors, this property benefits from high visibility and traffic, with nearly 12,000 vehicles passing daily. The building is perfectly positioned near key local landmarks, including:

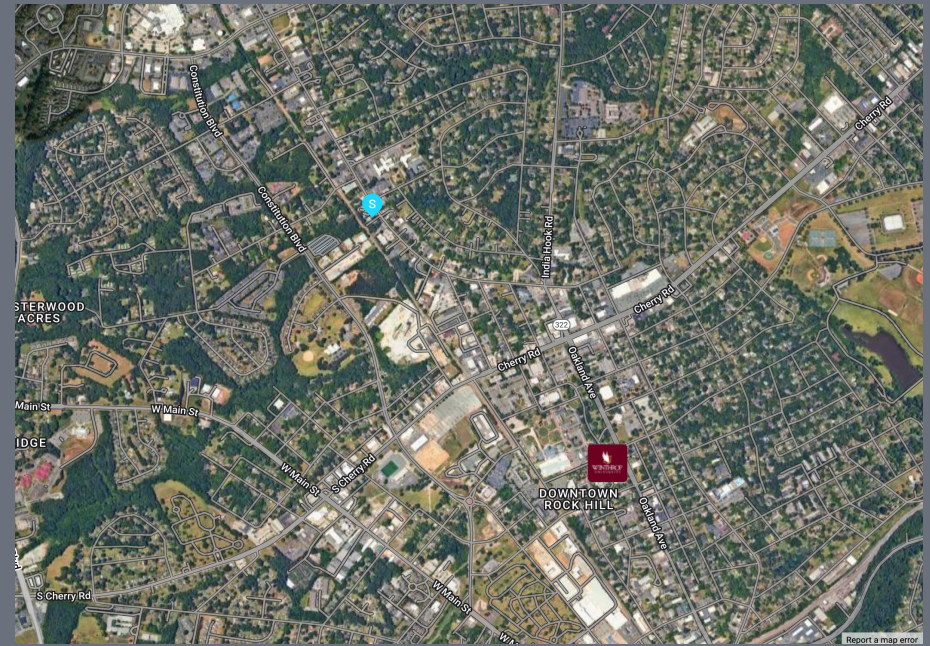
Winthrop University: A prestigious institution located just minutes away, offering a dynamic and youthful atmosphere.

Downtown Rock Hill: A bustling area filled with restaurants, shops, and cultural attractions, providing a vibrant environment for business.

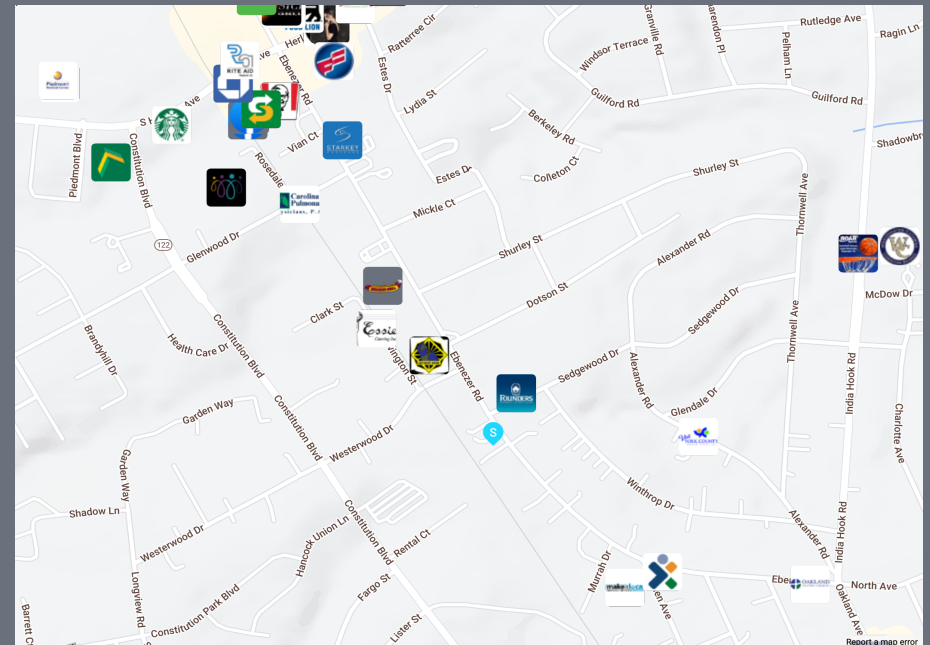
Piedmont Medical Center: A leading healthcare facility in the region, contributing to a strong local economy and increasing potential for related businesses.

