



## 922 E. Main Street

922 E Main St, Rock Hill, SC 29730



**GOLDENEYE  
REALTY**



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# 922 E. Main Street

\$20.00 /SF/YR

This is an ideal business location for those needing office or showroom space in the front, while having functional warehouse and storage space in the rear. There is access to the property from E. Main Street and E. Black Street.

- 2020 Daily Traffic Count of 4,500 on E. Main Street
- 2020 Daily Traffic Count of 6,500 on E. Black Street



Rental Rate: \$20.00 /SF/YR

Property Type: Retail

Gross Leasable Area: 4,500 SF

Year Built: 1950

Zoning: Industry General (IG)

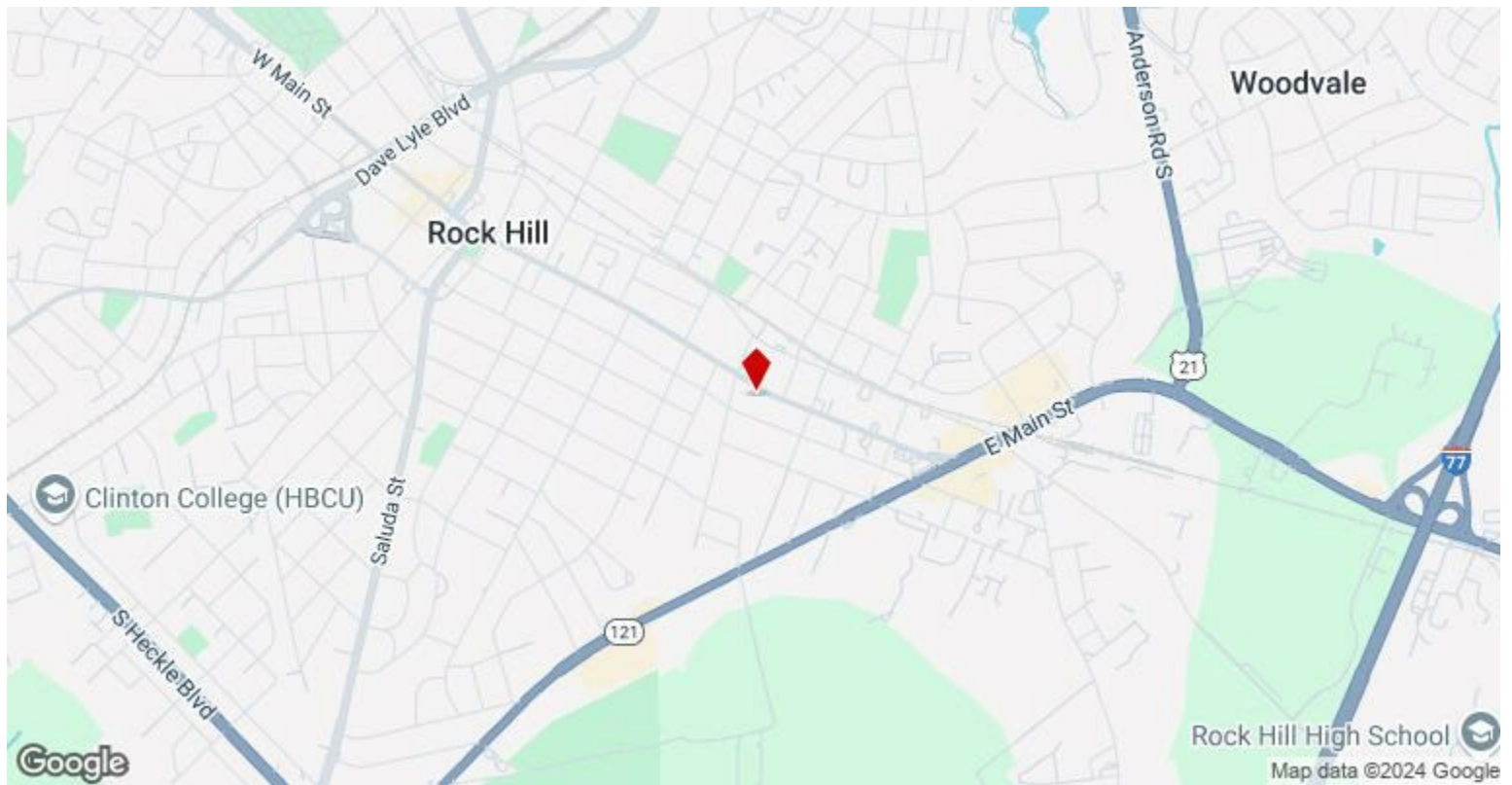
Taxes: \$0.08 USD/SF/MO

Operating Expenses: \$0.04 USD/SF/MO

Rental Rate Mo: \$1.67 /SF/MO

