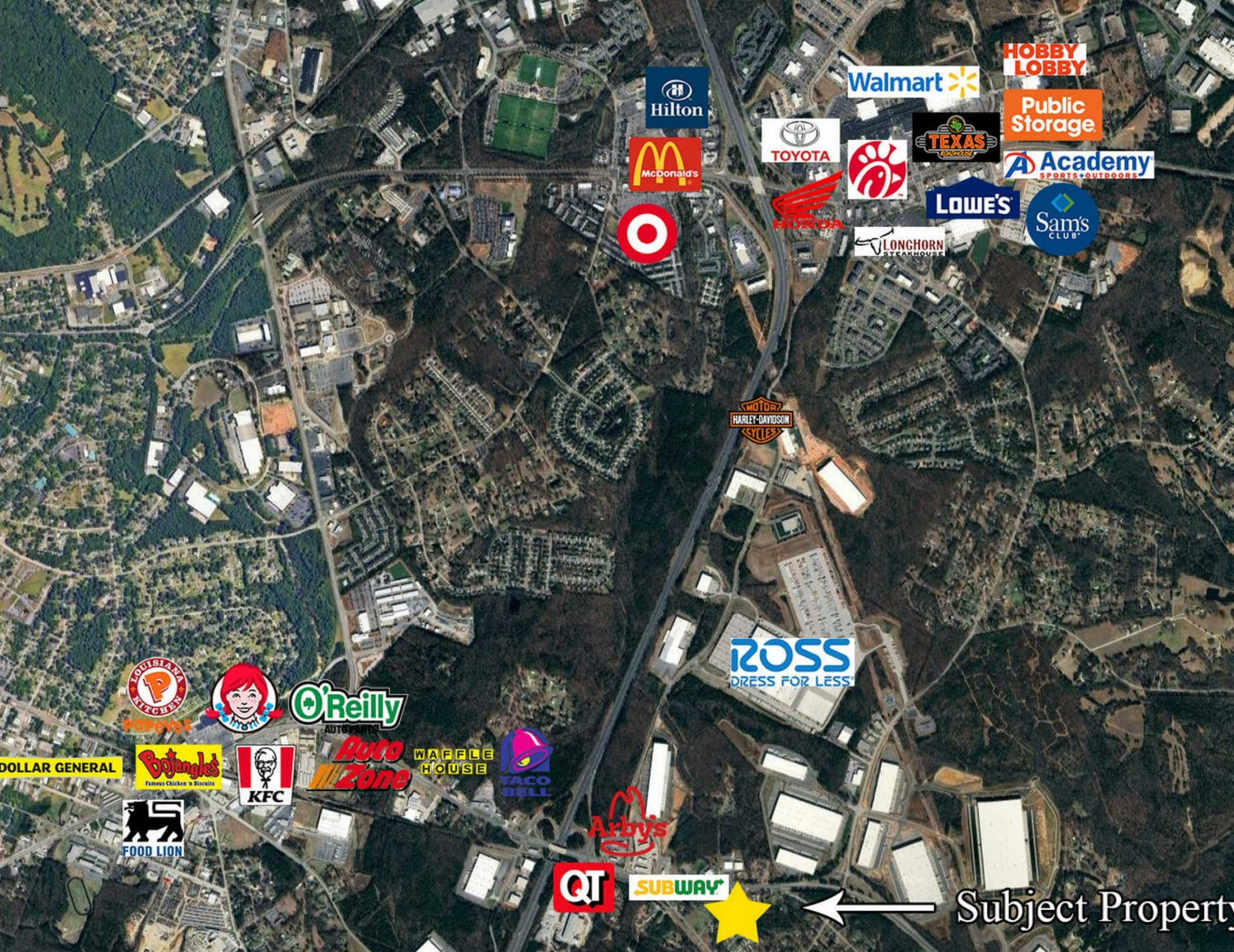




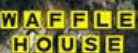
Charlotte Skyline →

±9 ACRES IN ROCK HILL , SC

1244 ANDERSON RD S
ROCK HILL, SC 29730



DOLLAR GENERAL



Subject Property

INVESTMENT SUMMARY

±9 acres in Rock Hill offers an investor or developer the opportunity to own property at one of the busiest streets in Rock Hill, SC and the Charlotte submarket. Easy access off major Hwy 77 and strategically located near major retail and industrial facilities. The site is currently being used as a Automotive dealership and the sale includes 3 structures including an office, service shop, and residential home. Zoned urban development which offers a variety of numerous uses.



