



SALE

3.2 AC development site across from Walmart

4886 & 4888 OLD YORK ROAD

Rock Hill, SC 29732

PRESENTED BY:

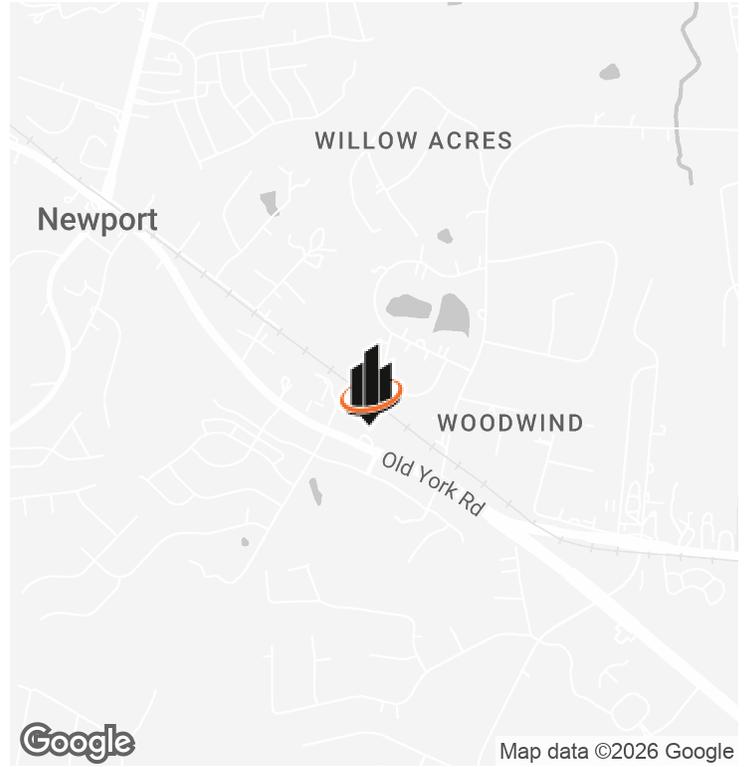
MARK MAYFIELD

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South Carolina #18972

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$925,000 / acre
LOT SIZE:	3.2 Acres
PRICE / ACRE:	\$292,500
ZONING:	LC
MARKET:	Charlotte Metro
SUBMARKET:	Rock Hill
APN:	5420701013 & 5420701017

PROPERTY OVERVIEW

Land development opportunity near intersection of Hwy. 161 & Hwy. 274; across from Super Walmart

LOCATION OVERVIEW

Presenting a prime investment opportunity for 3.2 ac on Old York Rd, Rock Hill, SC, 29732. Zoned LC, this property offers exceptional flexibility for retail development. Located in the sought-after Rock Hill area, it's a rare opportunity for savvy investors.

PROPERTY HIGHLIGHTS

- ±3.29 acres in the high-growth commercial corridor of SC Highway 161
- Zoned LC (Limited Commercial) in the City of Rock Hill, allowing retail, business, service uses, and professional offices
- Parcel #: 542-07-01-013 & 542-07-01-017
- ±300' of road frontage
- Across from Walmart Supercenter
- ±1 mile from New Aspen Business Park - ±2,000,000 SF & ±1,000 jobs

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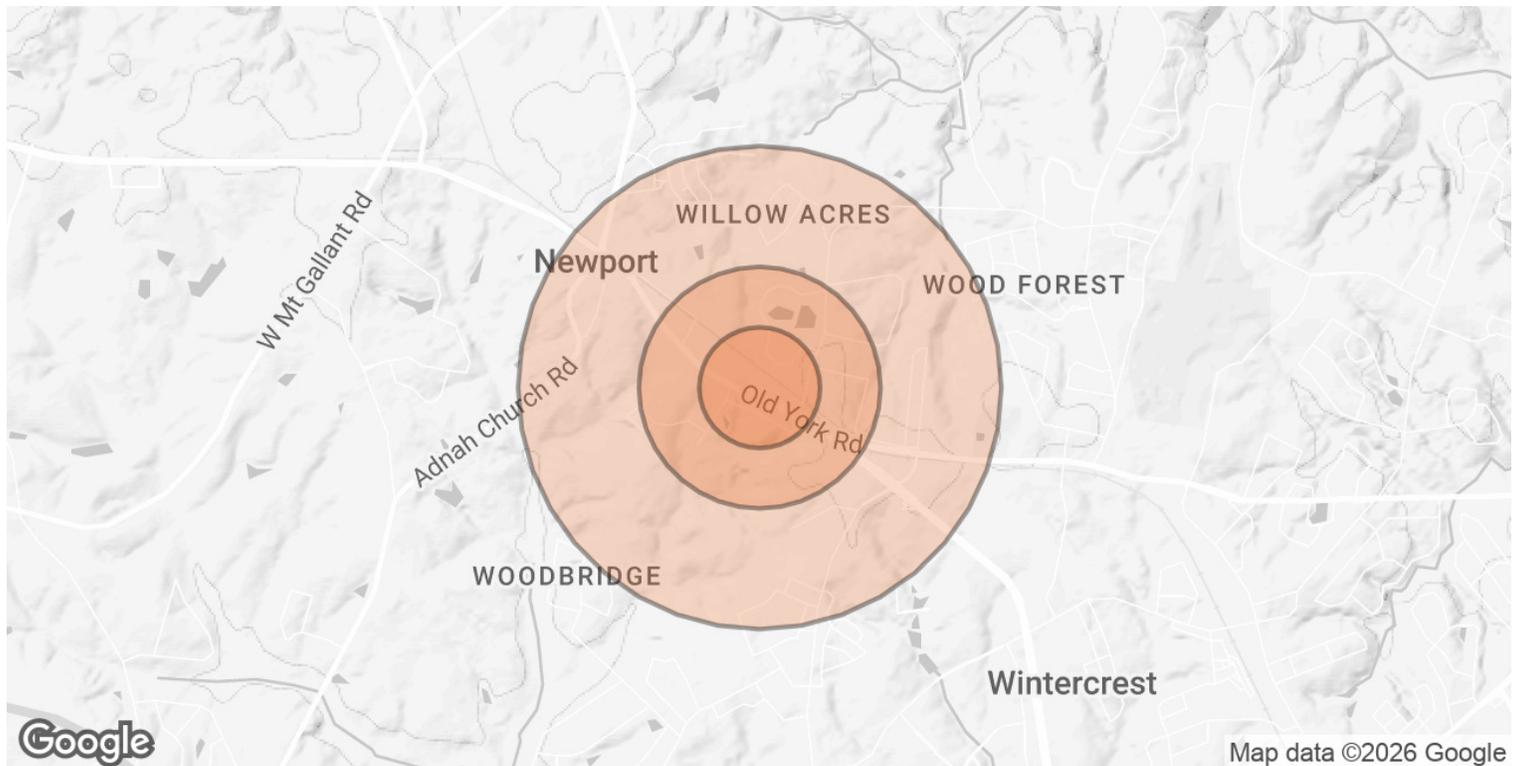
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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	174	686	2,715
AVERAGE AGE	41.2	40.8	42.1
AVERAGE AGE (MALE)	44.2	43.7	44.5
AVERAGE AGE (FEMALE)	39.2	38.1	39.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	67	265	1,071
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$118,954	\$115,564	\$114,824
AVERAGE HOUSE VALUE	\$337,794	\$332,665	\$333,795

2023 American Community Survey (ACS)

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