



**±2,408 - ±14,035 SF Office/Retail Space**

300 Chatham Avenue, Rock Hill, South Carolina 29730

**FOR LEASE**

**\$21-\$23/SF NNN**



## THE COTTON FACTORY



**±2,408 to ±14,035 SF Office/Retail**

- Attractive Adaptive Reuse Office/Retail Space Located in the Heart of Downtown Rock Hill.
- ±1,000 New Housing Units within ±1 Mile Radius
- High Profile Site Located Near Winthrop University and University Center (a ±1.3 Million SF ±\$200 Million Mixed-Use Development)
- Located One Block from Rock Hill Sports & Event Center, Which Brought ±180,000 Visitors to the Area in 2023
- Located ±20 minutes from Downtown Charlotte with a population of 1.2 Million People
- High Visibility and Excellent Traffic Counts



**Wes Tuttle**

President/Broker-In-Charge

803-992-6017 | [Wes@tuttleco.com](mailto:Wes@tuttleco.com)

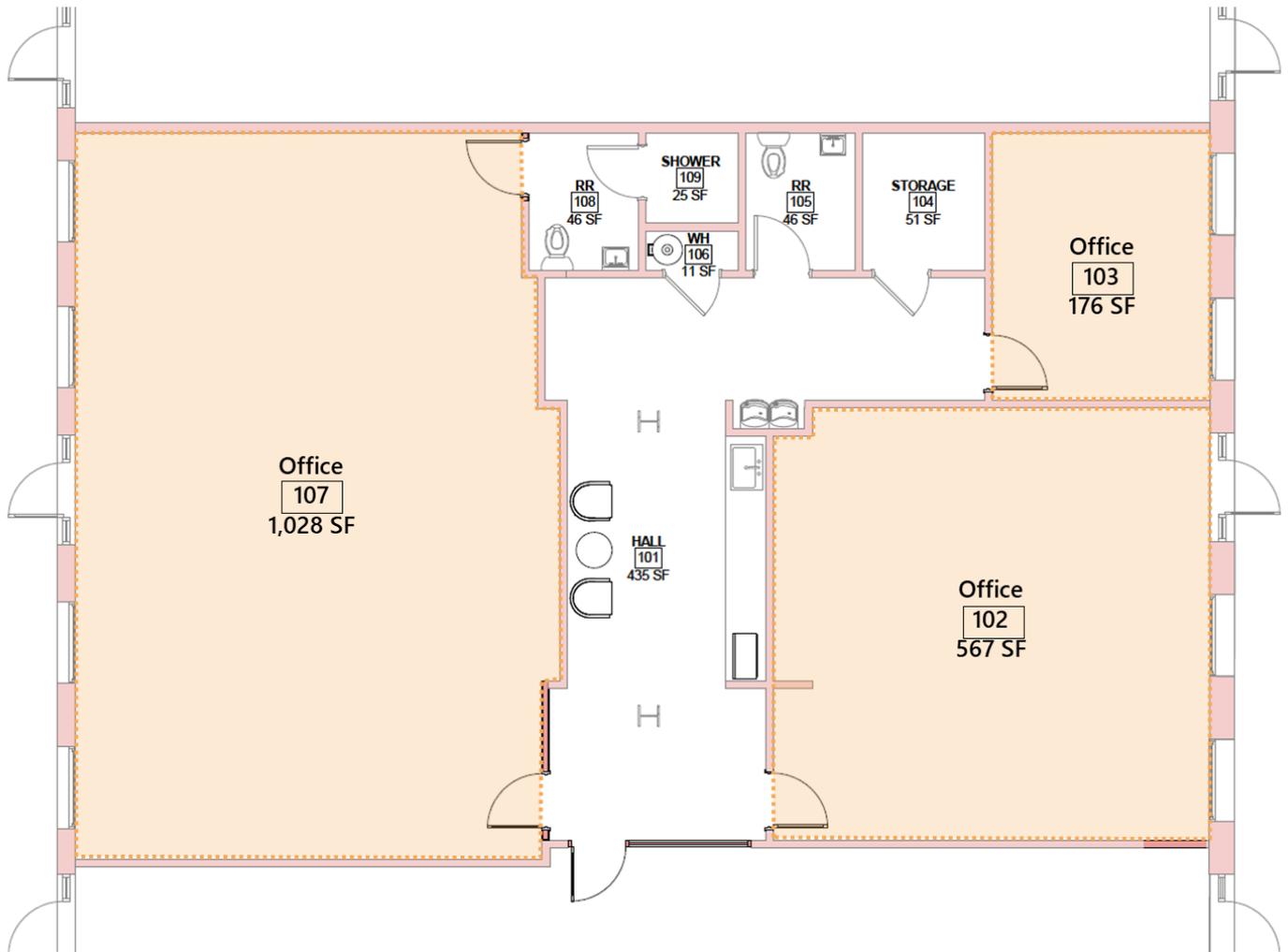
300 Technology Center Way, Suite 410 | Rock Hill, South Carolina 29730 | 803-366-1158 | [tuttleco.com](http://tuttleco.com)