**1st Floor**

Space Available	4,500 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable



## 922 E Main St, Rock Hill, SC 29730

Let your business thrive in this large property located in the heart of downtown Rock Hill. This property allows for the growth of your business in a location that will grow with you. The building has been upgraded with a new roof, HVAC, flooring and lights. The building has 5 private offices, a conference area and break room, 2 restrooms and warehouse space that is fork lift accessible. The large fenced in gravel parking area provides secure, dual access, parking and storage.

# Property Photos



# Property Photos

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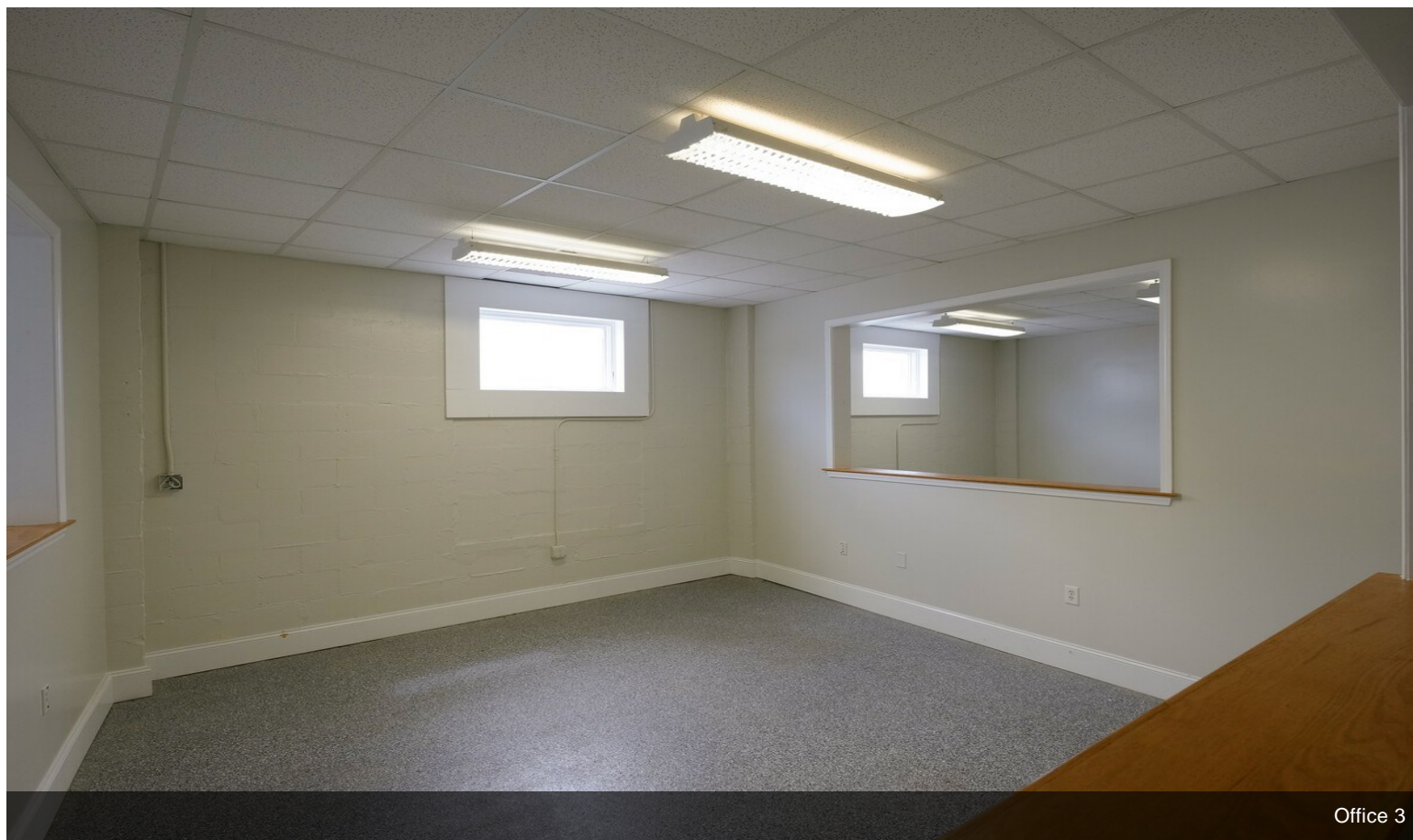
Office 2



