

**FOR SALE**



# 1108 ARDWYCK PLACE ROCK HILL, SC 29730

+/- 0.98 AC OF GC ZONED (YORK COUNTY) LAND  
LOCATED NEAR THE INTERSECTION OF DAVE  
LYLE BLVD AND I-77



## SITE DETAILS

Situated in an ideal location for the development of a small, standalone commercial building, future users will enjoy proximity to the City of Rock Hill and easy access to the greater Charlotte MSA. The site is surrounded by amenities, including numerous retail, restaurants, and services.

## PAVED SURFACE LOT

Formerly functioned as an overflow parking lot for an adjacent office building, the surface lot is paved, includes curbs and gutters, and has access to requisite utilities.

## ASSET SUMMARY

|              |                           |
|--------------|---------------------------|
| ADDRESS      | 1108 Ardwyck Place        |
| CITY, STATE  | Rock Hill, South Carolina |
| COUNTY / ZIP | York / 29730              |
| CURRENT USE  | Vacant Land / Parking Lot |

|                |                          |
|----------------|--------------------------|
| ZONING         | GC, Intersecting MF-15   |
| SITE SIZE (AC) | 0.98                     |
| PARCEL NO.     | 6670101084               |
| OWNER          | GFCP - Ardwyck Place LLC |

## FOR MORE INFO, CONTACT

**Dunn Mileham**

wdm@trinity-partners.com  
704.608.7095

**David Morris**

dmorris@trinity-partners.com  
704.777.2579

**Eric Jennings**

ejennings@trinity-partners.com  
336.413.9110





## SURROUNDED BY AMENITIES

Highly amenitized with ample retail, restaurant, hotel, medical, and housing options – both single and multifamily. Major retailers and neighborhood service establishments are less than 0.3 of a mile away, including Target, Bank of America, FedEx Office, Firehouse Subs, McAlister’s Deli, McDonald’s, and Dunkin’ Donuts.

## EASY ACCESS

The parcel fronts Ardwyck Place which functions as the entrance to The Townes at Ardwyck (a luxury townhome development) and connects to Canterbury Glen Lane that runs parallel to I-77 and Dave Lyle Boulevard.

## AREA DEMOGRAPHICS

Area demographics are exceptional as a result of the high-quality retail along Dave Lyle Boulevard, traveled by nearly 40,000 vehicles per day (2022).

| RADIUS               | 2023      |           |           |
|----------------------|-----------|-----------|-----------|
|                      | 1 MILE    | 3 MILE    | 5 MILE    |
| POPULATION           | 5,501     | 35,502    | 97,699    |
| HOUSEHOLDS           | 2,404     | 14,673    | 38,273    |
| MEDIAN HOME VALUE    | \$181,209 | \$177,198 | \$201,024 |
| AVG HOUSEHOLD INCOME | \$59,203  | \$70,640  | \$80,550  |
| MEDIAN AGE           | 36.5      | 37.0      | 37.5      |

## FOR MORE INFO, CONTACT

**Dunn Mileham**

wdm@trinity-partners.com  
704.608.7095

**David Morris**

dmorris@trinity-partners.com  
704.777.2579

**Eric Jennings**

ejennings@trinity-partners.com  
336.413.9110