**FIRST FLOOR - FLOOR PLAN**



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**FIRST FLOOR - TENANT 04 FLOOR PLAN**



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## COTTON FACTORY - EXTERIOR PHOTOS



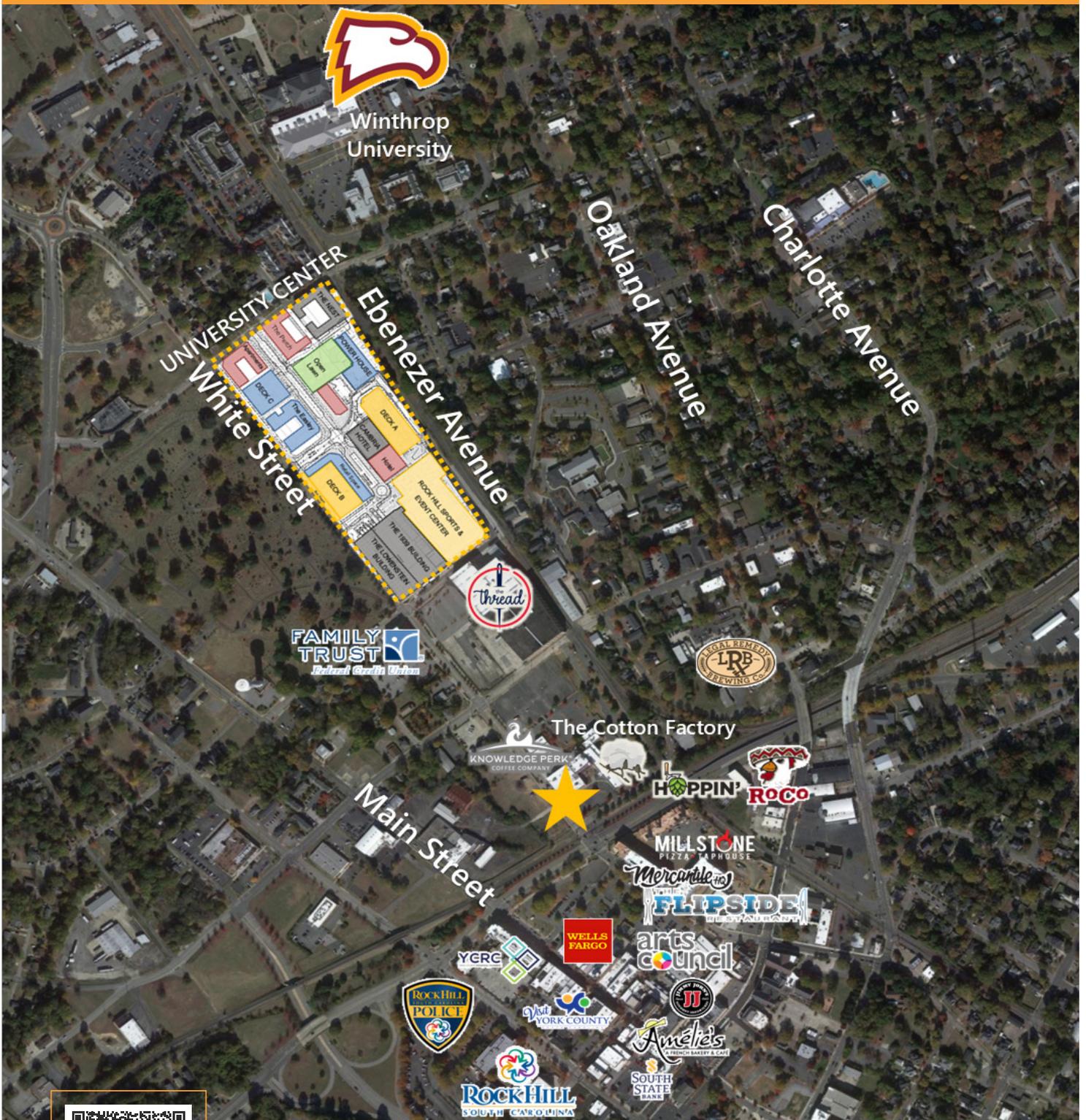
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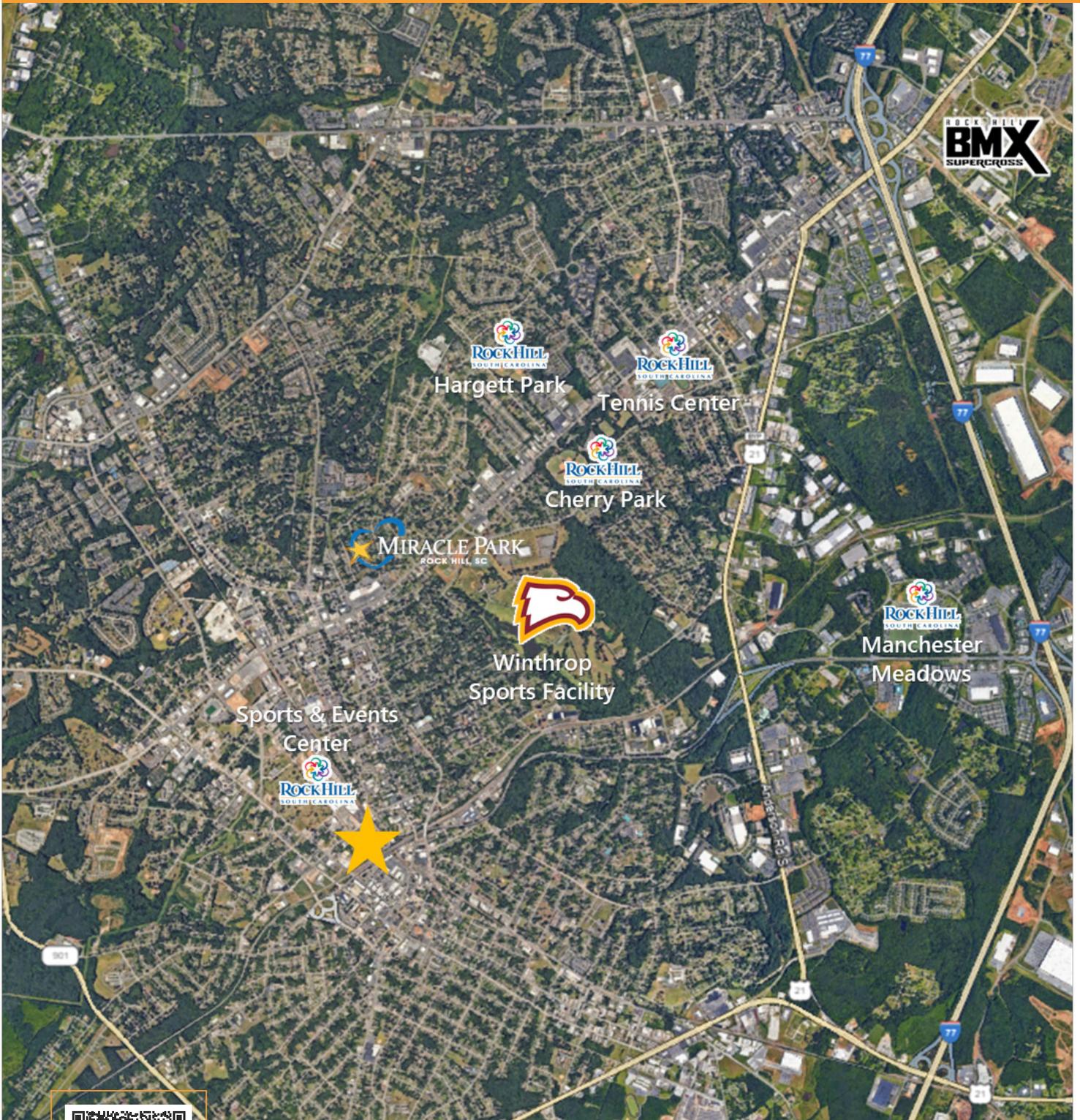
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LOCATION AERIAL



