

1046 Oakland Ave | Freestanding Retail



Downtown Rock Hill

TRAFFIC COUNT: 25,700 AADT Route ID: Cherry Road ||
9,500 AADT Route ID: Oakland Ave

2023 Demographics	1 mile	3 mile	5 mile
EST. POPULATION	10,076	60,532	99,559
AVG. HOUSEHOLD INCOME	\$62,268	\$68,567	\$76,271

SALE INFO	
TOTAL SF:	1,215 SF
Purchase Price	\$499,999
Zoning:	General Commercial

LEASE INFO	
TOTAL SF:	1,215 SF
Base Rent	\$25.00
TICAM:	\$4.61
Zoning:	General Commercial

OFFICE / RETAIL FOR SALE/LEASE

- Walking distance from Winthrop University
- Just off Cherry Rd
- Several downtown businesses and restaurants within walking distance

Oakland Ave



Population projected to grow 16.37% '22-'27



Planned \$325 million in investments to city of Rock Hill in 22-'27

CONTACT

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