Ebenezer Road is home to numerous professional services, making this location a strategic choice for businesses seeking a reputable and accessible address.

Regional Map



Locator Map



FOR LEASE OR SALE

02 Property Description

Property Features

Property Images

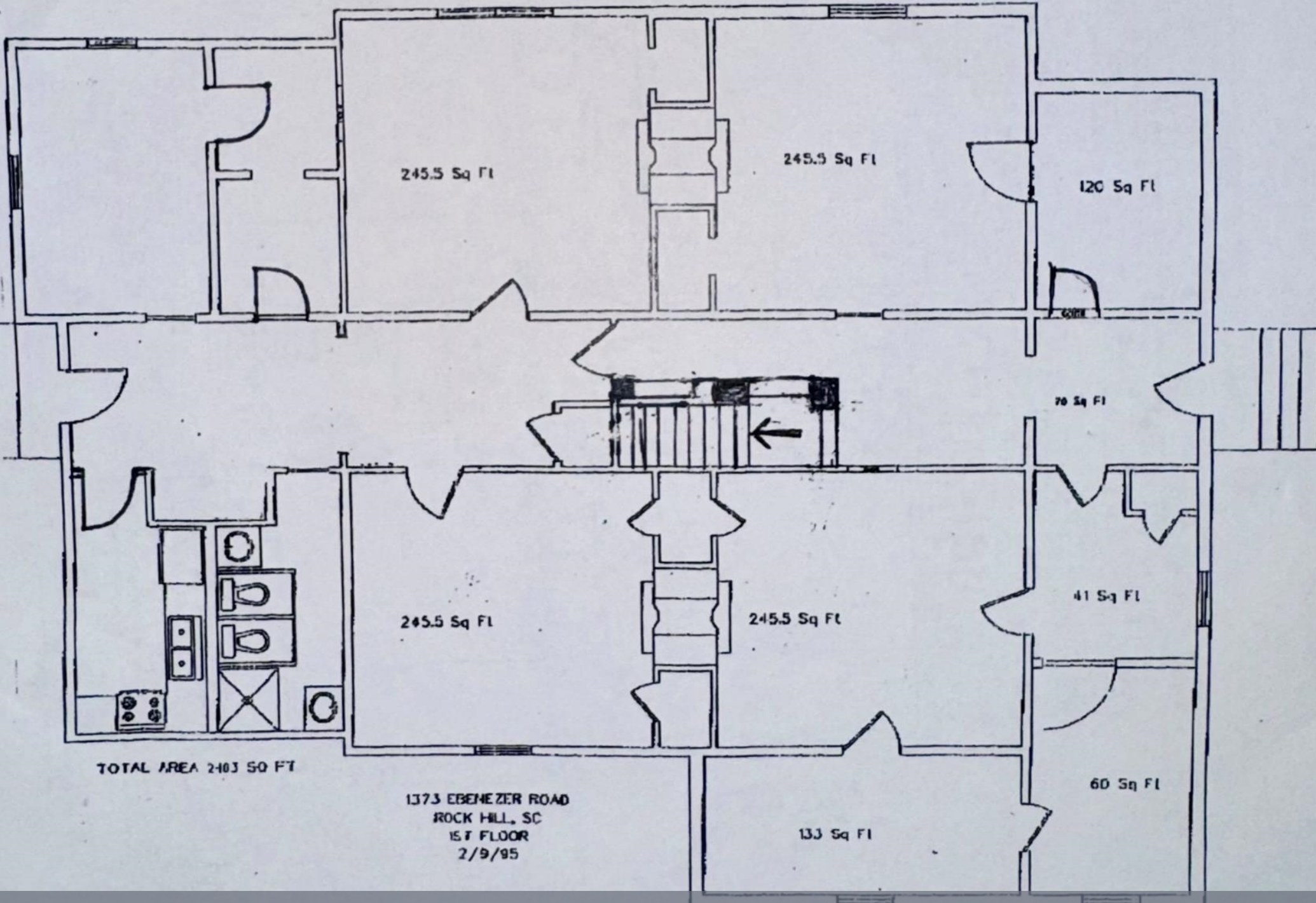
PROPERTY FEATURES

BUILDING SF	4,000
LAND ACRES	.50
YEAR BUILT	1950
YEAR RENOVATED	2019
# OF PARCELS	1
ZONING TYPE	NO
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
TRAFFIC COUNTS	11480
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