PROPERTY SUMMARY

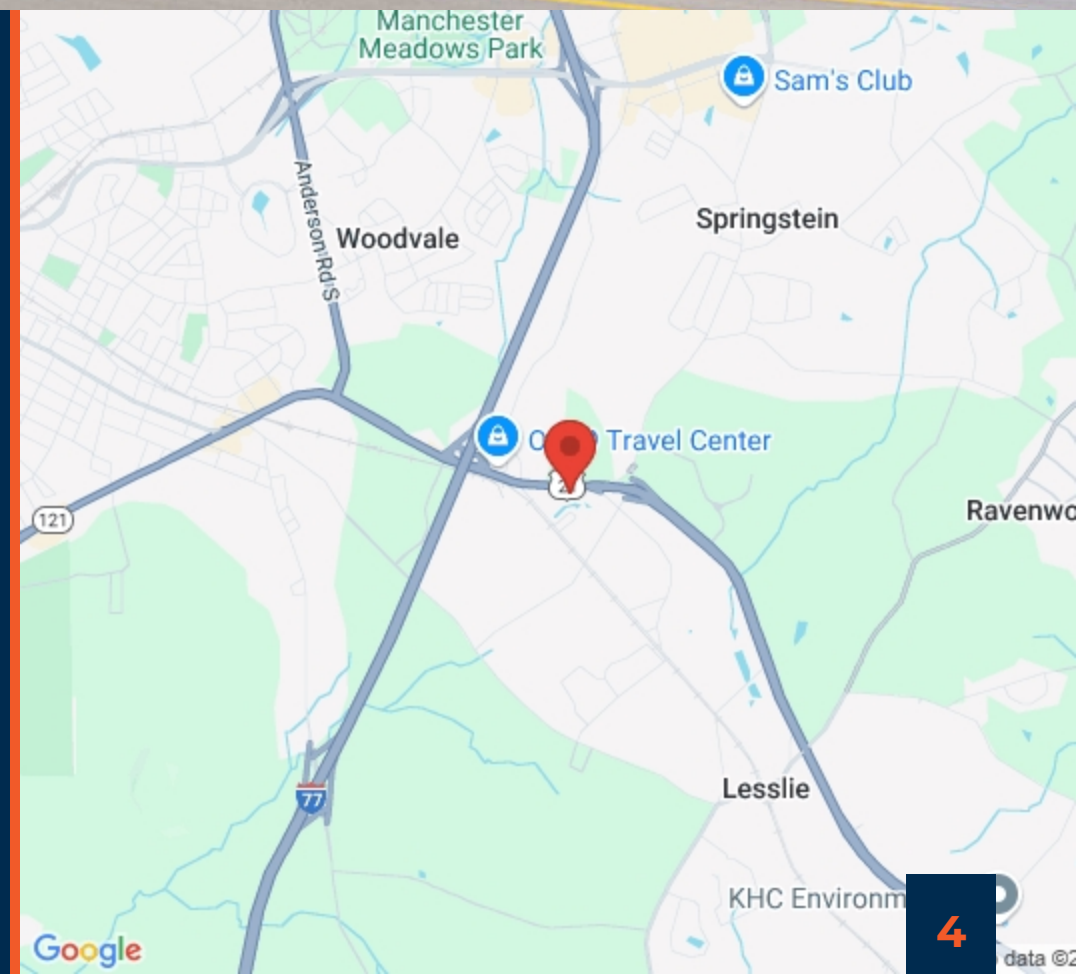
Offering Price	\$4,890,000
Lot Size (acres)	8.88
Parcel ID	671-00-00-006, 671-00-00-008, 671-00-00-023
Zoning Type	Urban Development
County	York
Coordinates	34.911223,-80.973339





INVESTMENT HIGHLIGHTS

- 1256 Anderson Rd S is a premier property that offers an investor a rare opportunity in a rapidly growing market with excellent demographics, strong local and regional fundamentals, and a steady increase in jobs and development that will continue to enhance the property.





LOCATION HIGHLIGHTS

- Excellent access, frontage and visibility.
- Located on US HWY 21 a major thoroughfare and premier location in the Charlotte submarket with 400 ft of road frontage.
- Zoned Urban Development (UD)
- Under half a mile from exit 77 on Hwy 77
- Excellent traffic count and demographics



