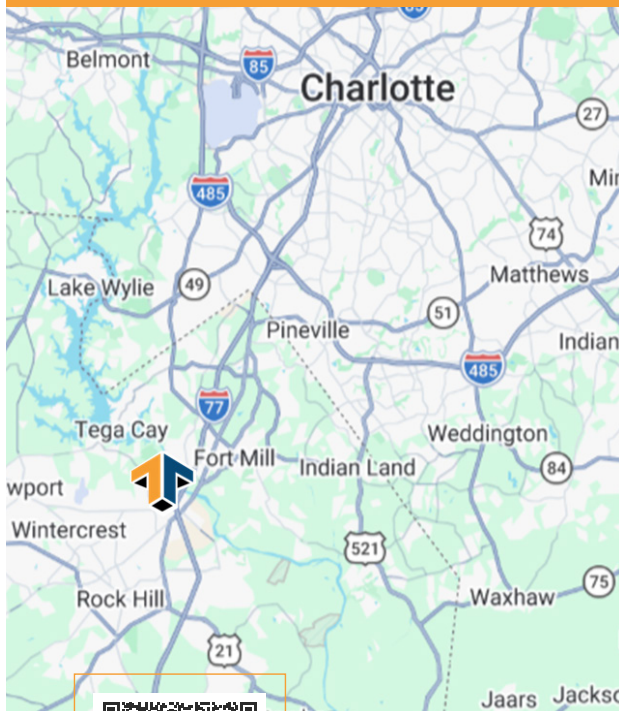


FOR SALE

\$925,000



RECENT PRICE REDUCTION



Excellent Medical Office/Retail Development Opportunity

- ±2.56 Acre Office/Retail Development Site For Sale
- Parcel 662-05-01-004
- Zoned CC (Community Commercial) in the City of Rock Hill Site is Located Near the Signalized Intersection of Riverview Road or Riverchase Boulevard and Celanese Road
- Nearby retailers including 7 Brew Coffee, Dutch Bro's Coffee, Walgreen's, McDonald's, Food Lion, GoodWill, Sonic Burgers, Krispy Crème, Starbucks, Outback Steak House, Domino's Pizza and many more!
- Located in close proximity to Interstate 77, Exit 82C
- Located ±2 Miles From New Octapharma & Novant Health Medical Campus



Wes Tuttle

President/Broker-In-Charge

803-992-6017 | Wes@tuttleco.com

PROPERTY OVERVIEW

Charlotte MSA Access

±20 Minutes

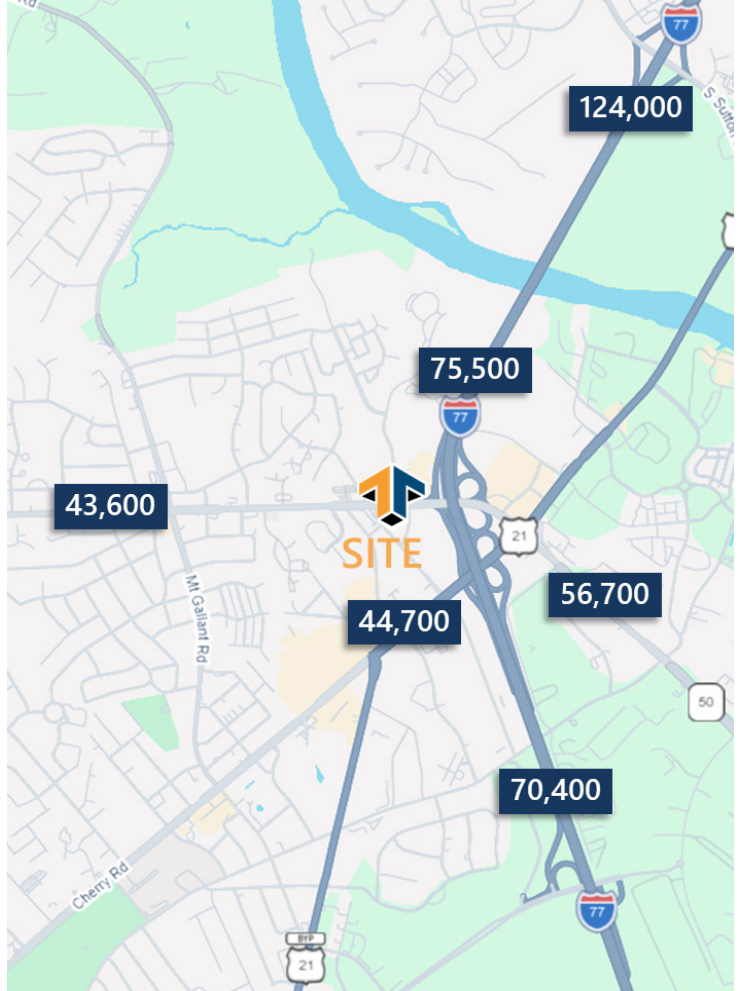
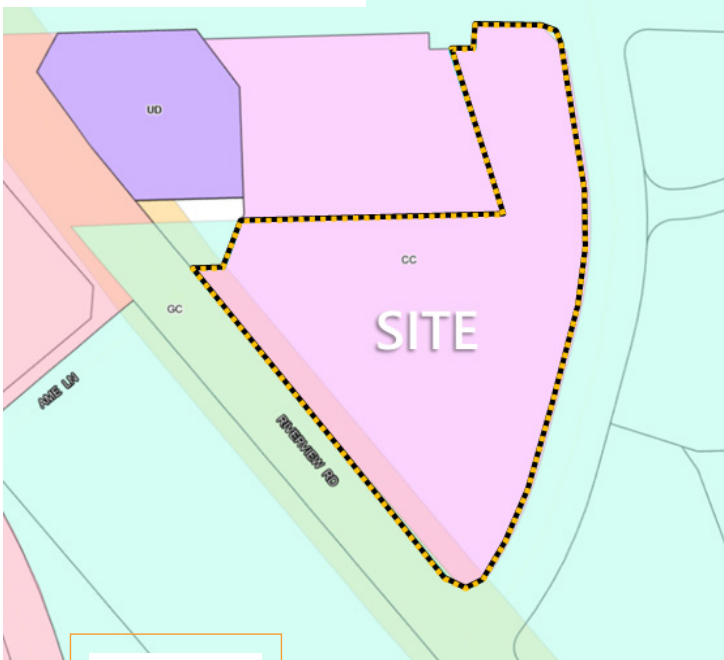
Interstate Access

I-77 via Celanese Road

CONCEPTUAL SIGNAGE ON CELANESE ROAD



ZONING



Market Snapshot | 5-Mile Radius

2025 Population	±123,179
Projected Population Growth (2025 - 2030)	±1.1%
Median Household Income	±\$75,022
Average Household Income	±\$103,285
Total Households	±48,346



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LOCATION AERIAL



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±2.56 Acre Development Site

1303 Celanese Road, Rock Hill, South Carolina 29732



◀ Palmetto Research Park Website

PALMETTO RESEARCH PARK

209
Cleared Acres

109
Contiguous Developable Acres

20 Minutes
to CLT International Airport

1.42 Million
Workforce Within 45-Minute
Commute



- Medical Campus
- ±25 Acres
- ±\$300 Million Investment
- 255 Full-Time Equivalent Employees
- Approved July 2026



- Corporate Offices & Biopharmaceutical Manufacturing
- ±50 Acres
- ±\$1.5 Billion Investment
- 1,500 Jobs
- Approved July 2026



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