NORTH	Piedmont Medical Center
SOUTH	Downtown
EAST	Winthrop University

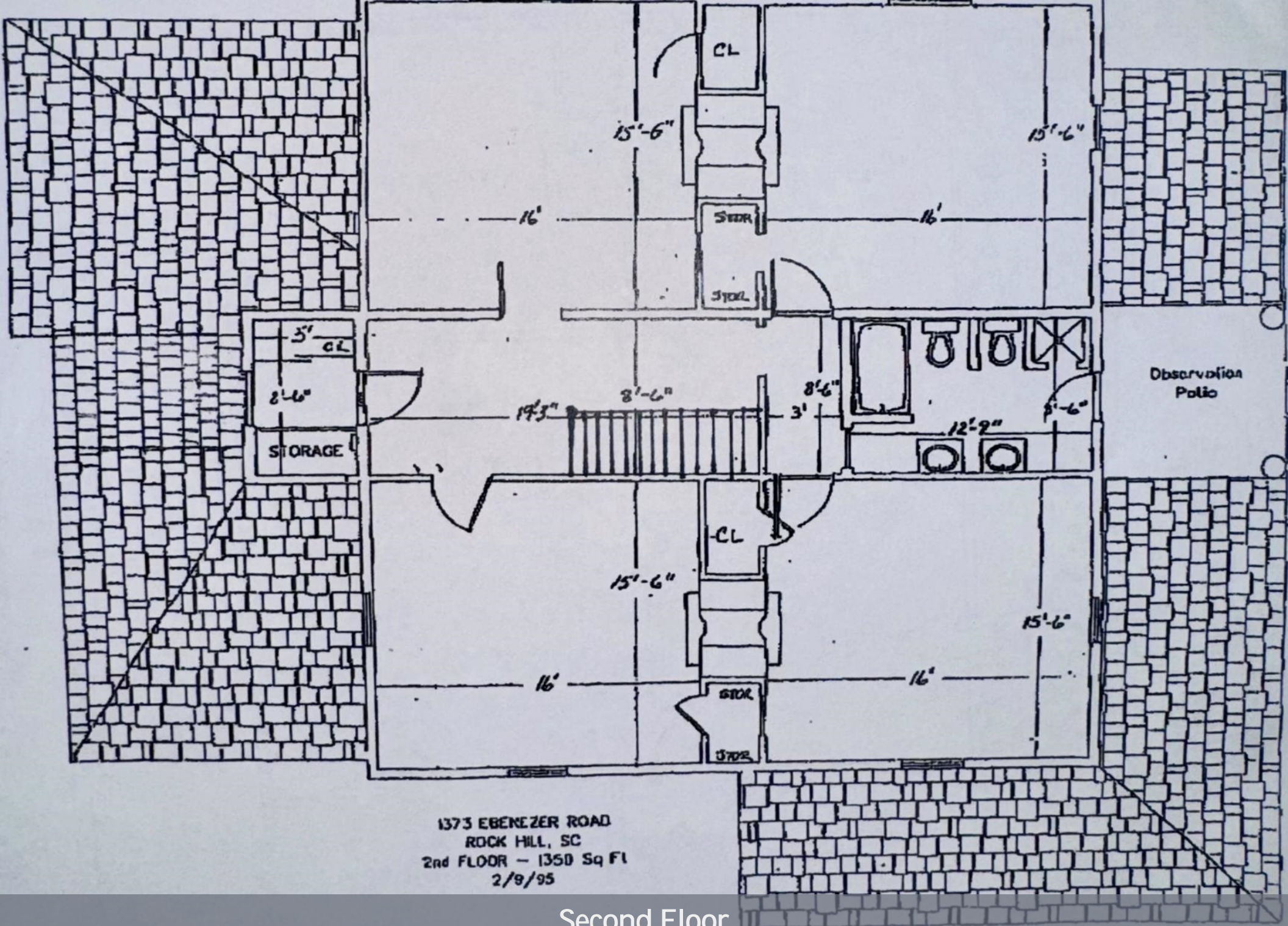




