



410/420 S Herlong Ave.

ROCK HILL MEDICAL/OFFICE SPACE FOR LEASE

Two ground-level, 2nd generation Medical/office space suites within an established Rock Hill medical complex. The functional layout is easily adaptable for healthcare or professional practices. Situated in a highly accessible commercial corridor, the property boasts unbeatable proximity to Piedmont Medical Center, Winthrop University, and Downtown Rock Hill.

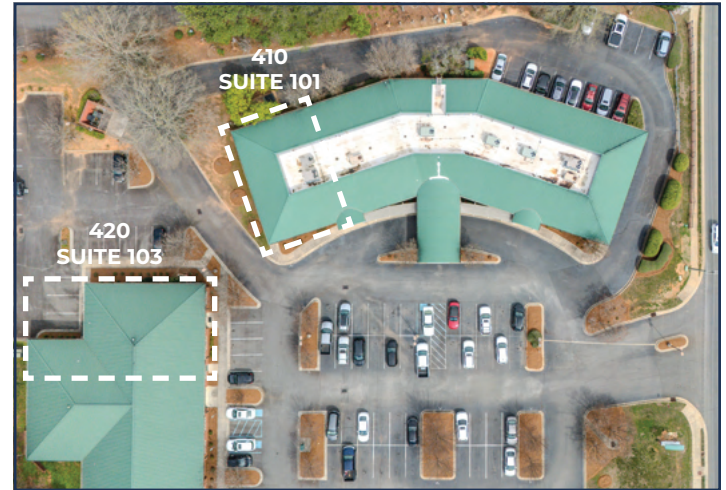
Property Highlights:

- ▶ Ground level 2nd Generation Office/Medical Space
- ▶ Great signage opportunity on building and monument sign
- ▶ 0.4mi from Piedmont Medical Center
- ▶ Minutes from Winthrop University, and Downtown Rock Hill
- ▶ Highly accessible location with excellent roadway connectivity

**420 STE 103
MATTERPORT
VIRTUAL TOUR**



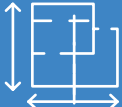
**410 STE 101
MATTERPORT
VIRTUAL TOUR**




Rent
\$18/sf



TICAM
\$5.00



2,100-2,598
SF



Lease Type
**Triple Net
Lease (NNN)**



Zoning
**Office
Institutional**

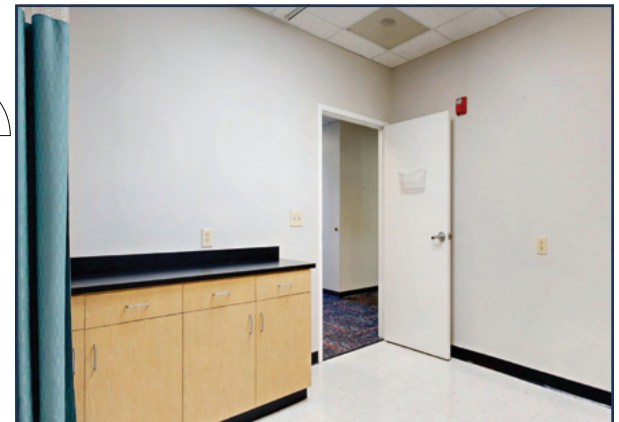
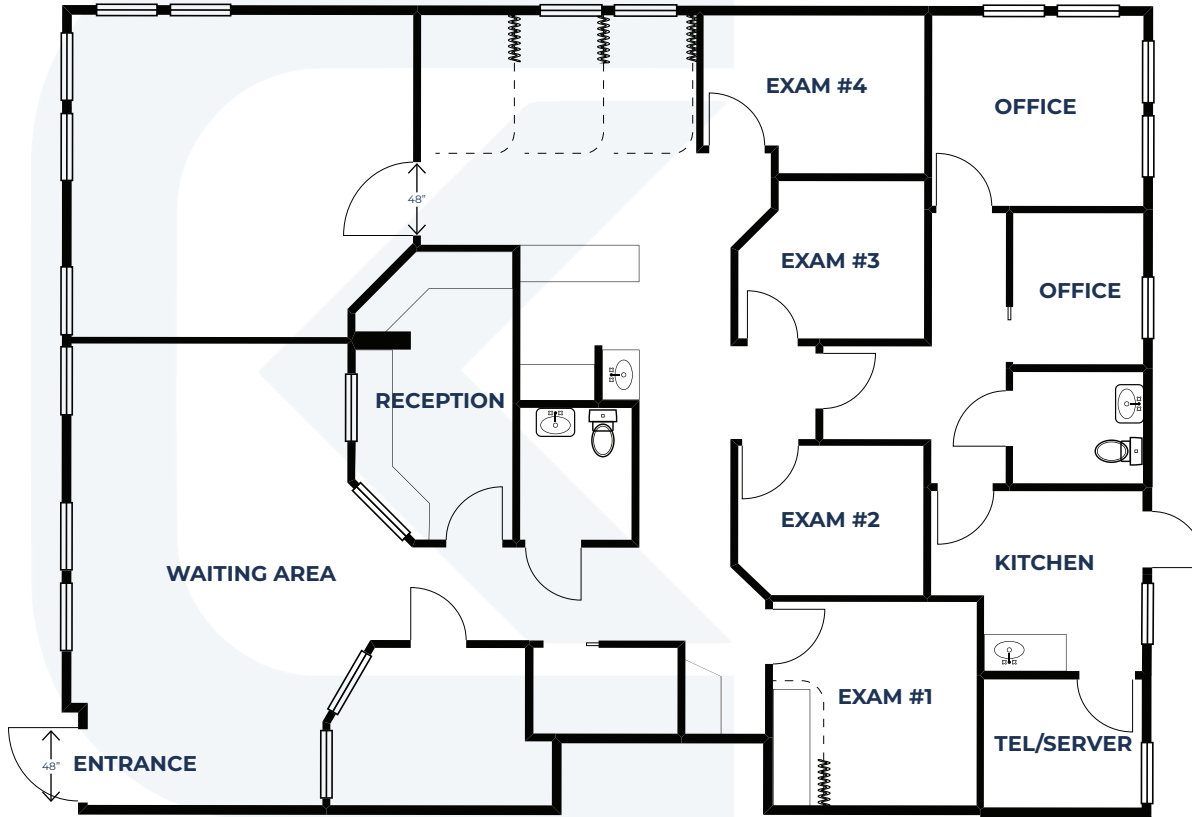
410 S HERLONG AVE, SUITE 101

