

SALE

Industrial/Commercial Land +/- 2.61 AC

549 S CHERRY ROAD & 248 HILLSIDE DR.

Rock Hill, SC 29730

PRESENTED BY:

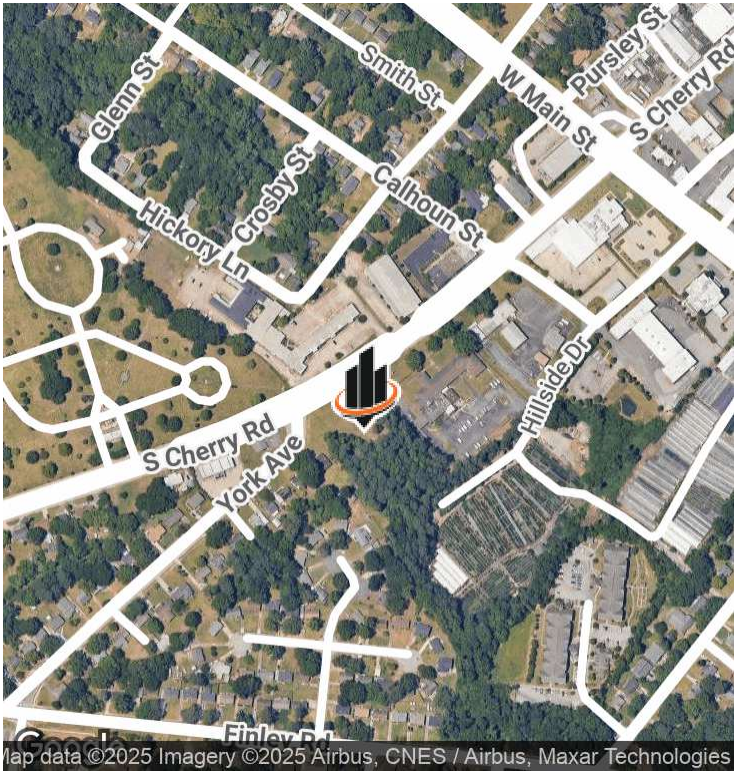
MARK MAYFIELD

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South Carolina #18972

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$325,000
LOT SIZE:	2.61 Acres
ZONING:	IG & SF-5
APN(S):	598-06-02-003 & 598-06-02-004

PROPERTY DESCRIPTION

Well located industrial and residential land with potential to re-zone to Limited Commercial (LC) or re-zone the entire site to industrial (IG)