TOTAL AREA 2403 SQ FT

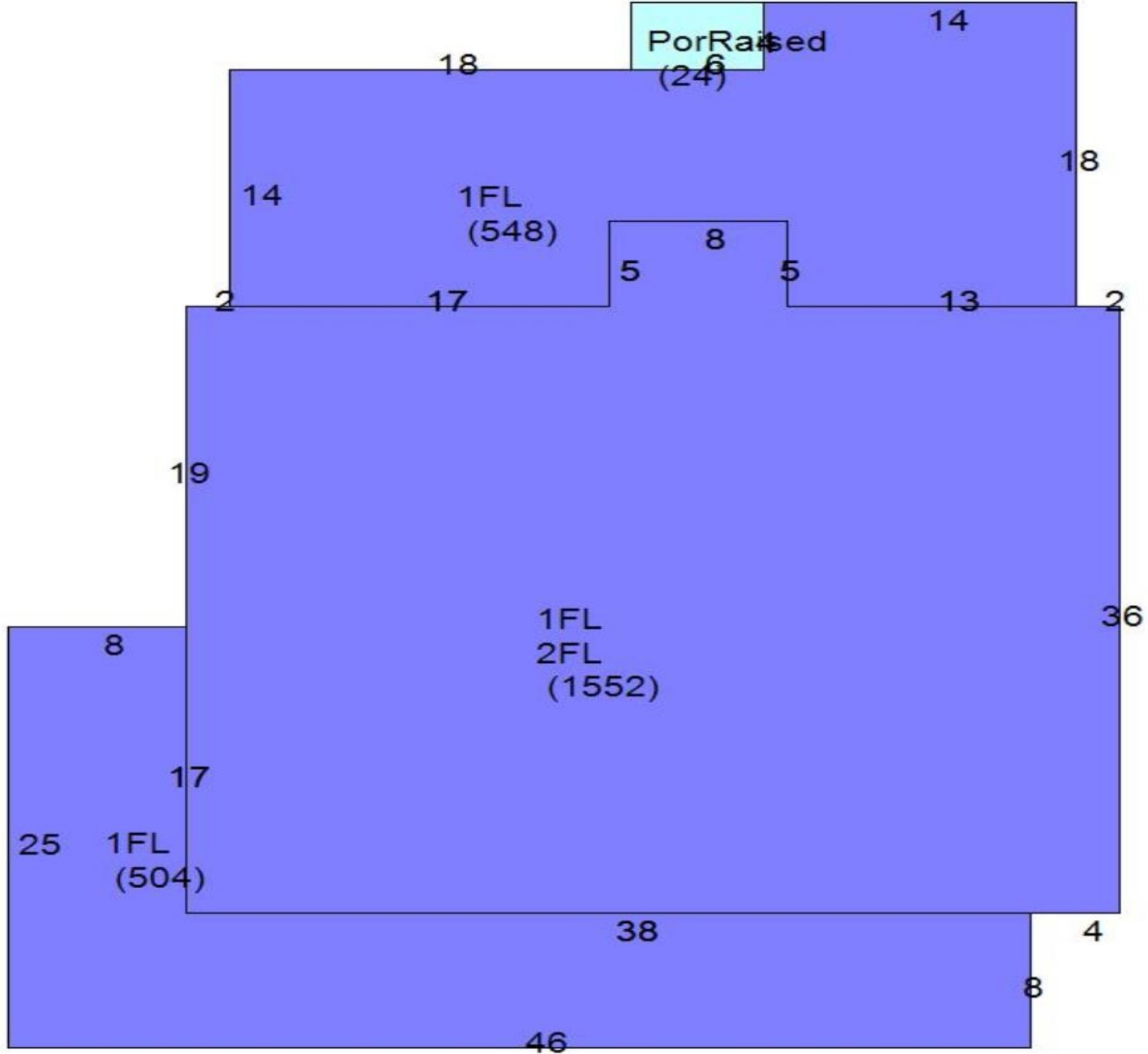
1373 EBENEZER ROAD
ROCK HILL, SC
1ST FLOOR
2/9/95

