

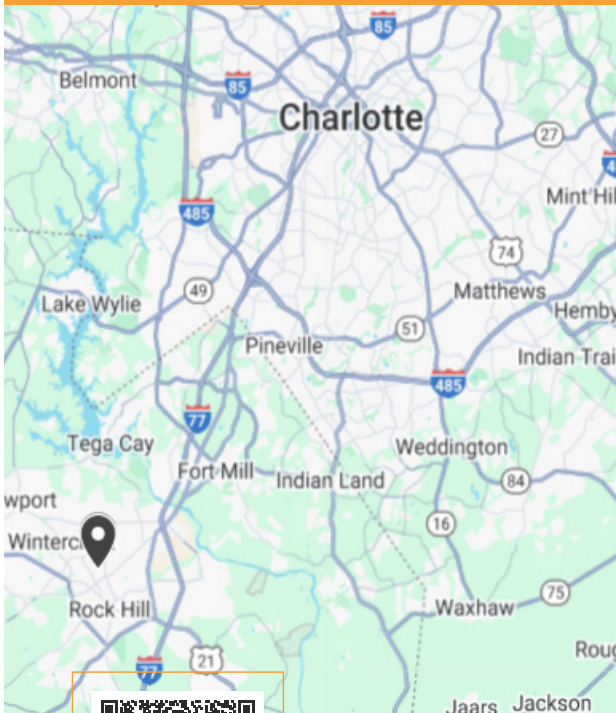
**FOR SALE | LEASE**

**\$475,000 | \$3,600/MONTH**

**RECENT PRICE REDUCTION**



**COMMERCIAL OFFICE BUILDING**



## ±1,883 SF Office Building

- ±1,883 SF Commercial Office Building For Sale or Lease
- Located in a High Demographic Area of Rock Hill
- Zoned NO - Neighborhood Office in Rock Hill
- Excellent Visibility and Easy Access
- Fully Renovated
- New HVAC, Windows and Floors
- ADA Approved Ramp and Bathroom

