CELANESE NORTH

CELANESE ROAD, ROCK HILL, SC 29732

TRADITION QUALITY
Warren Norman
COMPANY
EST. 1948

OFFERING SUMMARY

|	
Available SF:	7,995 - 12,000 SF
Lease Rate:	$37.00 - 43.00 SF/yr (NNN; Ground)
Lot Size:	23.0 Acres
Building Size:	54,000 SF

PROPERTY OVERVIEW

10 acre commercial development. Site can include up to 5 buildings ranging from 7,995 SF to 12,000 SF and a ground lease opportunity. 11,200 SF Medical facility will anchor the new development. Additional proposed tenant mix of retail, office, and restaurant space. Development will offer prime visibility on Celanese Road and convenient traffic light access.
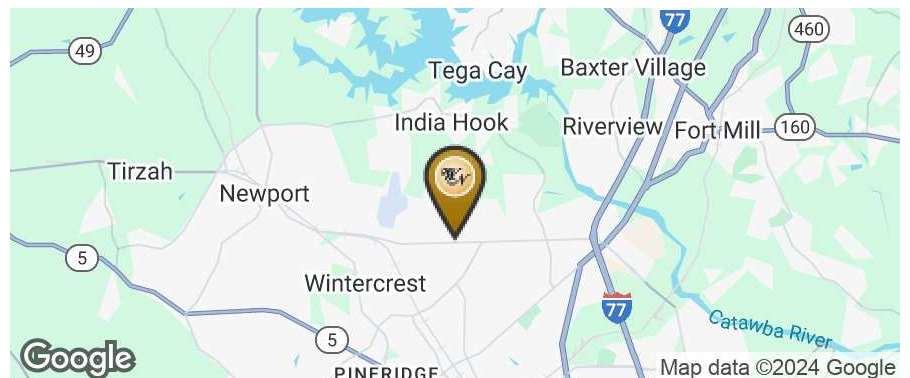
for more information, contact:

WARREN NORMAN
803.366.8141
rw@warrennorman.com

ANDREA WALTERS
803.366.8141
andrea@warrennorman.com

TRADITION QUALITY
WN
EST. 1948

WARREN NORMAN COMPANY | 2700 CELANESE ROAD SUITE 200 | ROCK HILL, SC 29732 | WWW.WARRENNORMAN.COM

CELANESE NORTH

CELANESE ROAD, ROCK HILL, SC 29732

Warren Norman COMPANY
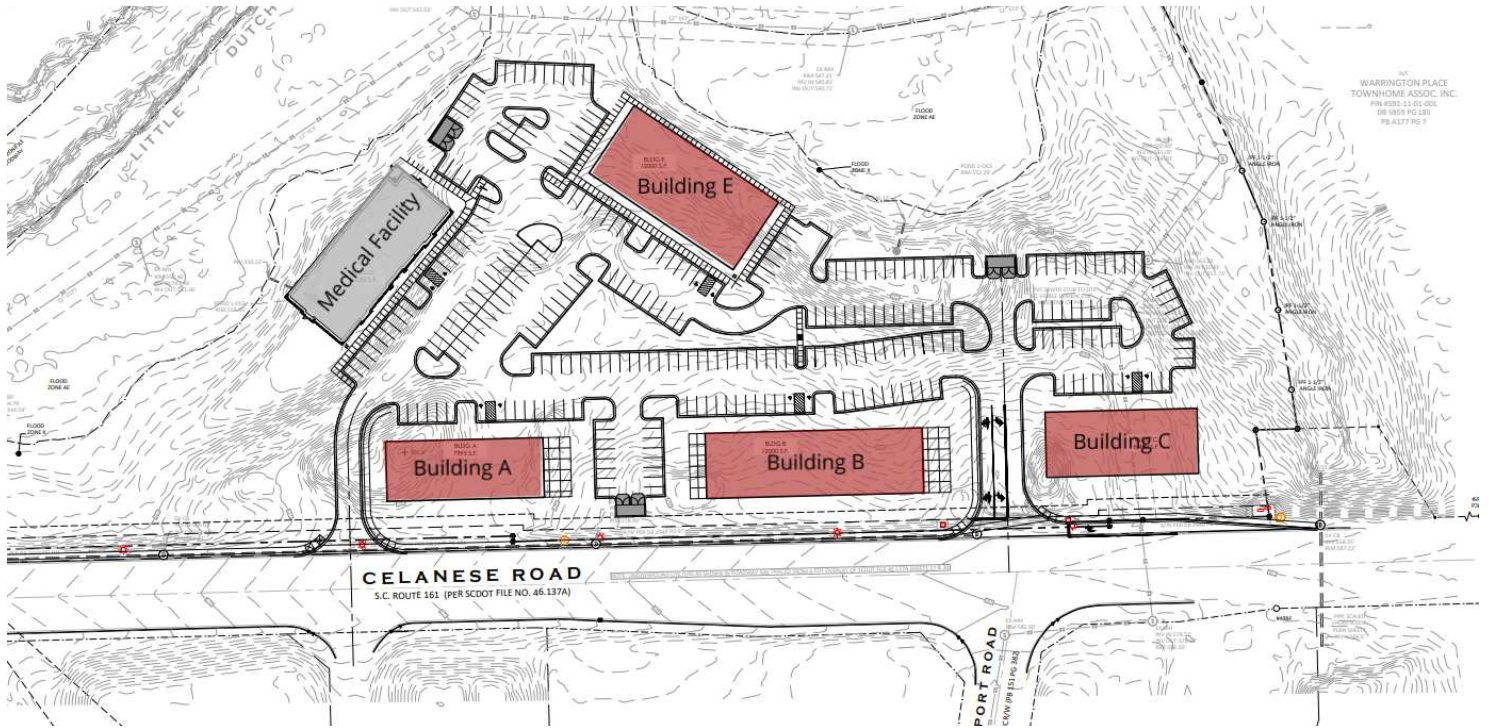
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Building D	Medical Facility	11,200 SF	NNN	-	-
Building A	Available	7,995 SF	NNN	$37.00 - 43.00 SF/yr	-
Building B	Available	12,000 SF	NNN	$37.00 - 43.00 SF/yr	-
Building C	Available	8,400 SF	Ground Lease	Negotiable	Ground lease opportunity +/-2 acres
Building E	Available	12,000 SF	NNN	$37.00 - 43.00 SF/yr	-

for more information, contact:

WARREN NORMAN
803.366.8141
rw@warrennorman.com

ANDREA WALTERS
803.366.8141
andrea@warrennorman.com

WARREN NORMAN COMPANY | 2700 CELANESE ROAD SUITE 200 | ROCK HILL, SC 29732 | WWW.WARRENNORMAN.COM

CELANESE NORTH
CELANESE ROAD, ROCK HILL, SC 29732

TRADITION QUALITY
Warren Norman
COMPANY
EST. 1948

Harlinsdale Neighborhood

Warrington Place Neighborhood

Harris Teeter — Your Neighborhood Food Market
EGGS UP GRILL
PIZZA PAPA JOHNS
Jersey Mike's SUBS
red bowl
FAMILY TRUST Federal Credit Union

bp
HICKORY TAVERN
orangetheory FITNESS
FIREHOUSE SUBS — FOUNDED BY FIREMEN

morningstar STORAGE
CVS
TAKE 5 OIL CHANGE

WELLS FARGO
DUNKIN' DONUTS
labcorp
Wendy's
GOODYEAR
SPAN ENTERPRISES

CASA TEQUILA MEXICAN GRILL

Ebinport Elementary School

Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

for more information, contact:

WARREN NORMAN
803.366.8141
rw@warrennorman.com

ANDREA WALTERS
803.366.8141
andrea@warrennorman.com

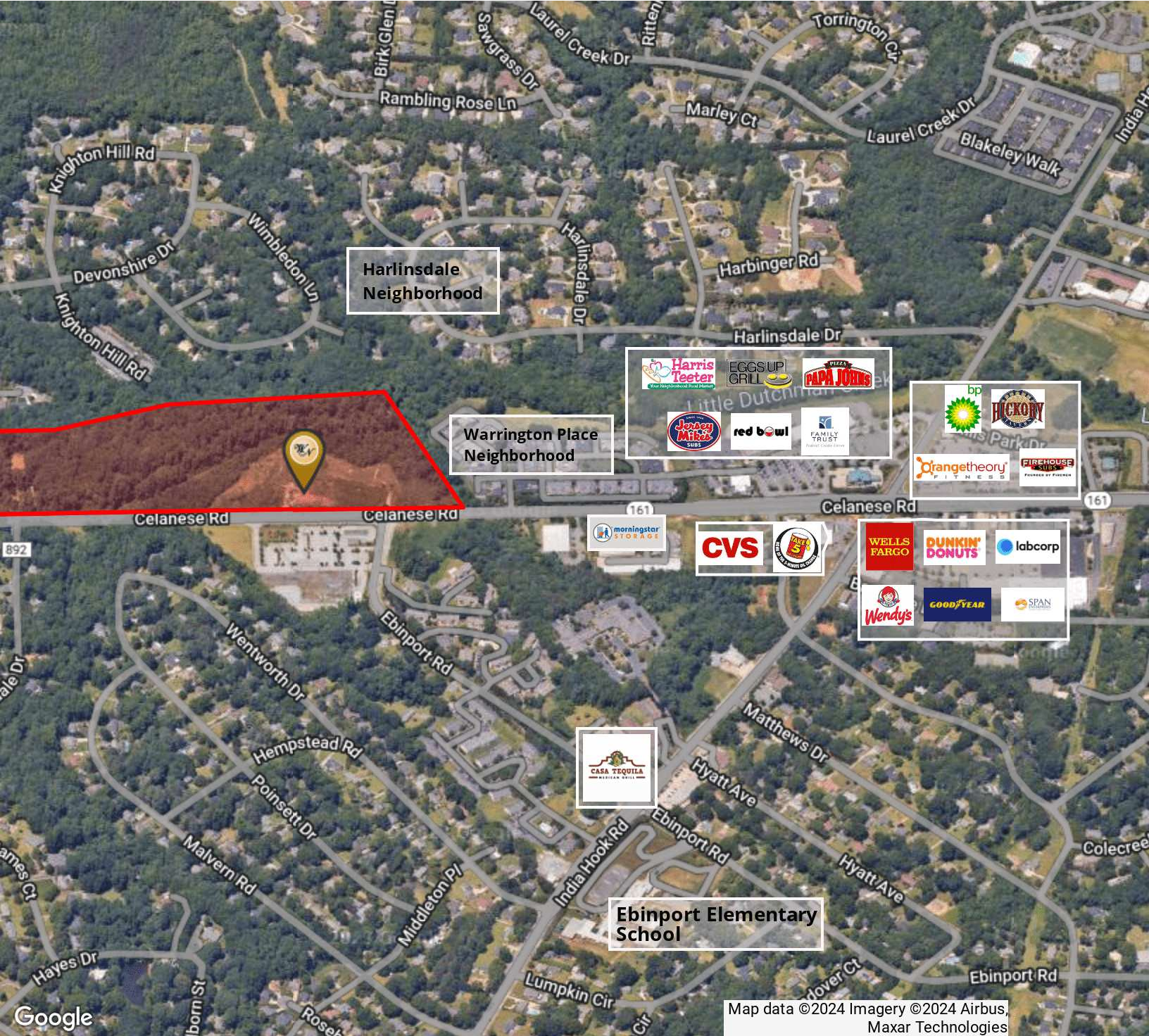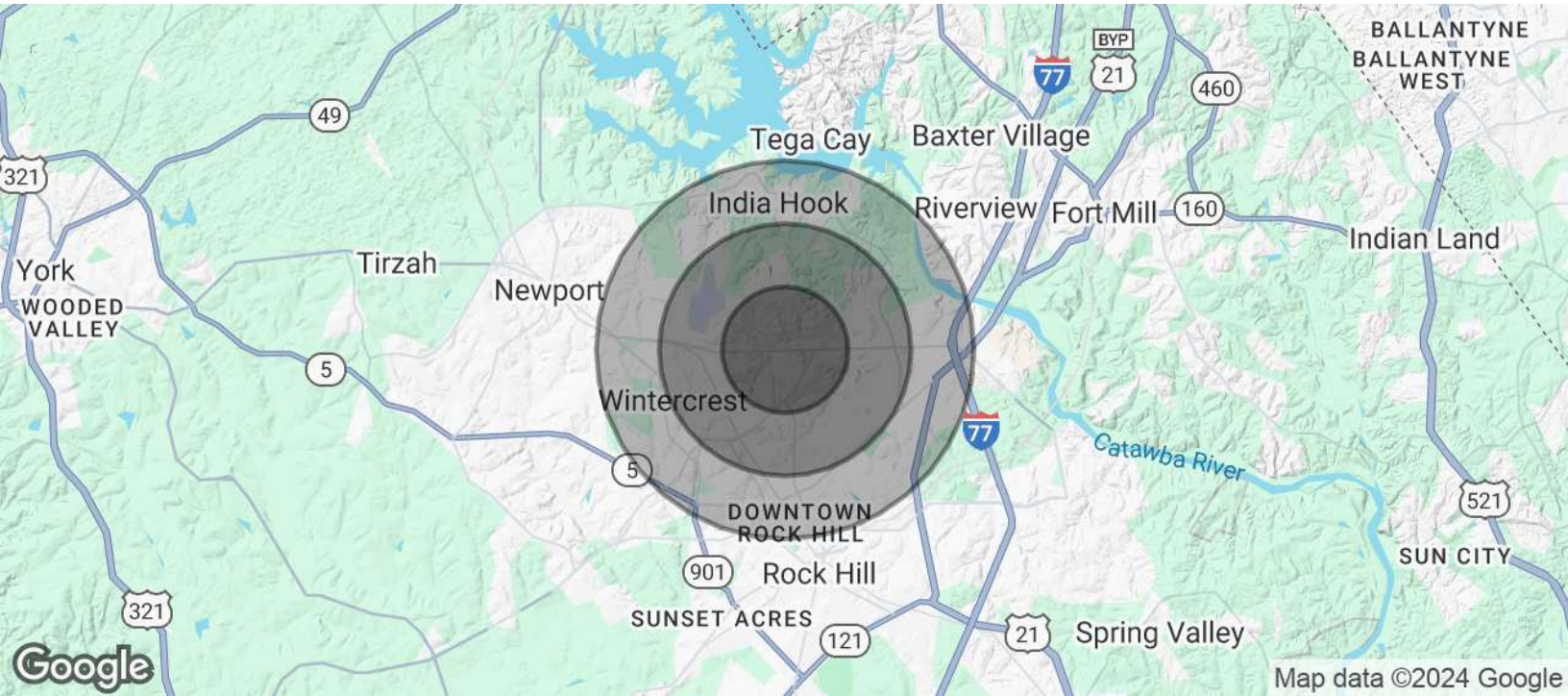# CELANESE NORTH

CELANESE ROAD, ROCK HILL, SC 29732

Warren Norman COMPANY

Map data ©2024 Google

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,246	23,347	49,523
Average Age	45.5	41.6	39.6
Average Age (Male)	43.1	40.3	39.2
Average Age (Female)	50.7	43.8	40.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,162	9,626	20,397
# of Persons per HH	2.4	2.4	2.4
Average HH Income	$87,712	$81,431	$75,458
Average House Value	$239,525	$199,930	$190,069

2020 American Community Survey (ACS)