First Floor



1373 EBENEZER ROAD
 ROCK HILL, SC
 2nd FLOOR - 1350 Sq Ft
 2/9/95

Second Floor



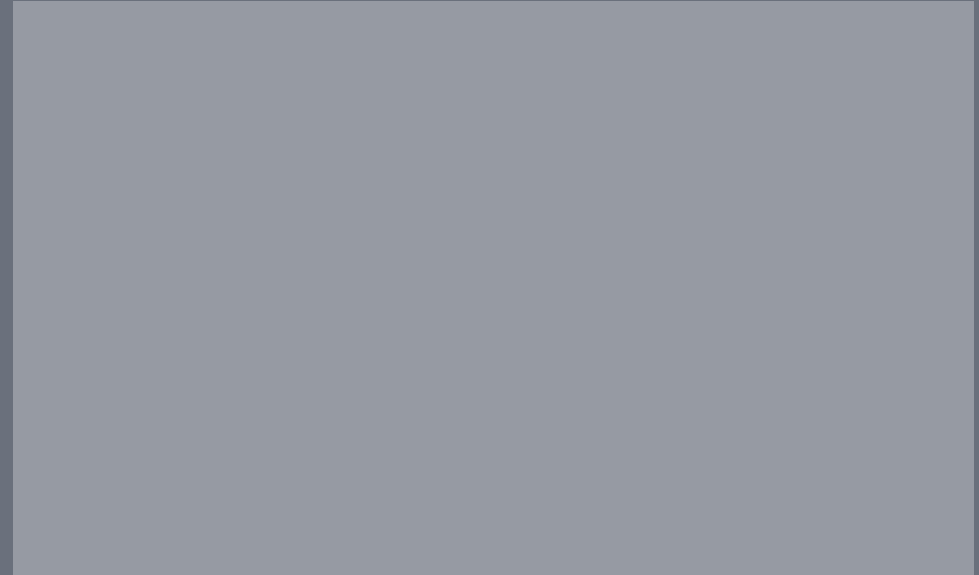
FOR LEASE OR SALE

03 Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

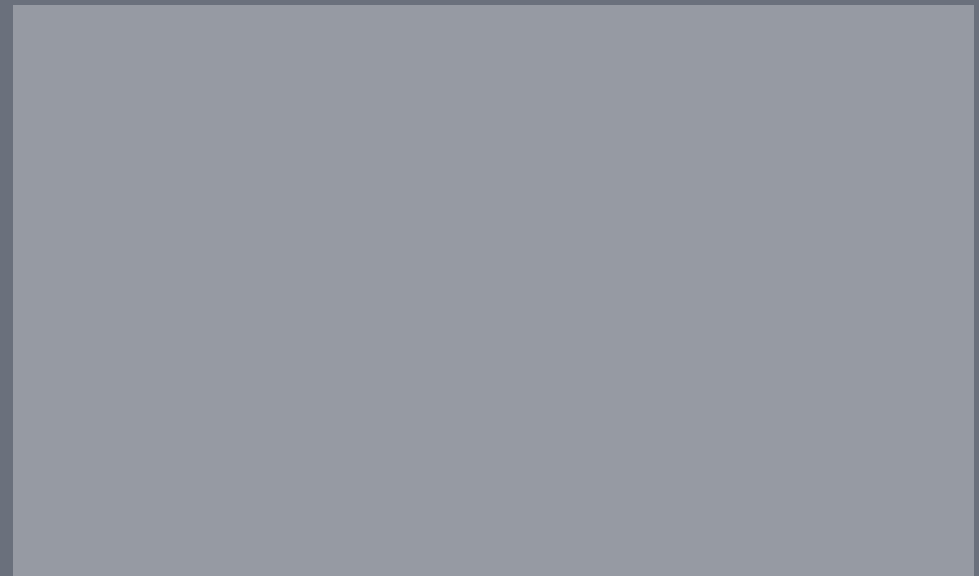
REVENUE ALLOCATION

PRO FORMA



DISTRIBUTION OF EXPENSES

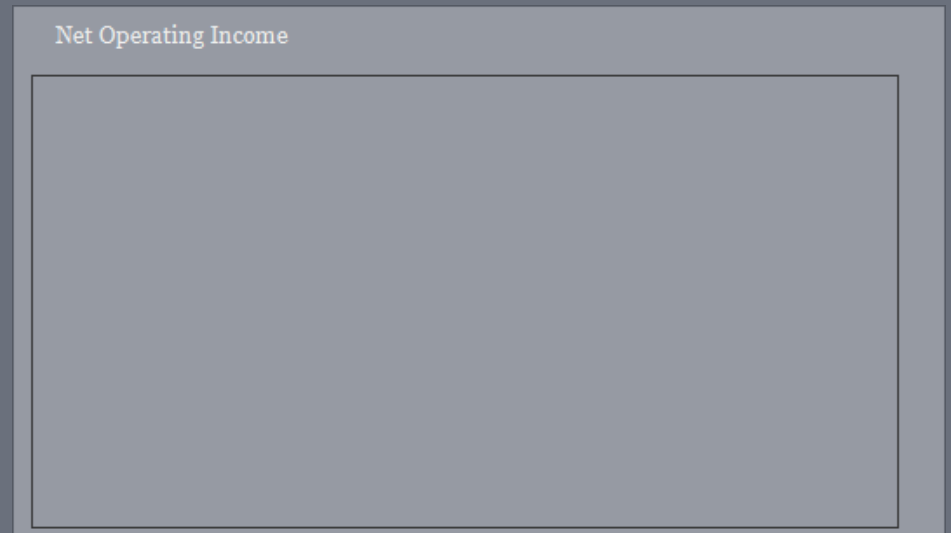
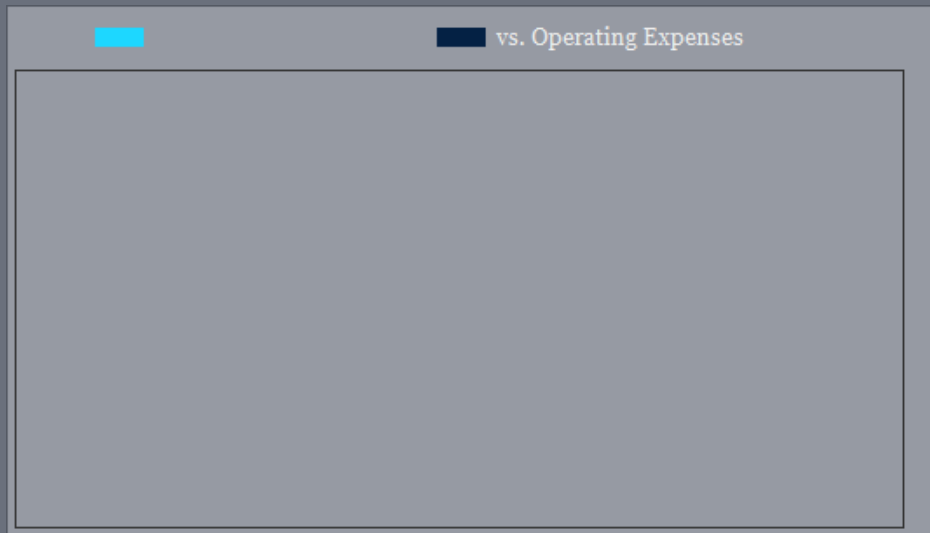
PRO FORMA



GLOBAL

Price	\$640,000
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Calendar Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue									
Operating Expenses									



Calendar Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Price / SF	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00

FOR LEASE OR SALE

04 Demographics

Demographics

Demographic Charts

04

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,271	46,381	68,650
2010 Population	9,687	53,883	87,616
2024 Population	10,286	58,635	103,380
2029 Population	10,739	61,732	109,601
2024-2029: Population: Growth Rate	4.35 %	5.15 %	5.90 %
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	414	2,355	3,326
\$15,000-\$24,999	189	1,484	2,495
\$25,000-\$34,999	429	2,409	3,438
\$35,000-\$49,999	386	2,557	4,425
\$50,000-\$74,999	769	4,866	8,186
\$75,000-\$99,999	392	2,937	5,697
\$100,000-\$149,999	467	4,091	8,076
\$150,000-\$199,999	287	1,571	3,148
\$200,000 or greater	193	1,378	3,072
Median HH Income	\$58,657	\$63,062	\$71,043
Average HH Income	\$82,790	\$86,579	\$94,771