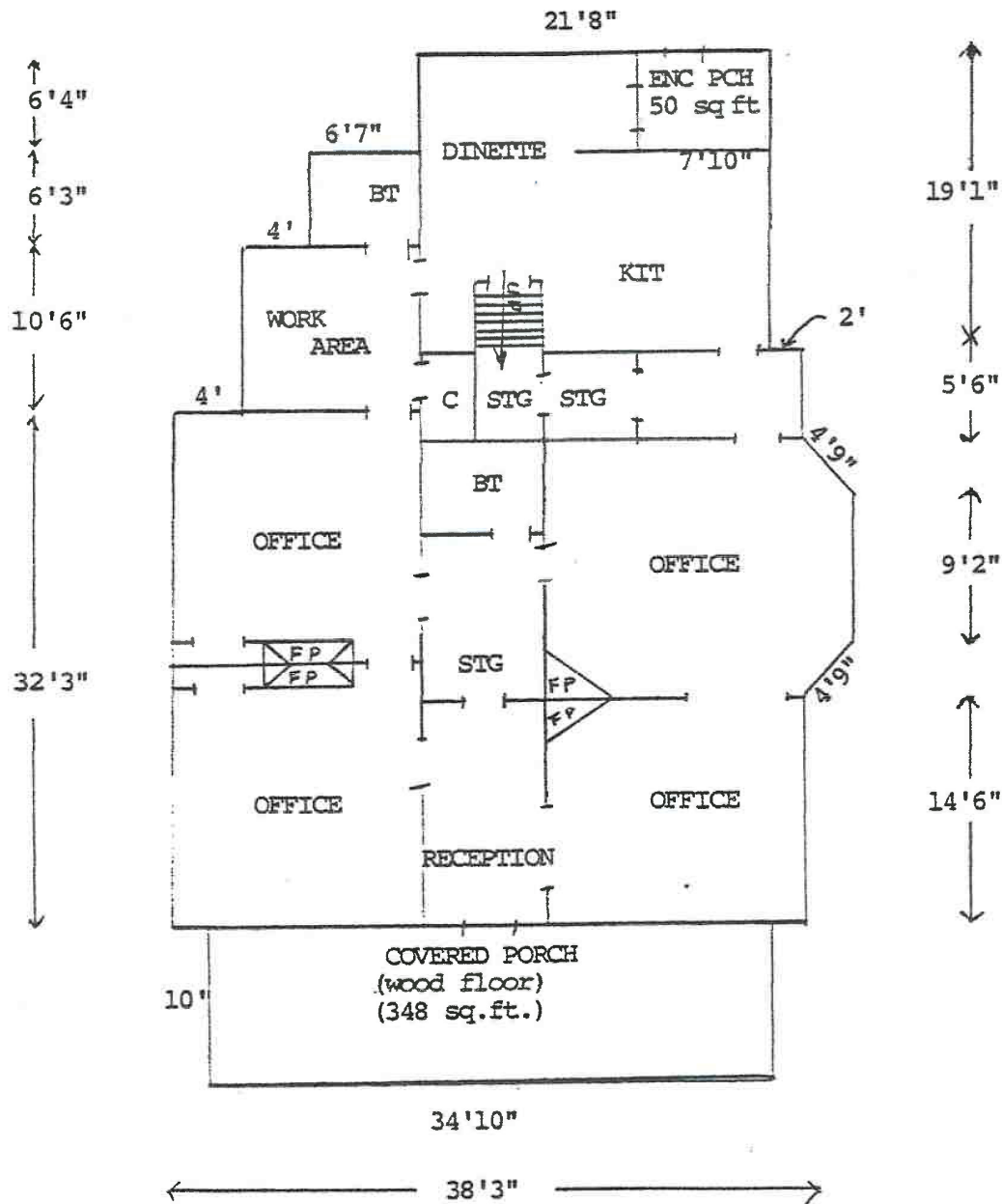


**Miles Curley**

Senior Commercial Agent

803-366-1014 | Miles@tuttleco.com

## FLOOR PLAN



1530 Ebenezer Road  
GROUND FLOOR  
1,883 sq.ft. heated area



**Miles Curley**  
Senior Commercial Agent

803-366-1014 | Miles@tuttleco.com



# ±1,883 SF Commercial Office Building

1530 Ebenezer Road, Rock Hill, South Carolina 29732

## INTERIOR PHOTOS

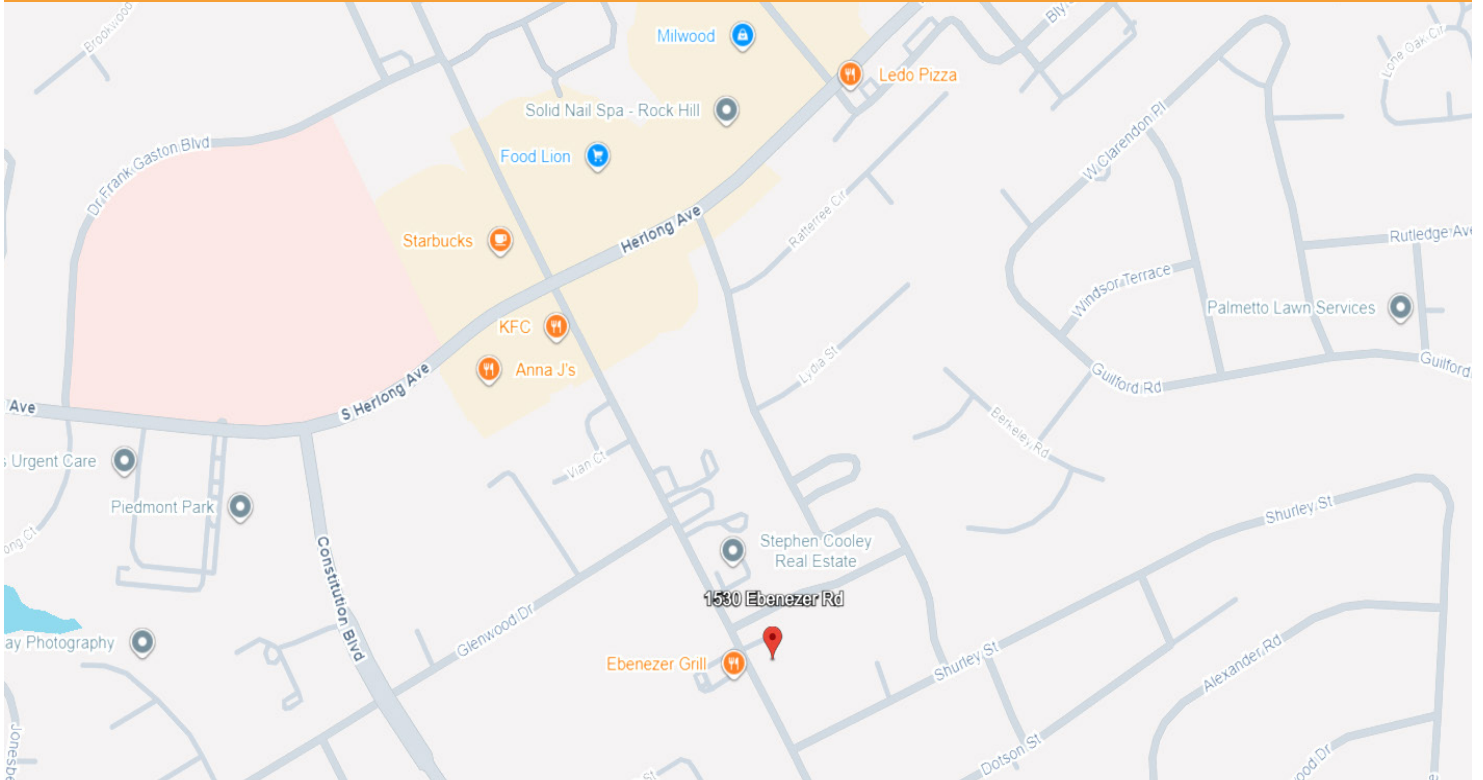


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## DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,849	48,130	68,669
2010 Population	10,234	55,676	87,762
2023 Population	10,901	59,607	101,723
2028 Population	12,152	63,289	108,194
2023-2028 Growth Rate	2.2 %	1.21 %	1.24 %
2023 Daytime Population	18,278	69,142	108,882

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	463	2,683	3,747
\$15000-24999	308	2,225	3,469
\$25000-34999	519	2,709	3,732
\$35000-49999	551	3,430	5,543
\$50000-74999	737	4,858	7,936
\$75000-99999	353	2,538	5,028
\$100000-149999	442	3,275	6,542
\$150000-199999	286	1,333	2,724
\$200000 or greater	139	968	2,226
Median HH Income	\$ 51,307	\$ 53,445	\$ 60,083
Average HH Income	\$ 75,524	\$ 76,891	\$ 86,060

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,690	17,874	25,706
2010 Total Households	3,437	21,667	34,244