Office 2

# Property Photos

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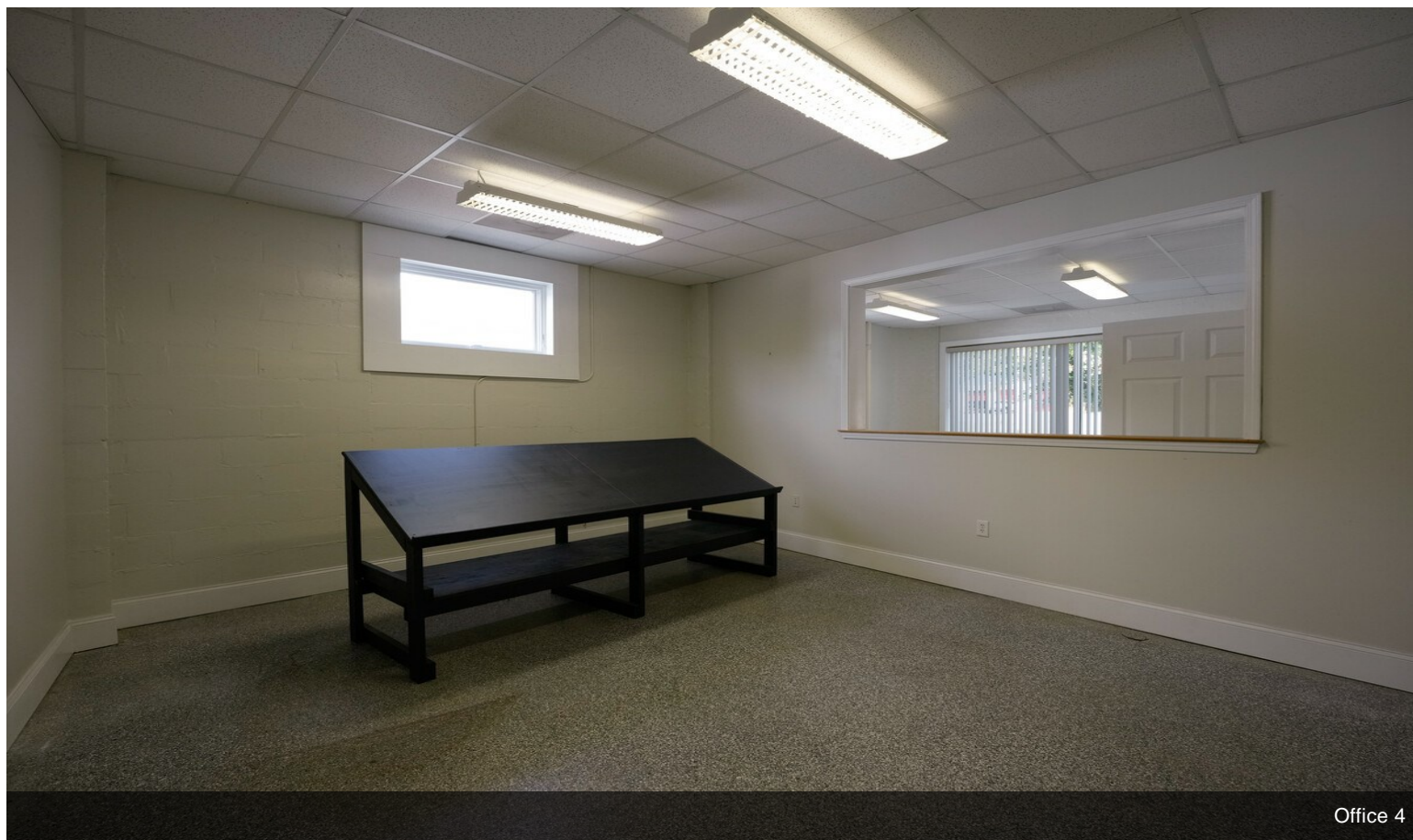
Office 3