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,726	18,448	27,868
2010 Total Households	3,154	20,858	34,219
2024 Total Households	3,533	23,653	41,868
2029 Total Households	3,778	25,307	45,077
2024 Average Household Size	2.25	2.34	2.39
2000 Owner Occupied Housing	1,423	10,432	15,942
2000 Renter Occupied Housing	1,000	6,606	9,780
2024 Owner Occupied Housing	2,152	14,605	27,160
2024 Renter Occupied Housing	1,381	9,048	14,708
2024 Vacant Housing	517	1,844	2,715
2024 Total Housing	4,050	25,497	44,583
2029 Owner Occupied Housing	2,338	16,124	30,228
2029 Renter Occupied Housing	1,440	9,183	14,848
2029 Vacant Housing	521	1,837	2,712
2029 Total Housing	4,299	27,144	47,789
2024-2029: Households: Growth Rate	6.75 %	6.80 %	7.45 %

Source: esri

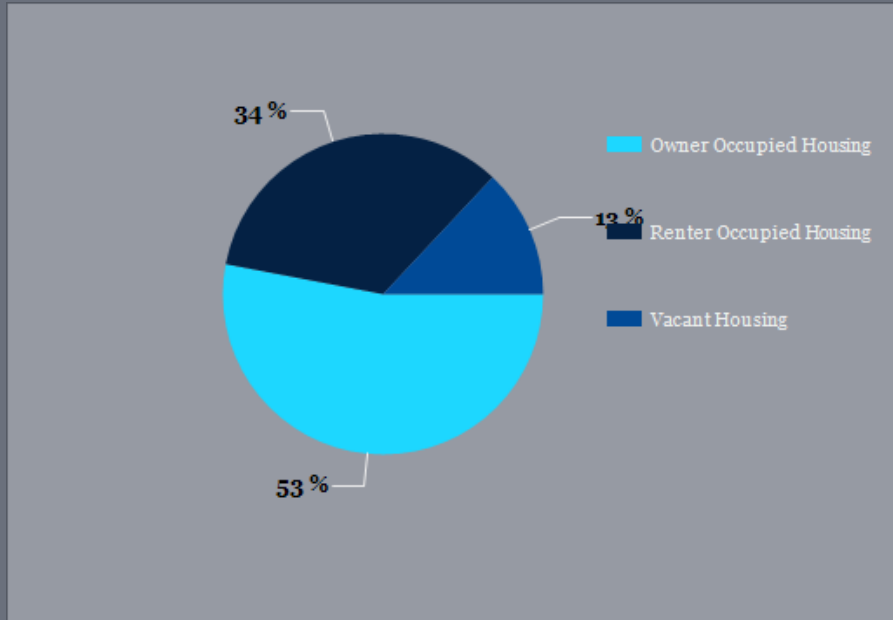
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	580	3,975	7,173
2024 Population Age 35-39	537	3,732	6,907
2024 Population Age 40-44	485	3,626	6,782
2024 Population Age 45-49	449	3,268	6,230
2024 Population Age 50-54	454	3,352	6,457
2024 Population Age 55-59	396	3,372	6,120
2024 Population Age 60-64	432	3,425	6,019
2024 Population Age 65-69	450	3,161	5,433
2024 Population Age 70-74	388	2,760	4,564
2024 Population Age 75-79	375	2,184	3,591
2024 Population Age 80-84	230	1,302	2,088
2024 Population Age 85+	296	1,359	1,897
2024 Population Age 18+	8,392	46,865	81,677
2024 Median Age	29	38	38

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,818	\$64,059	\$67,057
Average Household Income 25-34	\$74,784	\$83,113	\$88,180
Median Household Income 35-44	\$68,105	\$74,828	\$86,747
Average Household Income 35-44	\$100,509	\$98,496	\$109,472
Median Household Income 45-54	\$68,268	\$75,718	\$86,704
Average Household Income 45-54	\$90,772	\$98,418	\$109,877
Median Household Income 55-64	\$63,695	\$69,758	\$77,201
Average Household Income 55-64	\$88,611	\$95,513	\$101,567
Median Household Income 65-74	\$57,919	\$56,649	\$63,979
Average Household Income 65-74	\$87,911	\$82,109	\$89,989
Average Household Income 75+	\$68,901	\$67,833	\$69,833

