



SALE

Redevelopment Opportunity w/Potential Tax Credits Downtown Rock Hill

251 E. WHITE STREET

Rock Hill, SC 29730

PRESENTED BY:

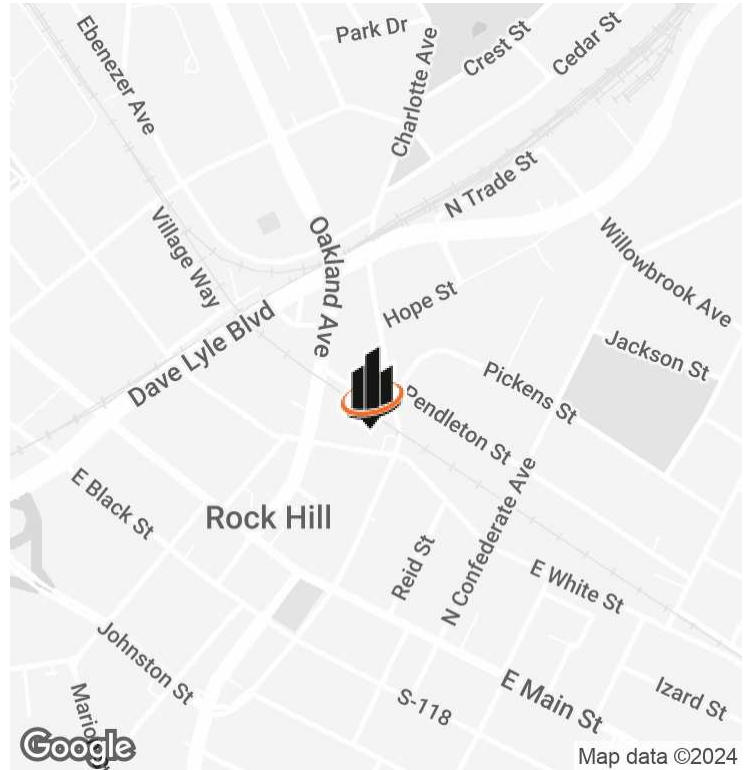
MARK MAYFIELD

O: 803.325.9030

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South Carolina #18972

PROPERTY SUMMARY



LOCATION DESCRIPTION

Located in downtown Rock Hill, SC near new multi-family, office and retail in Knowledge Park .