LOCATION DESCRIPTION

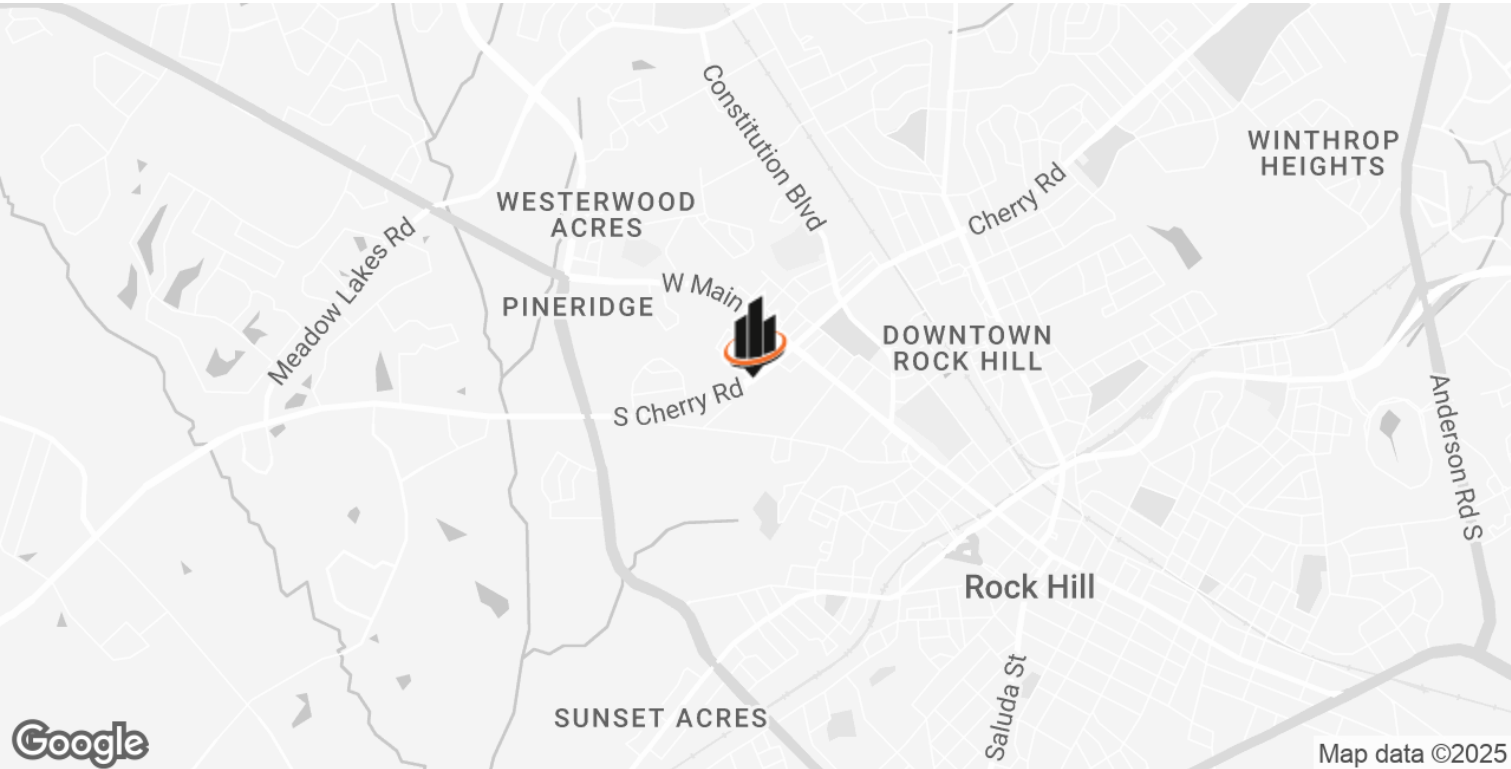
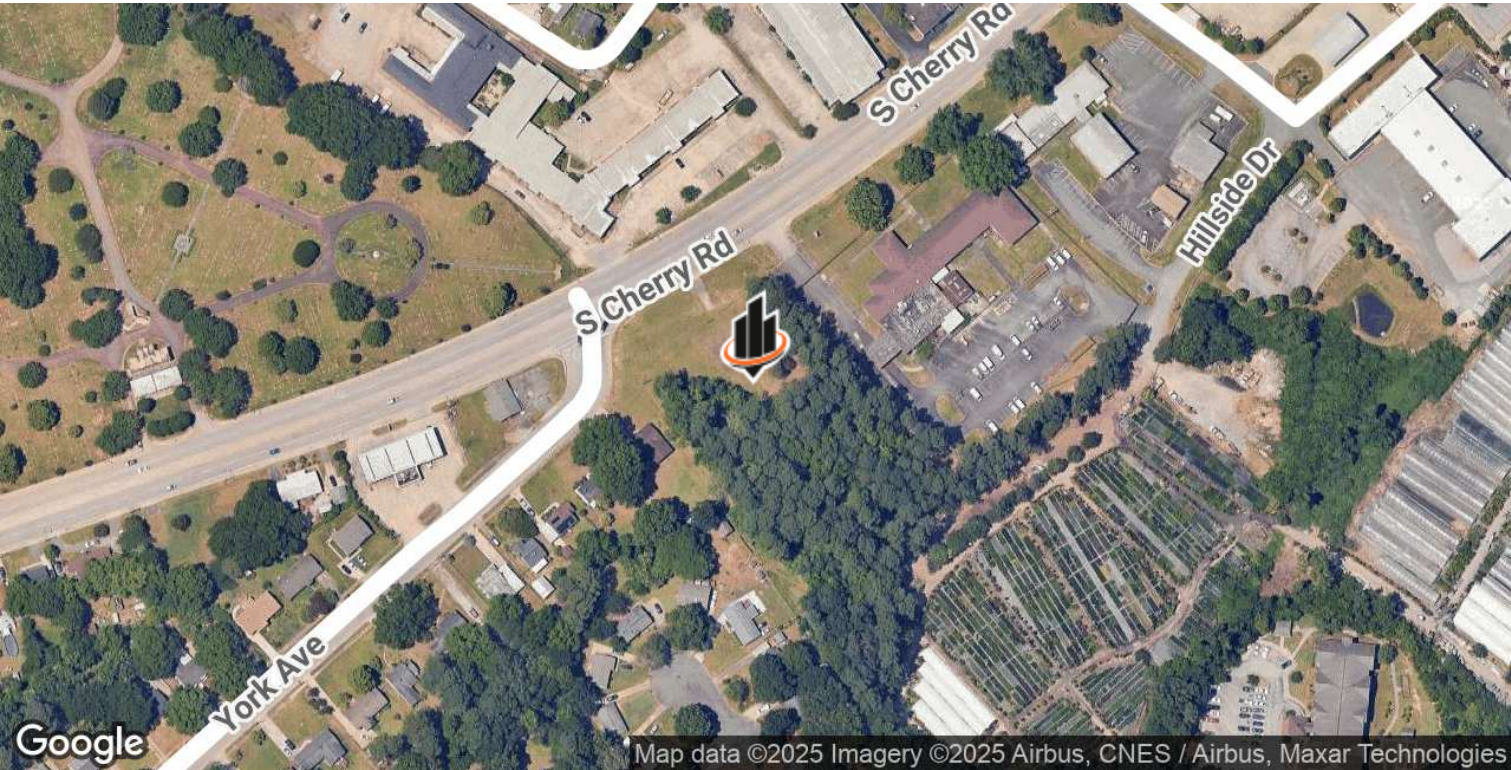
Located on the corner of Cherry Road and Hillside Drive. Cross St S. York Ave.