2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	583	3,888	7,131
2029 Population Age 35-39	552	4,050	7,454
2029 Population Age 40-44	547	3,891	7,232
2029 Population Age 45-49	484	3,761	7,026
2029 Population Age 50-54	454	3,319	6,332
2029 Population Age 55-59	421	3,382	6,425
2029 Population Age 60-64	411	3,295	5,982
2029 Population Age 65-69	466	3,391	5,905
2029 Population Age 70-74	431	3,011	5,158
2029 Population Age 75-79	431	2,607	4,230
2029 Population Age 80-84	296	1,771	2,928
2029 Population Age 85+	342	1,646	2,406
2029 Population Age 18+	8,850	49,883	87,760
2029 Median Age	30	39	39

2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,519	\$74,264	\$78,766
Average Household Income 25-34	\$85,150	\$96,529	\$104,173
Median Household Income 35-44	\$76,896	\$85,542	\$99,859
Average Household Income 35-44	\$114,112	\$111,800	\$124,260
Median Household Income 45-54	\$76,884	\$86,793	\$101,195
Average Household Income 45-54	\$101,918	\$112,405	\$126,400
Median Household Income 55-64	\$74,350	\$81,775	\$91,225
Average Household Income 55-64	\$102,360	\$109,861	\$118,770
Median Household Income 65-74	\$66,602	\$64,339	\$76,352
Average Household Income 65-74	\$100,768	\$93,800	\$105,138
Average Household Income 75+	\$81,499	\$80,461	\$84,646

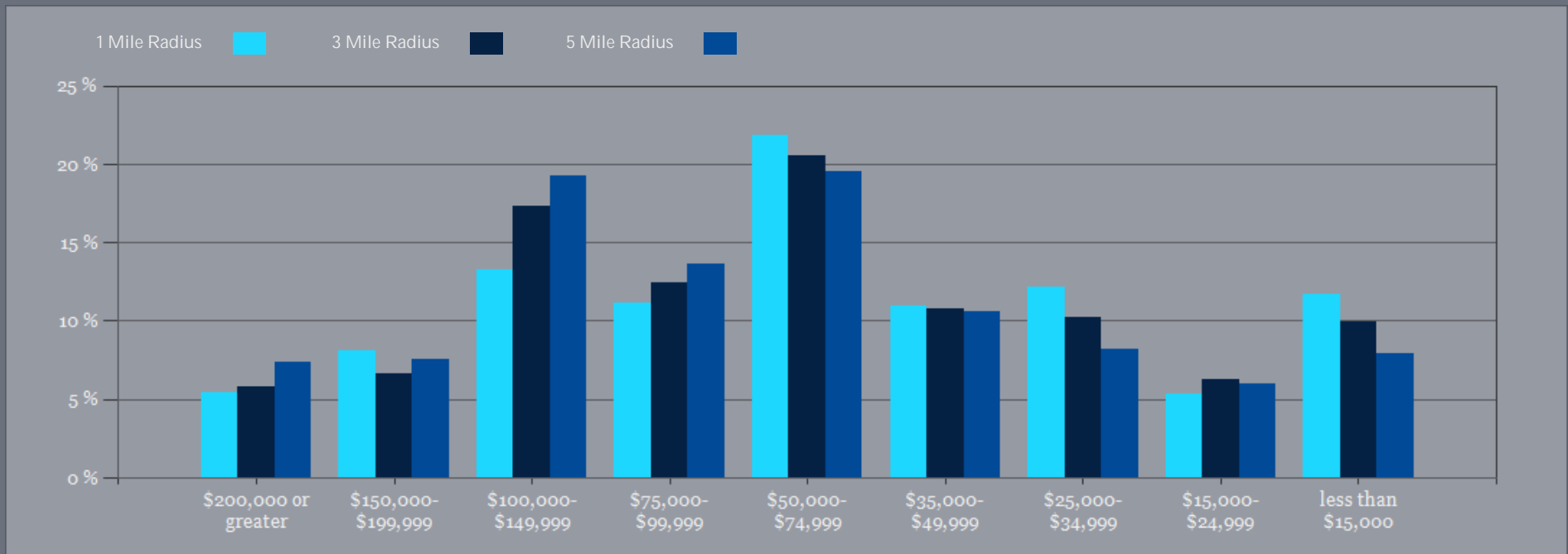
2024 Household Occupancy - 1 Mile Radius



2024 Household Income Average and Median



2024 Household Income



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