OFFERING SUMMARY

SALE PRICE:	\$699,000
LOT SIZE:	0.28 Acres
BUILDING SIZE:	4,900 SF
ZONED:	DTWN
APN #:	6271502002

PROPERTY DESCRIPTION

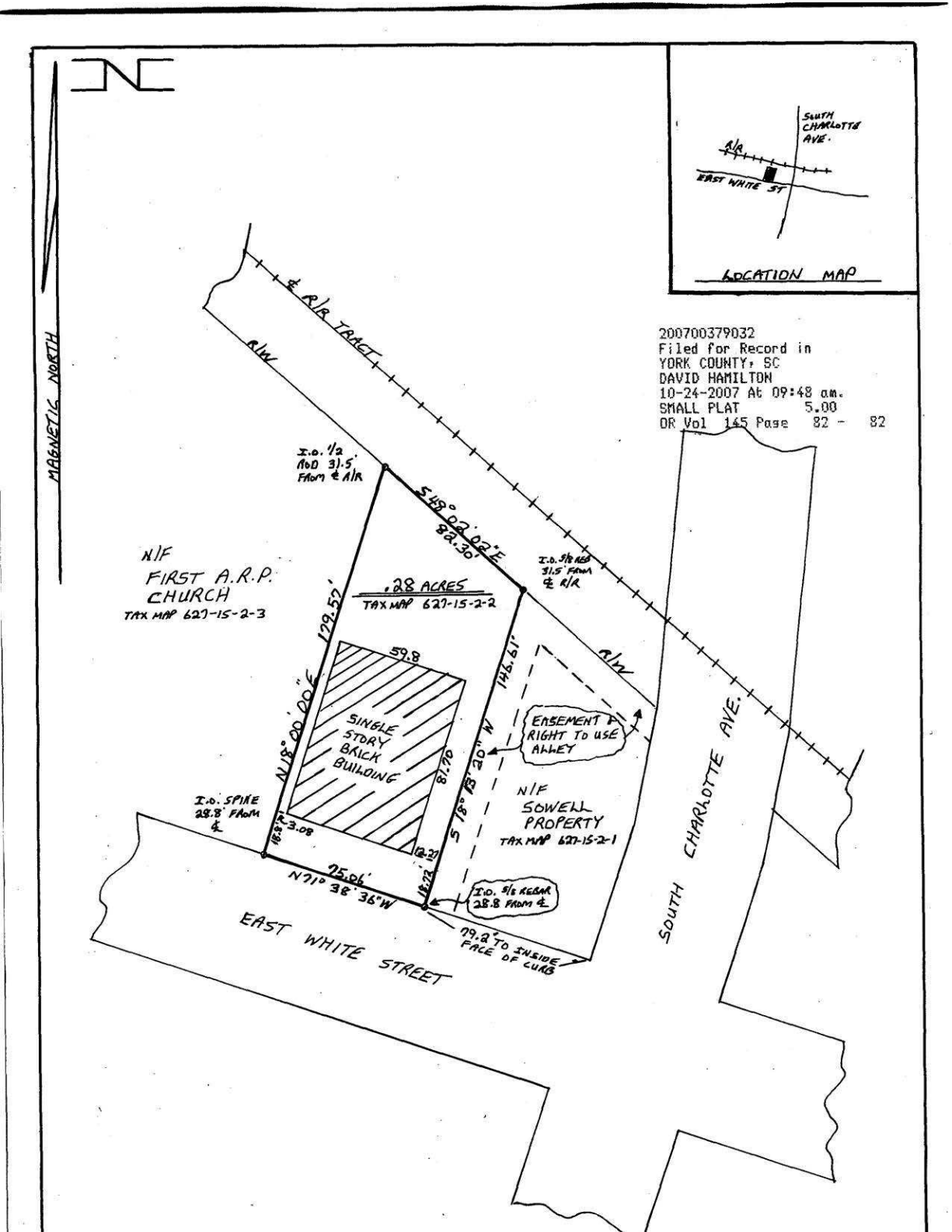
+/- 4,900 SF building perfectly suited for retail or office in downtown Rock Hill, SC.

PROPERTY HIGHLIGHTS

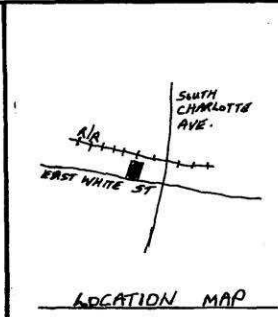
- Potential tax credits from redevelopment
- Opportunity Zone
- Great location downtown Rock Hill
- Relaxed parking requirements

