



1365 W Main Street

Rock Hill, South Carolina 29732



Available for Sale or Lease

+/- 12,700 SF Industrial Space

Property Overview

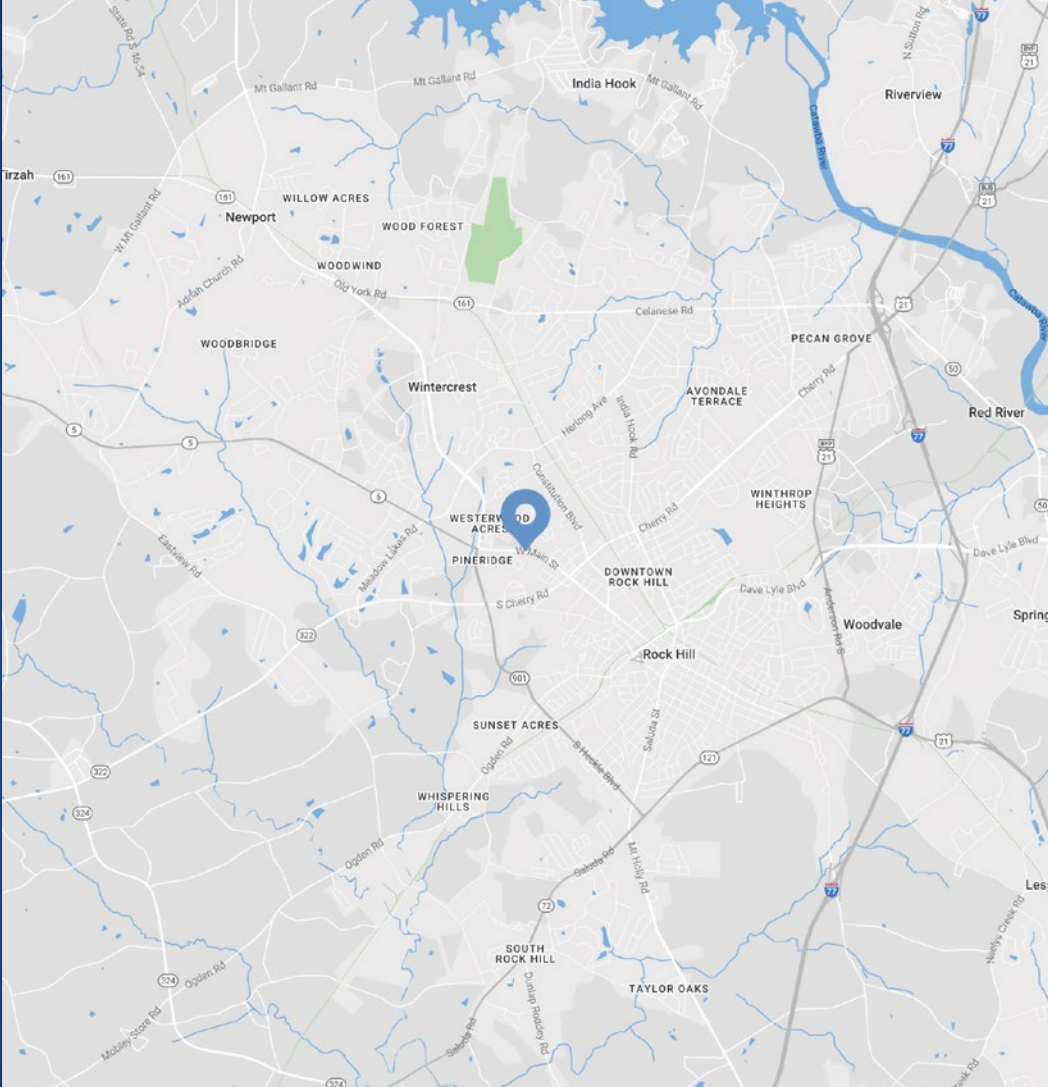
1365 W Main Street

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



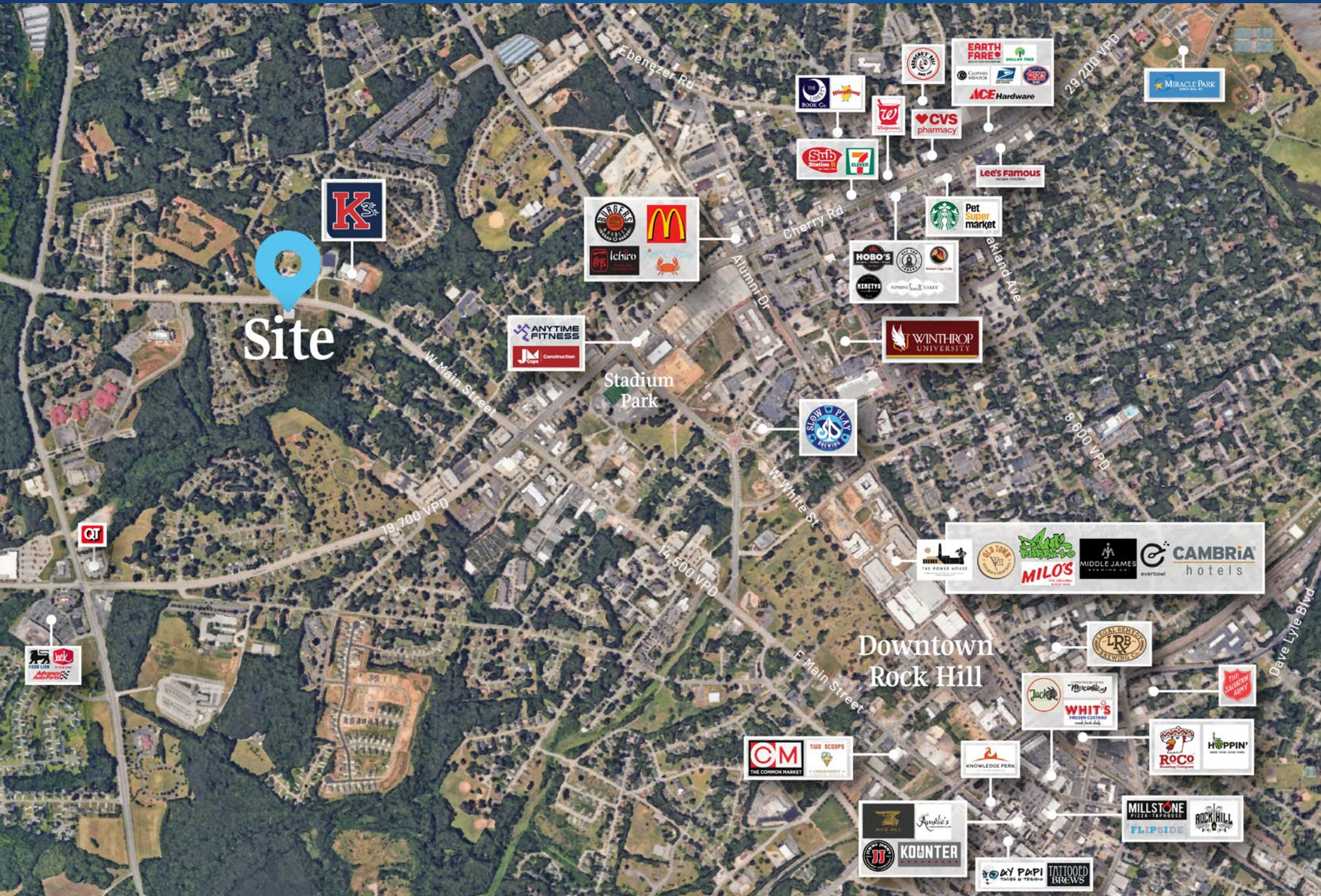
Demographics

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

Site

W Main St

19,700 VPD

Long View Rd

Contact for Details

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Charlotte, NC 28204

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.