Office 3

# Property Photos

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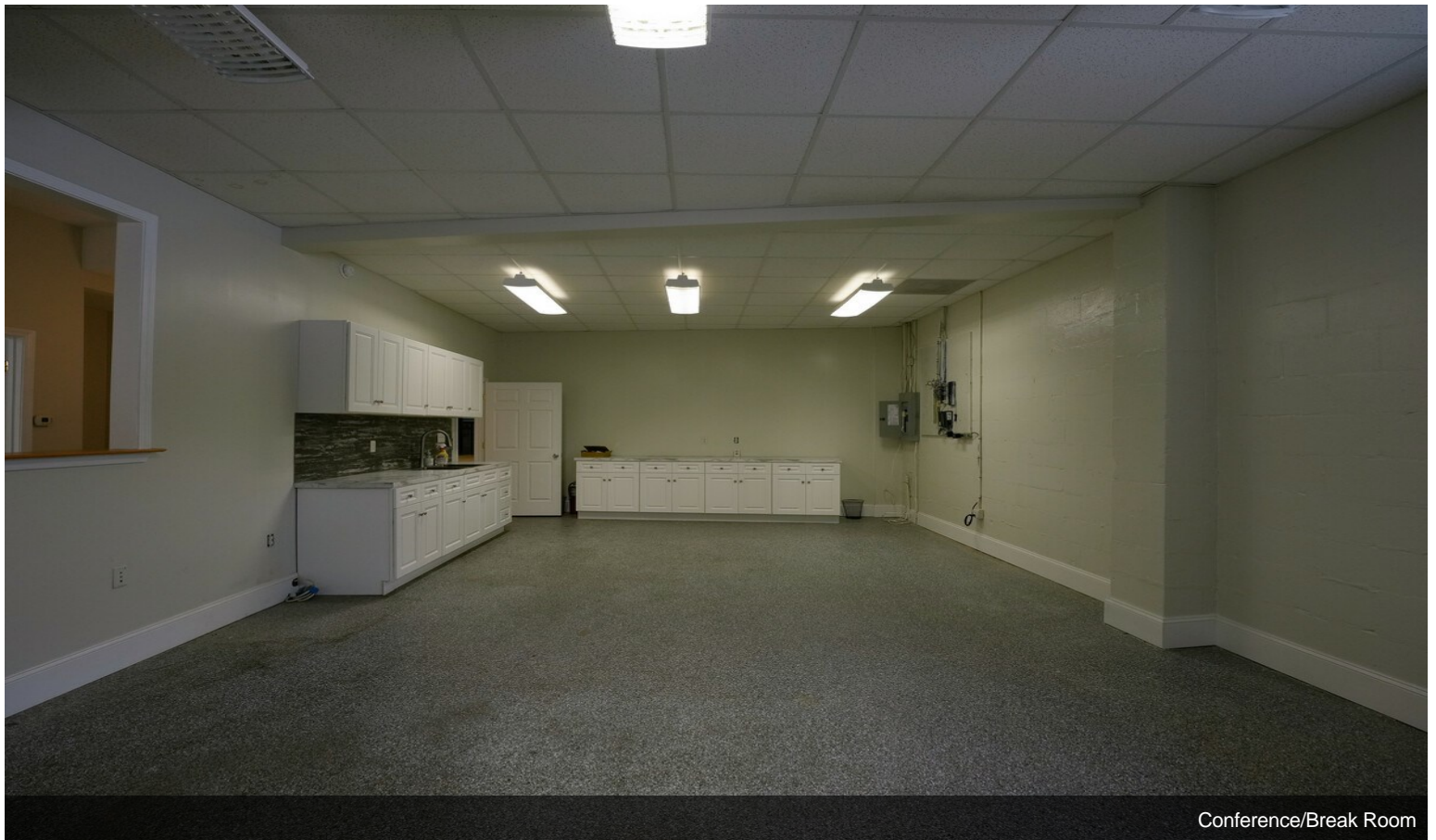