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SITE PLANS

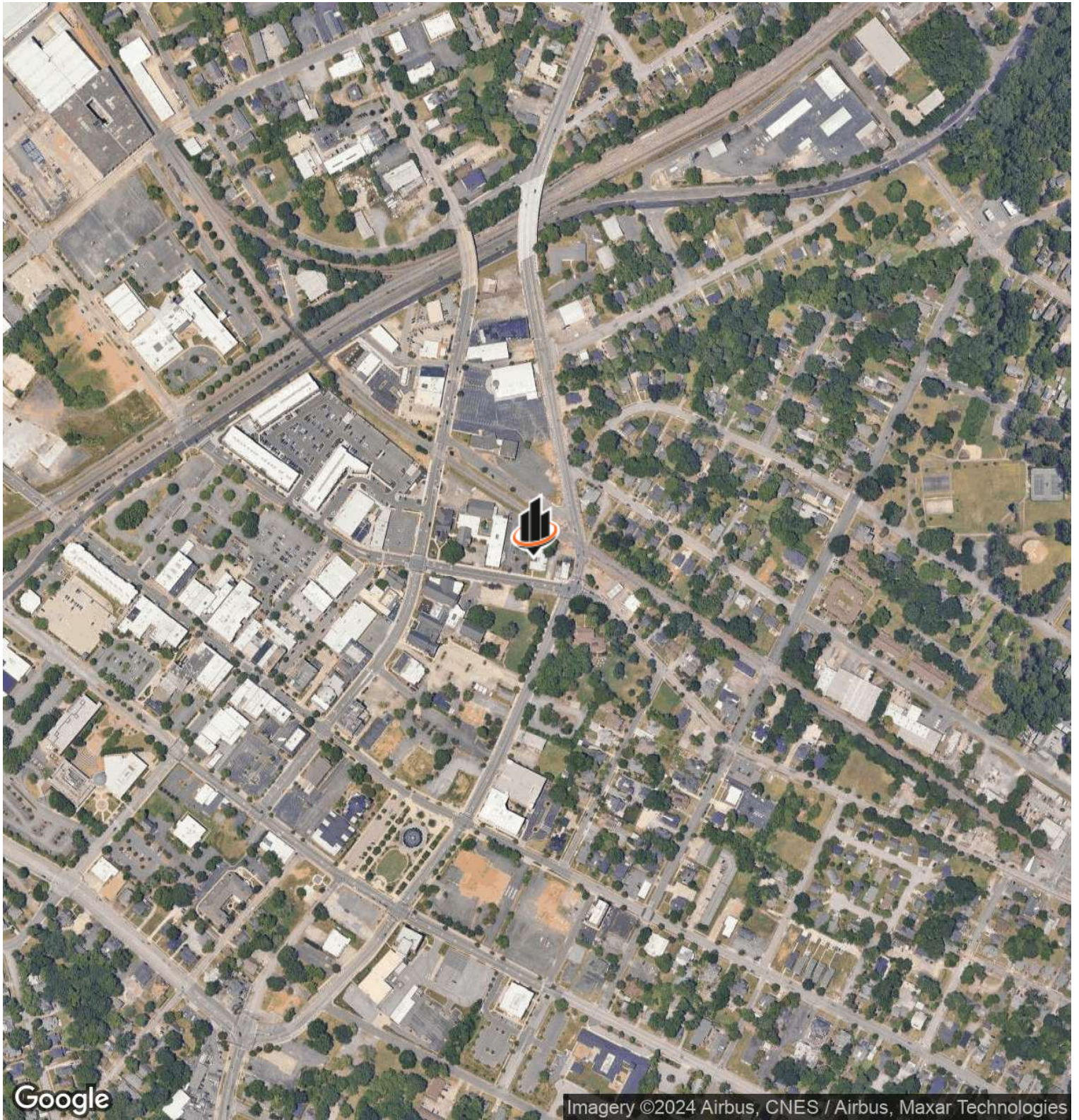


200700379032
 Filed for Record in
 YORK COUNTY, SC
 DAVID HAMILTON
 10-24-2007 At 09:48 am.
 SMALL PLAT 5.00
 OR Vol 145 Page 82 - 82