PROPERTY HIGHLIGHTS

- Well located industrial/commercial site high traffic with good visibility
- Hard to find small industrial site
- Municipal water and sewer lines located at the front of the property
- Three parcels totaling +/- 2.61 AC; York County Tax Map #'s: 598-06-02-003 (.96 AC) & 598-06-02-004 (1.39 AC) Quit Claim Deed from SCDOT for frontage on Cherry Road where S. York Ave. was relocated (.26 AC)

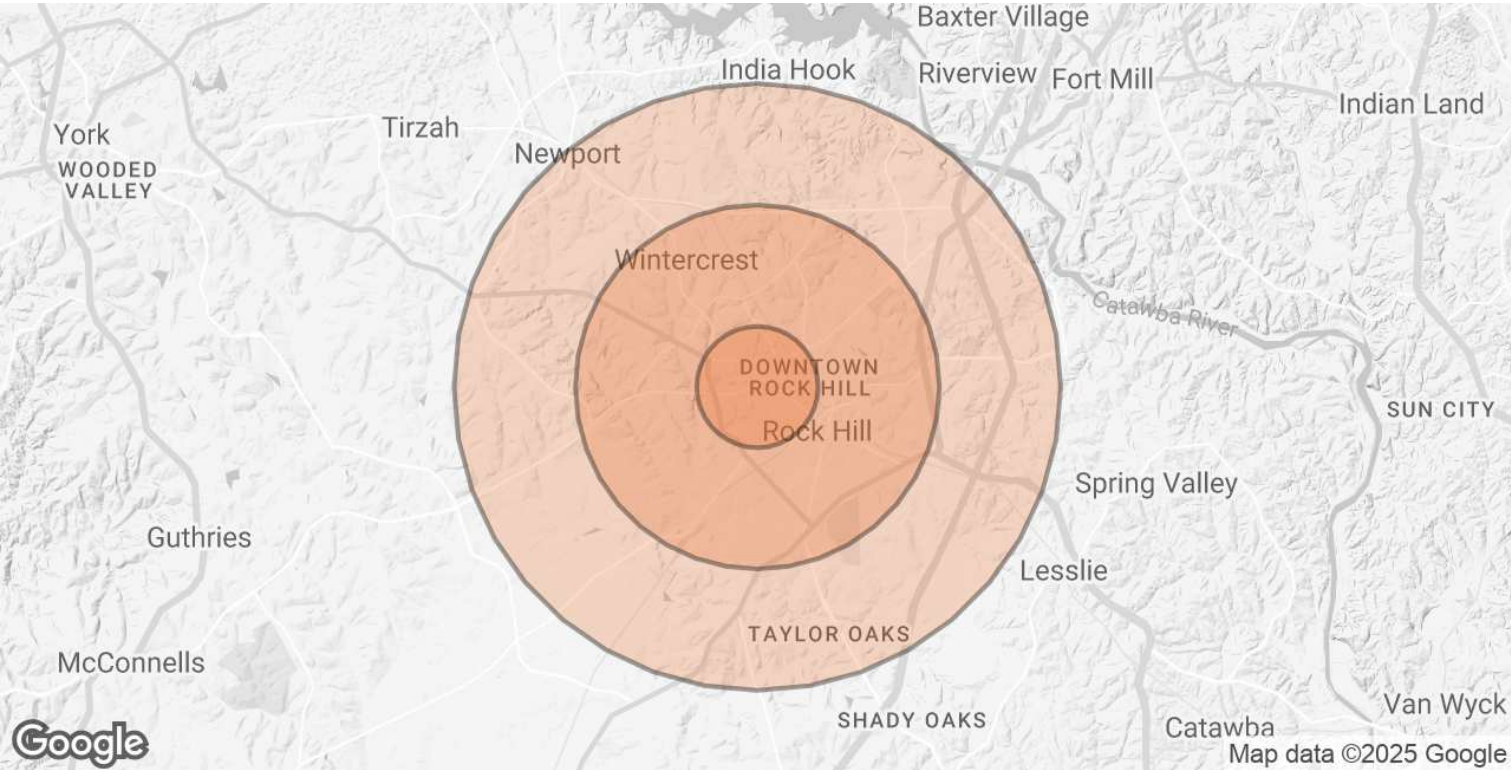
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,818	49,939	86,165
AVERAGE AGE	31.5	35.1	34.6
AVERAGE AGE (MALE)	28.5	31.6	32.4
AVERAGE AGE (FEMALE)	35.0	36.7	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,064	18,748	32,861
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$43,856	\$55,622	\$58,291
AVERAGE HOUSE VALUE	\$182,375	\$170,402	\$185,215

2020 American Community Survey (ACS)

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