CITY OF ROCK HILL

COUNTY YORK

AREA

CITY 43.9 SQ MI
LAND 43.7 SQ MI
WATER 0.2 SQ MI
ELEVATION 676 FT

POPULATION

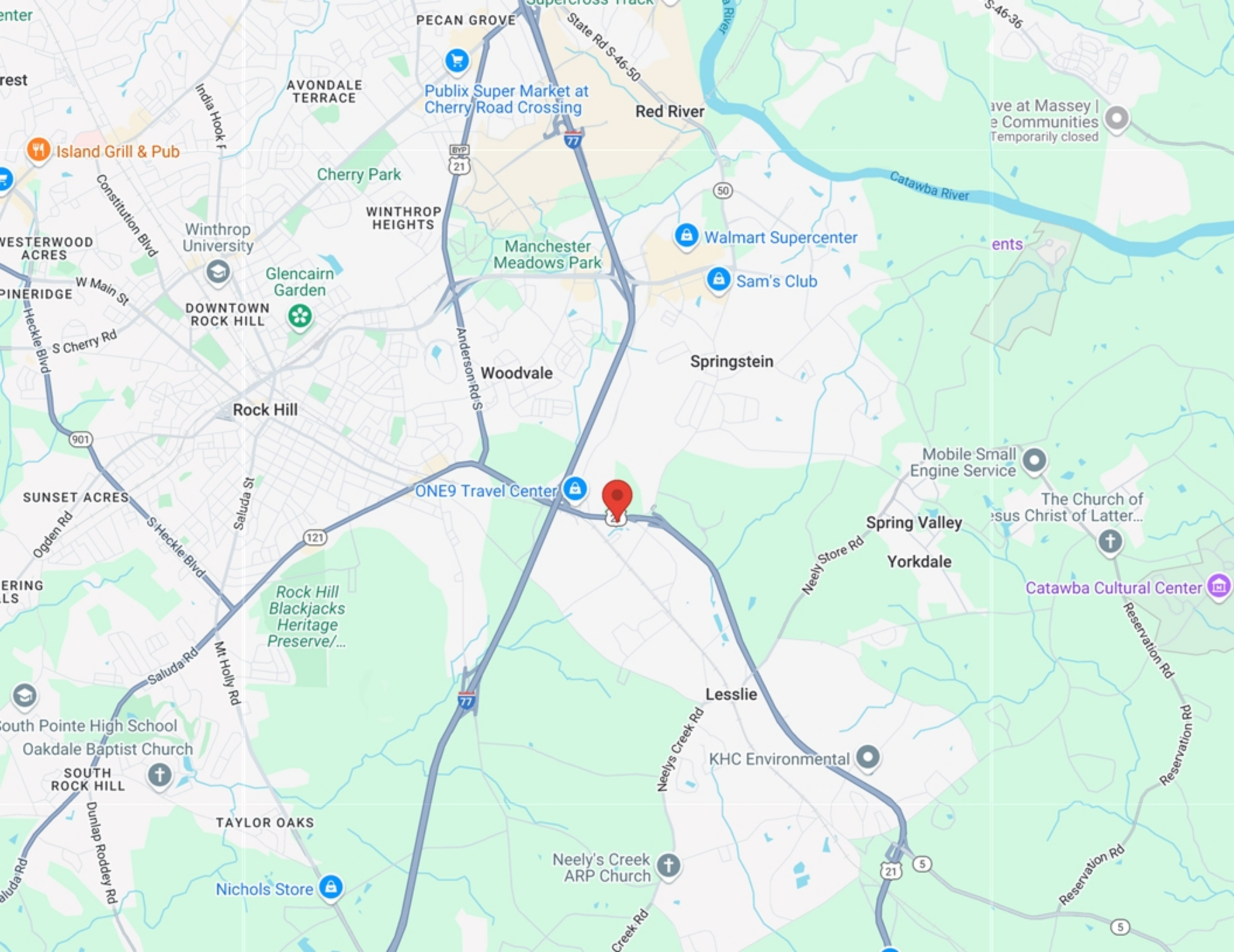
POPULATION 74,372
ESTIMATE (NULL) 75,654
DENSITY 1,702.11 SQ MI
URBAN 218,443



ABOUT ROCK HILL

Rock Hill is the most populous city in York County, South Carolina, United States, and the 5th-most populous city in the state. It is also the 4th-most populous city of the Charlotte metropolitan area, behind Charlotte, Concord, and Gastonia (all located in North Carolina). As of the 2020 census, the city's population was 74,372.





PECAN GROVE

AVONDALE TERRACE

Publix Super Market at Cherry Road Crossing

Red River

ave at Massey | e Communities Temporarily closed

Island Grill & Pub

Cherry Park

21

50

Catawba River

Winthrop University

Walmart Supercenter

Sam's Club

Glencairn Garden

Manchester Meadows Park

Woodvale

Springstein

Rock Hill

ONE9 Travel Center

Mobile Small Engine Service

The Church of Jesus Christ of Latter...

SUNSET ACRES

121

Spring Valley

Yorkdale

Rock Hill Blackjacks Heritage Preserve/...

Catawba Cultural Center

ERING LS

Lesslie

KHC Environmental

South Pointe High School
Oakdale Baptist Church

SOUTH ROCK HILL

TAYLOR OAKS

Neely's Creek ARP Church

Nichols Store

21

5

5

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from HRC PARTNERS LLC and it should not be made available to any other person or entity without the written consent of HRC PARTNERS LLC .

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to HRC PARTNERS LLC . This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. HRC PARTNERS LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, HRC PARTNERS LLC has not verified, and will not verify, any of the information contained herein, nor has HRC PARTNERS LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE HRC PARTNERS LLC ADVISOR FOR MORE
DETAILS.**

EXCLUSIVELY PRESENTED BY:

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