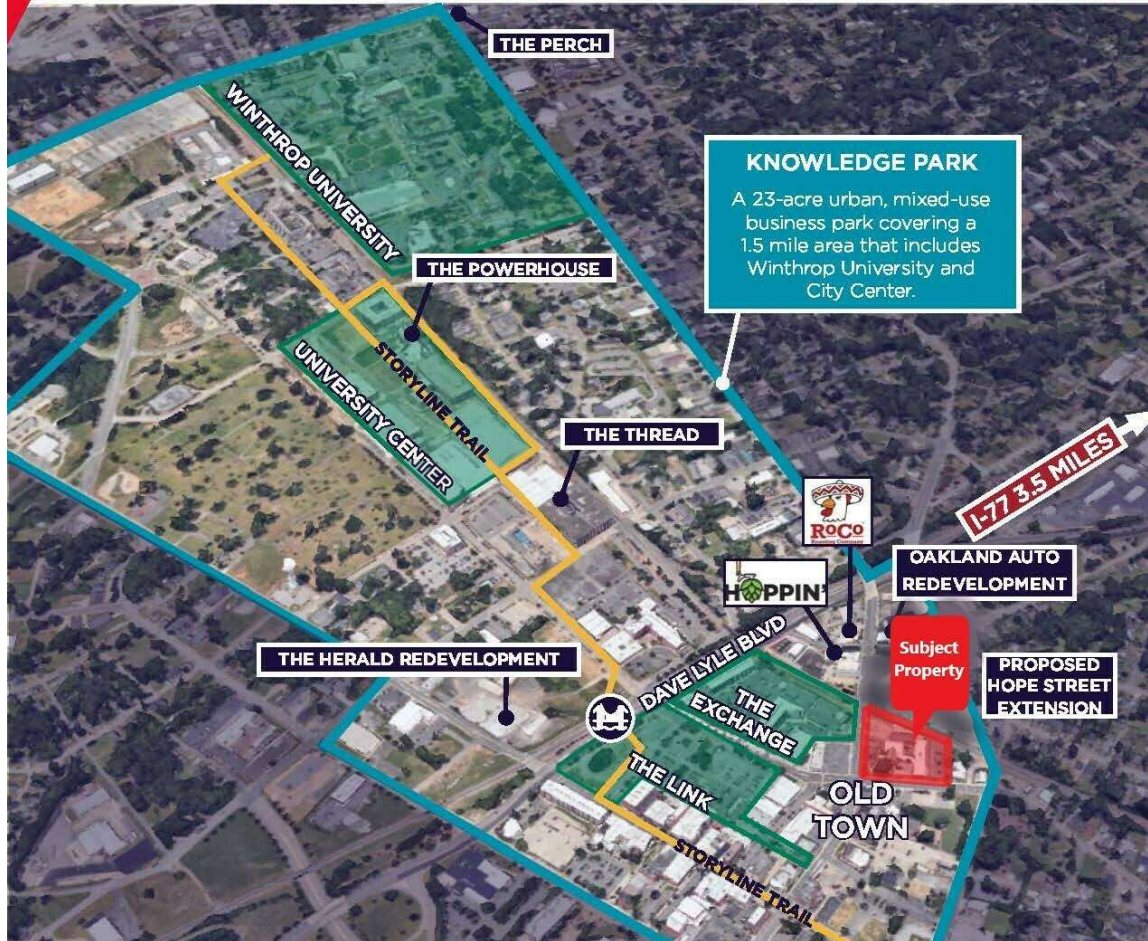
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LOCATION MAP



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THE LOCATION



UPCOMING DEVELOPMENTS



Oakland Auto Redevelopment

A commercial developer announced plans to revamp a downtown Rock Hill property, 119 S Oakland Avenue, that was once home to an auto dealership. The 1.25-acre project is in the Knowledge Park area and includes an 18,000 SF building plus another 2,100 SF building that will be made into a multi-tenant creative office and boutique retail space.



