



# RETAIL | RESTAURANT FOR LEASE

- ▶ Directly across the street from Winthrop University
- ▶ Former Deli Space, Second Generation Retail
- ▶ Excellent road frontage from Cherry Road
- ▶ Stand-alone building with a private parking lot



## Drive Time

Downtown Fort Mill  
< 15 Mins

Uptown Charlotte  
25 Mins

Downtown Rock Hill  
5 Mins

## Demographics

	1 Miles	3 Miles	5 Miles
Est. Population	34,144	97,869	220,494
Median Age	32.4	37	38
Avg. Household Income	\$59,952	\$75,098	\$75,098
2028 Population Projection	34,897	100,913	231,405

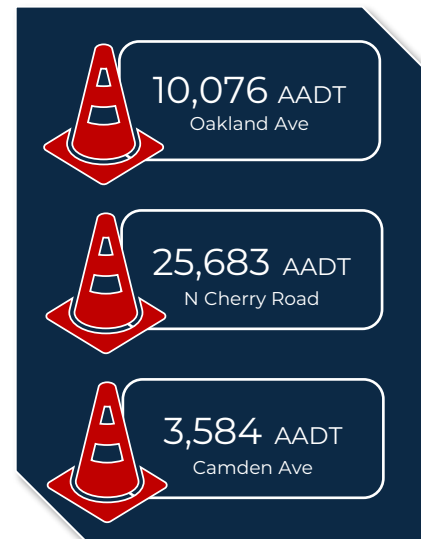
## Property Details

TOTAL SF:	2,352
TICAM:	\$5.14
PRICE/SF:	\$22.00
LEASE TYPE:	NNN
ZONING:	GC
COUNTY:	YORK
PARKING:	14





# SCDOT TRAFFIC REPORTS



**TRAFFIC COUNT:** CELANESE RD TO CHERRY RD. (13,600)

## CONTACT

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# ROCK HILL'S COMPETITIVE ADVANTAGES BY THE NUMBERS

**SC #1** National rank for Business Incentive Programs

**SC #2** National rank for Overall Cost of Doing Business

**70K +** Population within Rock Hill's City Limits

**250K+** Population within York County

**2M +** Population within the Charlotte Region

**50K +** Daily commuters from York County to Charlotte

**34.2 YRS** Median Age

**32.8%** of the population with an Associates Degree or higher

**29 MILES** to CLT Airport, 6th busiest airport nationwide

**#1** York District Public School ranking within SC

**31** Number of parks in Rock Hill