2023 Total Households	3,803	24,025	40,953
2028 Total Households	4,367	25,792	43,993
2023 Average Household Size	2.21	2.34	2.4
2023 Owner Occupied Housing	2,214	13,465	25,397
2028 Owner Occupied Housing	2,343	14,576	27,705
2023 Renter Occupied Housing	1,589	10,560	15,556
2028 Renter Occupied Housing	2,024	11,216	16,288
2023 Vacant Housing	713	1,997	2,792
2023 Total Housing	4,516	26,022	43,745



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1 MILE

Carolina Cardiology Associates PA  
 Carolinas Center for Oral & Facial Surgery  
 Carolina Smile Design  
 Charlotte Eye Ear Nose & Throat Associates  
 Rock Hill Radiology Associates

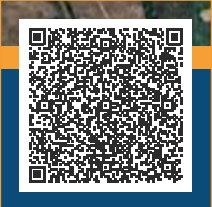


Palmetto Physical Medicine & Chiropractic  
 Pruitt Health

★ SITE

American Red Cross  
 Carolina Pediatrics  
 Compleat KIDZ - Pediatric Therapy  
 Gentiva Home Health

Carolina Blood & Cancer Care  
 Carolina Cardiology Rehab Center  
 Carolina Heart Specialists  
 Carolina Medical Consultants  
 Carolina Pulmonary Physicians PA  
 Digestive Disease Associates of York  
 Interim HealthCare of Rock Hill SC  
 Michele Boyne Pediatric Dentistry  
 Miller & Dixon Orthodontics  
 Palmetto Skin & Laser Center  
 Tri County Pediatrics Rock Hill  
 York Pediatrics



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