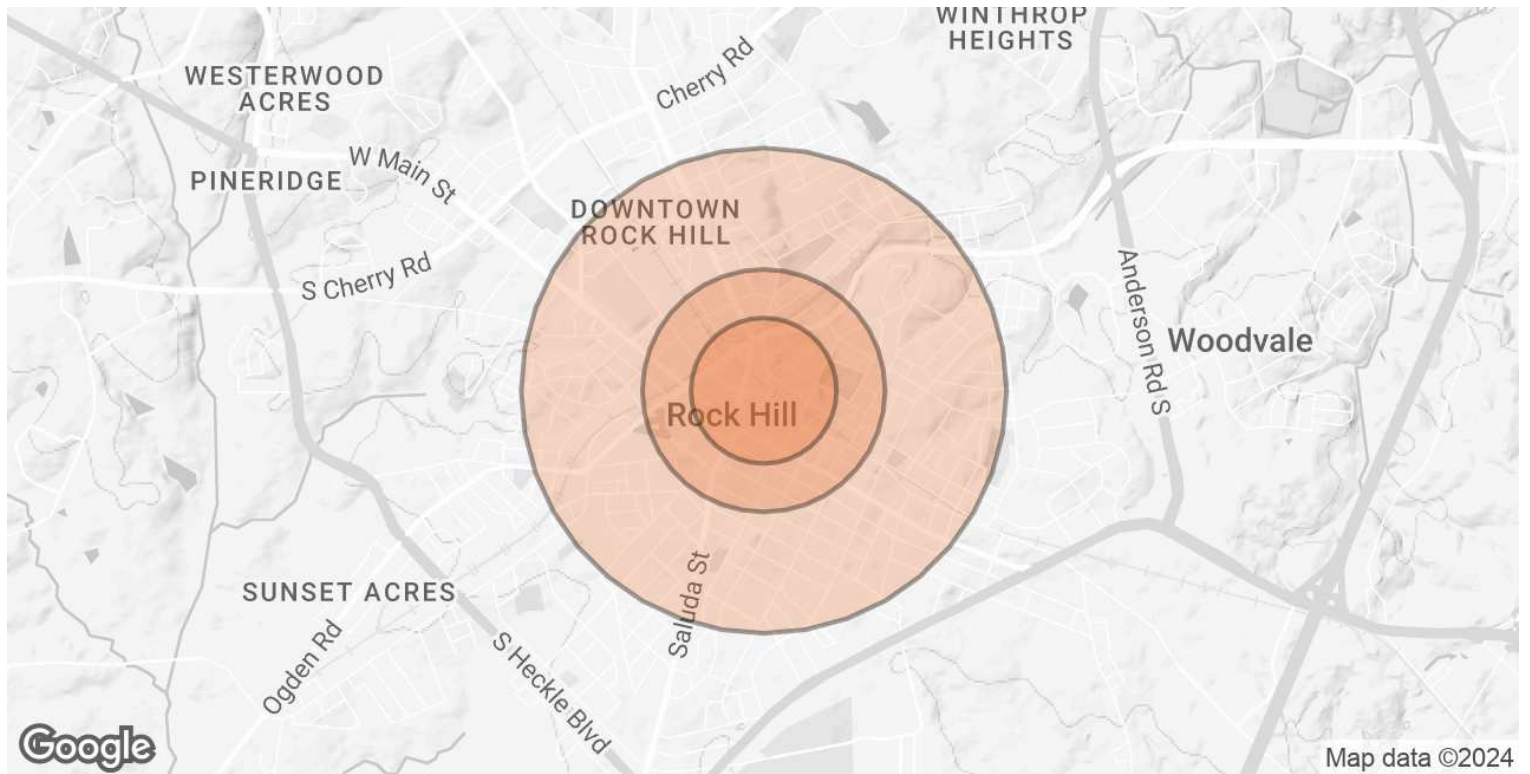
Dave Lyle Pedestrian Bridge

The City to build a pedestrian bridge over Dave Lyle Boulevard to connect Old Town Rock Hill to University Center and Winthrop University.

\$522.2M of Capital Investments in Rock Hill within the past few years

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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	700	2,137	10,716
AVERAGE AGE	38	38	38
AVERAGE AGE (MALE)	37	37	37
AVERAGE AGE (FEMALE)	38	39	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	309	941	4,420
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$47,221	\$50,608	\$51,585
AVERAGE HOUSE VALUE	\$147,532	\$166,802	\$171,281

Demographics data derived from AlphaMap

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