Square Footage	2,598 SF
Rent	\$18/SF
TICAM	\$5.00/SF
Lease Type	Triple Net Lease (NNN)
Zoning	Office Institutional

MATTERPORT
VIRTUAL TOUR



FLOOR PLAN



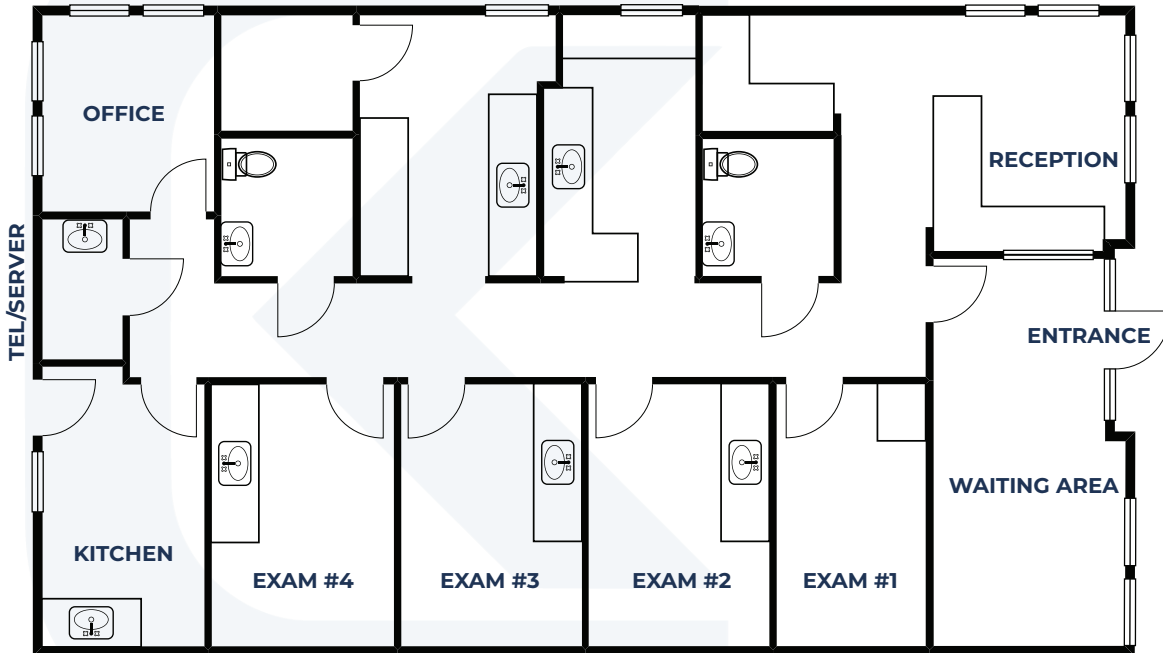
420 S HERLONG AVE, SUITE 103

Square Footage	2,100 SF
Rent	\$18/SF
TICAM	\$5.00/SF
Lease Type	Triple Net Lease (NNN)
Zoning	Office Institutional

**MATTERPORT
VIRTUAL TOUR**



FLOOR PLAN



- Other Tenants in Park:*
- Horizon Eye Care
 - King Law
 - Lancaster Endocrinology
 - Carolina Asthma & Allergy
 - Healthsource Chiropractic
 - Palmetto Cardiology
 - Rumor Medical Aesthetics

410/420 S HERLONG AVE



S HERLONG AVE. - 23,400 AADT

CONSTITUTION BLVD. - 11,300 AADT

EBENEZED RD. - 11,200 AADT

HECKLE BLVD. - 19,100 AADT



PROPERTY DEMOGRAPHICS

STATISTIC	1 MILE	3 MILES	10 MILES
Population	8,201	49,370	97,873
Households	3,481	19,720	39,298
Avg. Household Income	\$97,954	\$113,610	\$117,481



PROPERTY DETAILS

Address	410/420 S Herlong Ave Suite 101/Suite 103 Rock Hill, SC 29732
Zoning	Office Institutional
Square Footage	2,100-2,598 SF
Rent	\$18/SF
Lease Type	Triple Net Lease (NNN)
TICAM	\$5.00/SF



**Kuester
Commercial**
803.578.7788

127 Ben Casey Dr
STE 101
Fort Mill, SC 29708



ALEXIS MILLER
803.207.0191
alexis@kuestercre.com



CHRIS DAVIS
704.506.7653
chris@kuestercre.com