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**ROCK HILL - PRT AERIAL**



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**AREA AMENITIES & ATTRACTIONS**



- Rock Hill is the Most Populous City in York County & the 5th Most Populous City in SC
- Located 30 Minutes South of Charlotte and a Hour North of Columbia, Rock Hill Anchors what is known as the "Old English District" in South Carolina
- Rock Hill is conveniently located with Access to Interstate 77



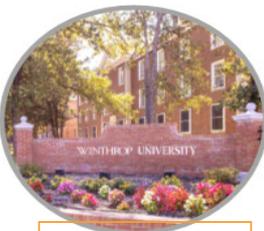
**UNIVERSITY CENTER**

A ±1.3 Million SF Revival of the Historic ±23 Acre Rock Hill Printing & Finishing Company (The Bleachery) site into a ±200 Million Mixed-Use Development, Located in the Heart of Knowledge Park



**ROCK HILL SPORTS & EVENT CENTER**

A State-of-the-Art Facility with 8 Basketball Courts, 16 Volleyball Courts, 700 Court-Side Permanent Seats, Multiple Concessions & Locker Rooms & The Championship Court has 1,200 Stadium Seats. Attracts over 466,000 Visitors Annually!



**WINTHROP UNIVERSITY**

Founded in 1886, Winthrop is a Nationally Recognized Public & Comprehensive University located on a Historic and Scenic Campus. Known for its Diversity, Excellence & Family Atmosphere.



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