# Property Photos



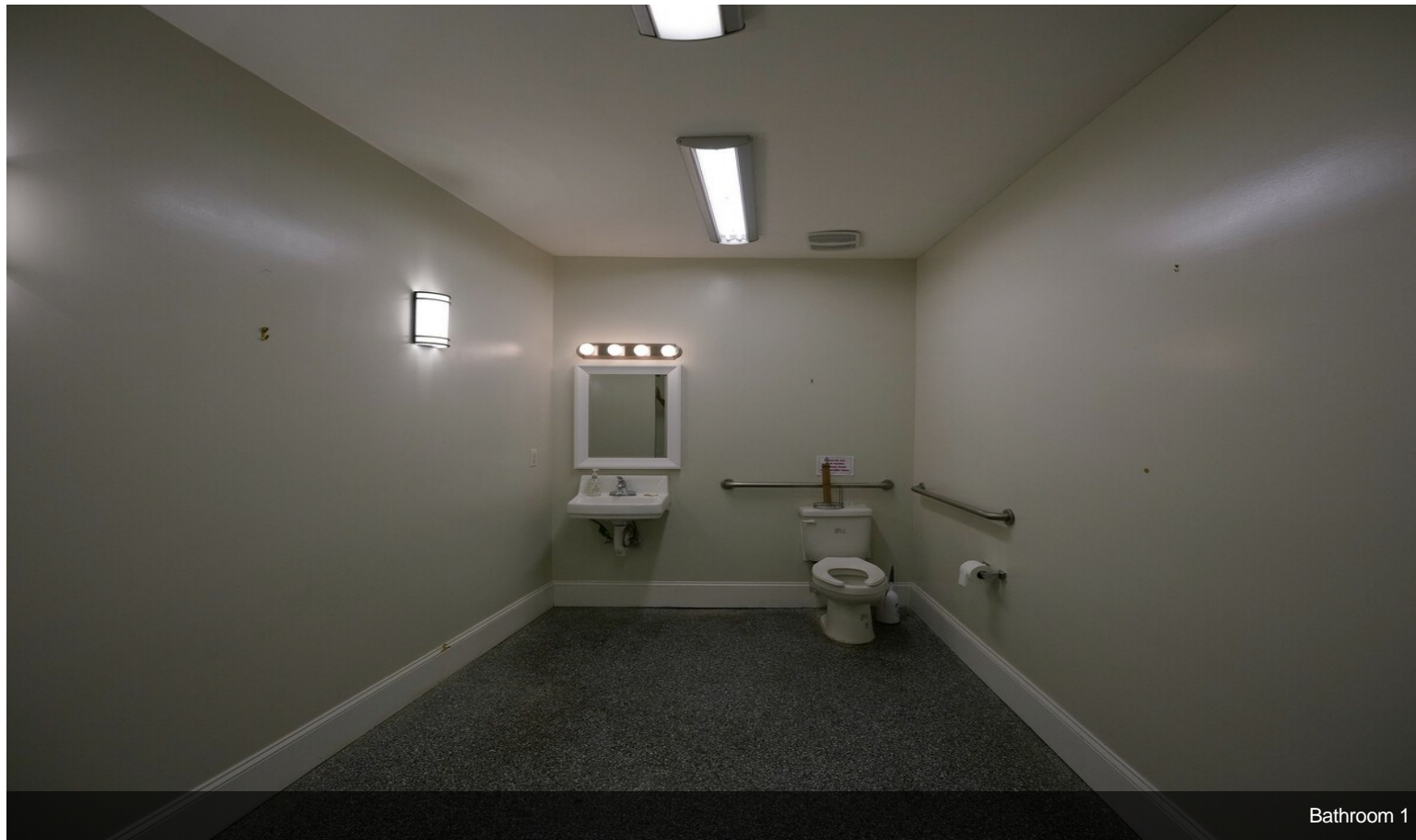
Conference



