



# 1365 W Main Street

Rock Hill, South Carolina 29732



Available for Sale or Lease  
+/- 12,700 SF Industrial Space

## Property Overview

# 1365 W Main Street

## Available for Sale or Lease

+/- 12,700 SF of open industrial space, ideal for manufacturing, warehousing, distribution, or other heavy-duty operations. Situated on W Main Street, the site offers quick access to I-77, Route 21, and major highways, providing an optimal location for regional or national distribution. Proximity to downtown Rock Hill and just a short drive to Charlotte, NC.

### Property Details

**Address** 1365 W Main Street | Rock Hill, SC 29732

**Availability** +/− 12,700 SF Available for Sale or Lease

**Acreage** +/− 7.14 AC

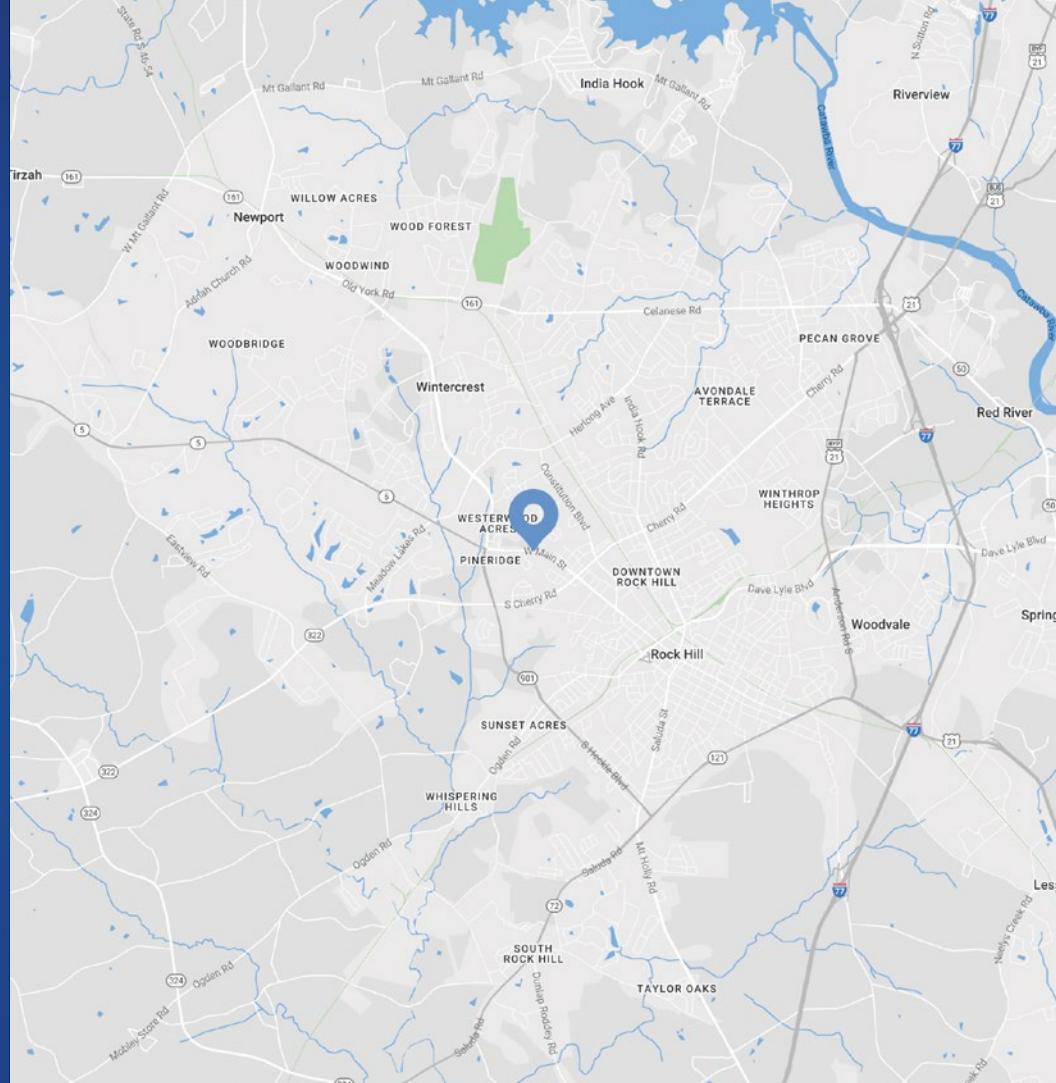
**Use** Industrial

**Parcel** 5950000135

**Traffic Counts** W Main Street | 19,700 VPD

**Lease Rate** Call for Leasing Details

**Sale Price** \$1,850,000



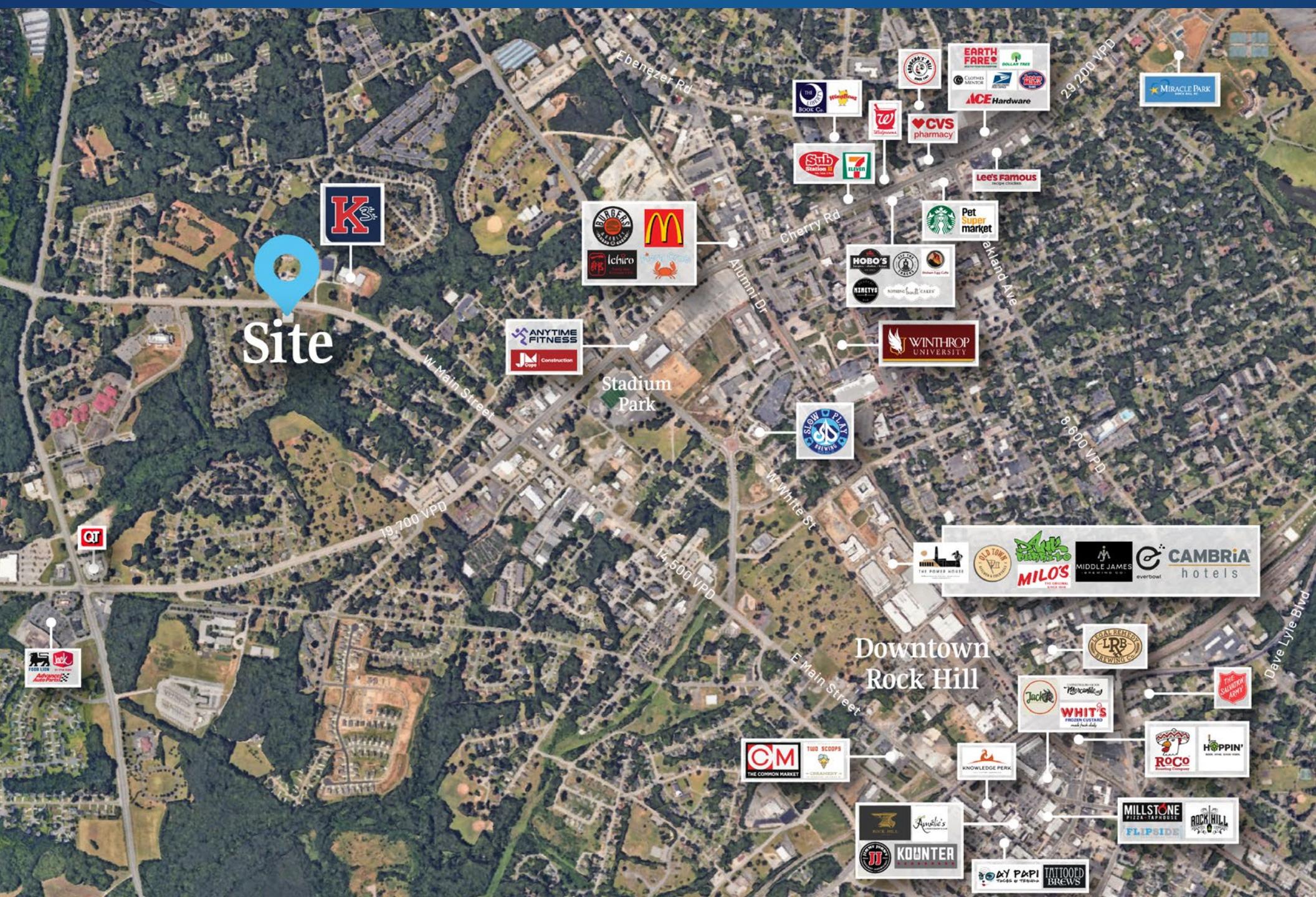
### Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	7,750	55,752	98,445
<b>Avg. Household Income</b>	\$69,029	\$84,751	\$90,722
<b>Median Household Income</b>	\$54,069	\$62,596	\$68,741
<b>Households</b>	3,001	22,548	39,929
<b>Daytime Employees</b>	4,418	27,335	43,506

## Property Photos



## Market Overview



# Rock Hill South Carolina

Rock Hill is a business-savvy blend of historic charm and strategically implemented expansion right outside of Charlotte. The city is located in the north-central area of South Carolina approximately 20 miles south of Charlotte, NC along the I-77 corridor.

The largest city in South Carolina's York County, Rock Hill is a charming college town, with the campus of Winthrop University making up one of its five historic districts. The surrounding area is home to the Carowinds amusement park, an entertainment destination so large that it spans two states.





Downtown  
Rock Hill

Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.