Conference/Break Room

# Property Photos

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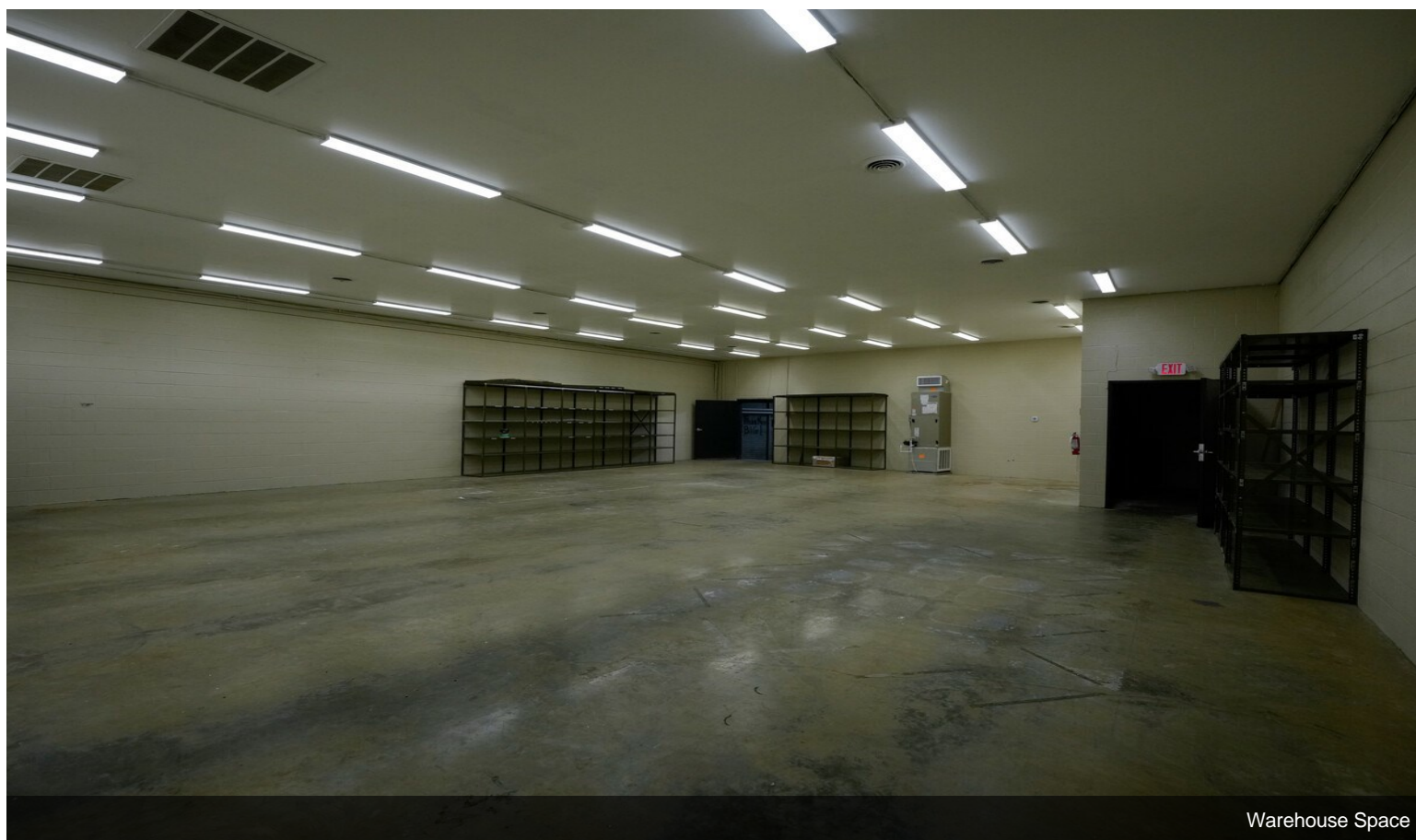
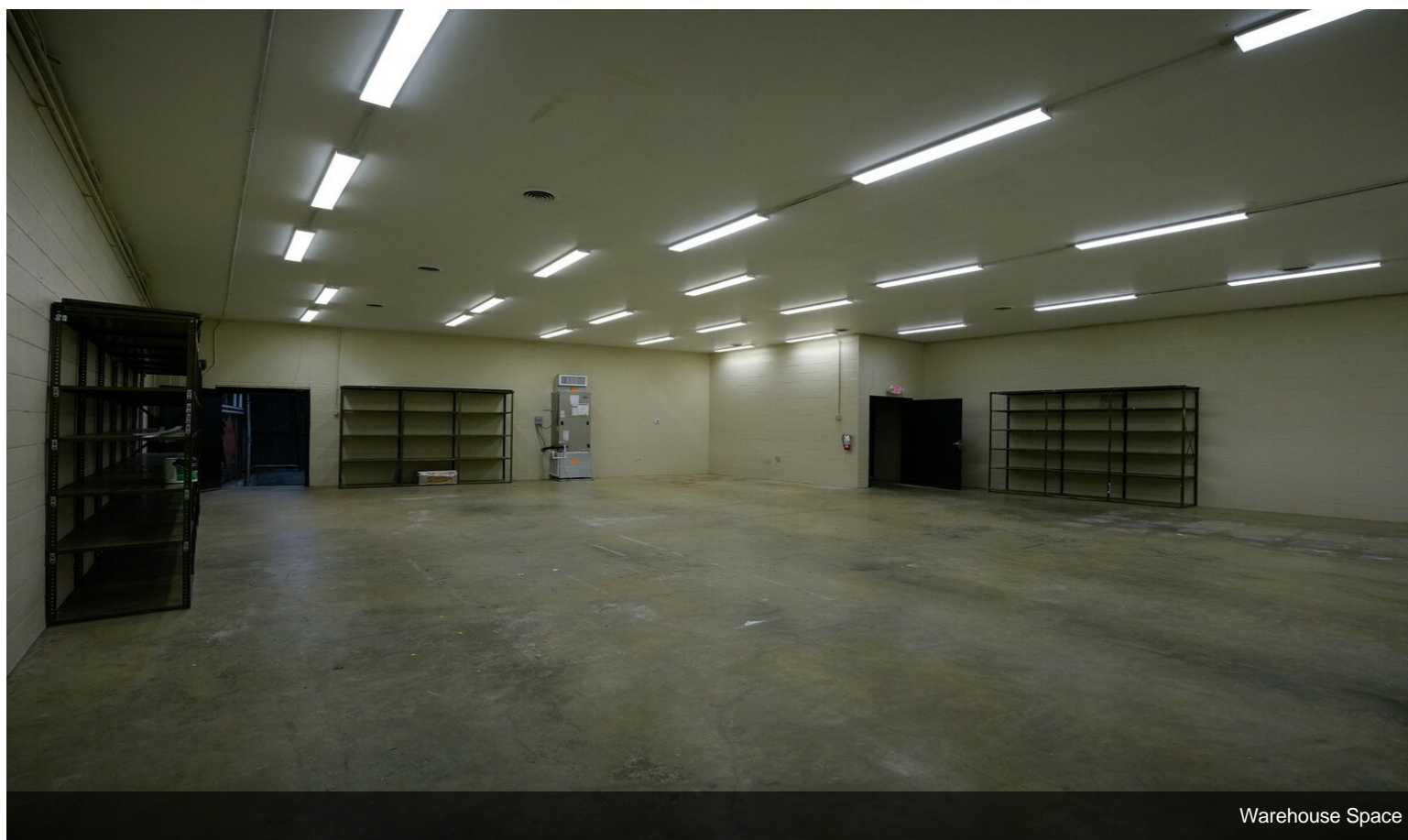


Bathroom 1

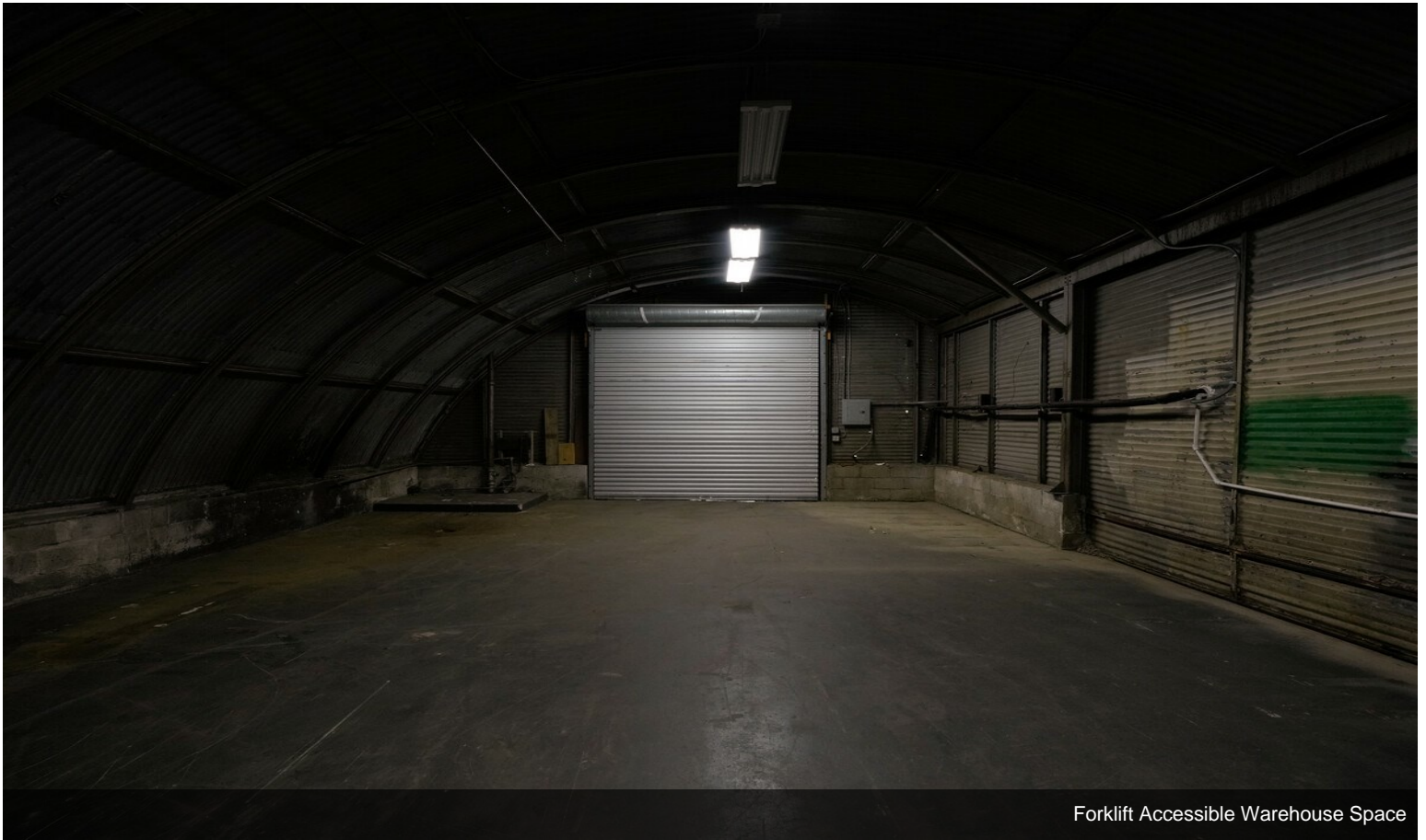


Bathroom 2

# Property Photos



# Property Photos



Forklift Accessible Warehouse Space

