



ASCENT
REAL ESTATE PARTNERS



*REPRESENTATIVE PHOTO FROM 2023

ROCK HILL, SC 29730

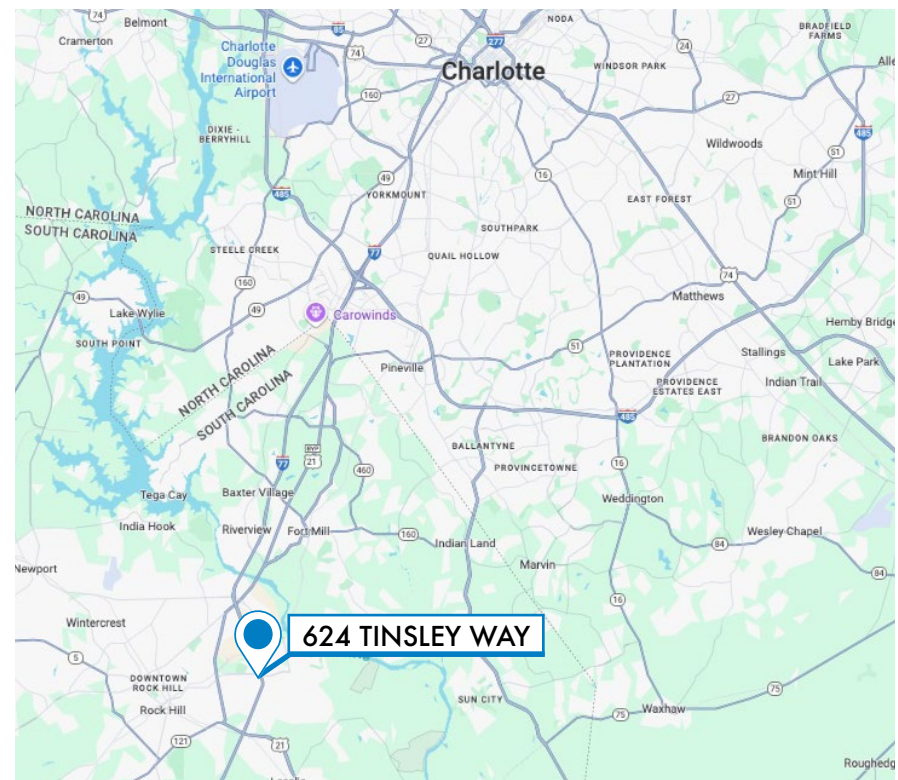
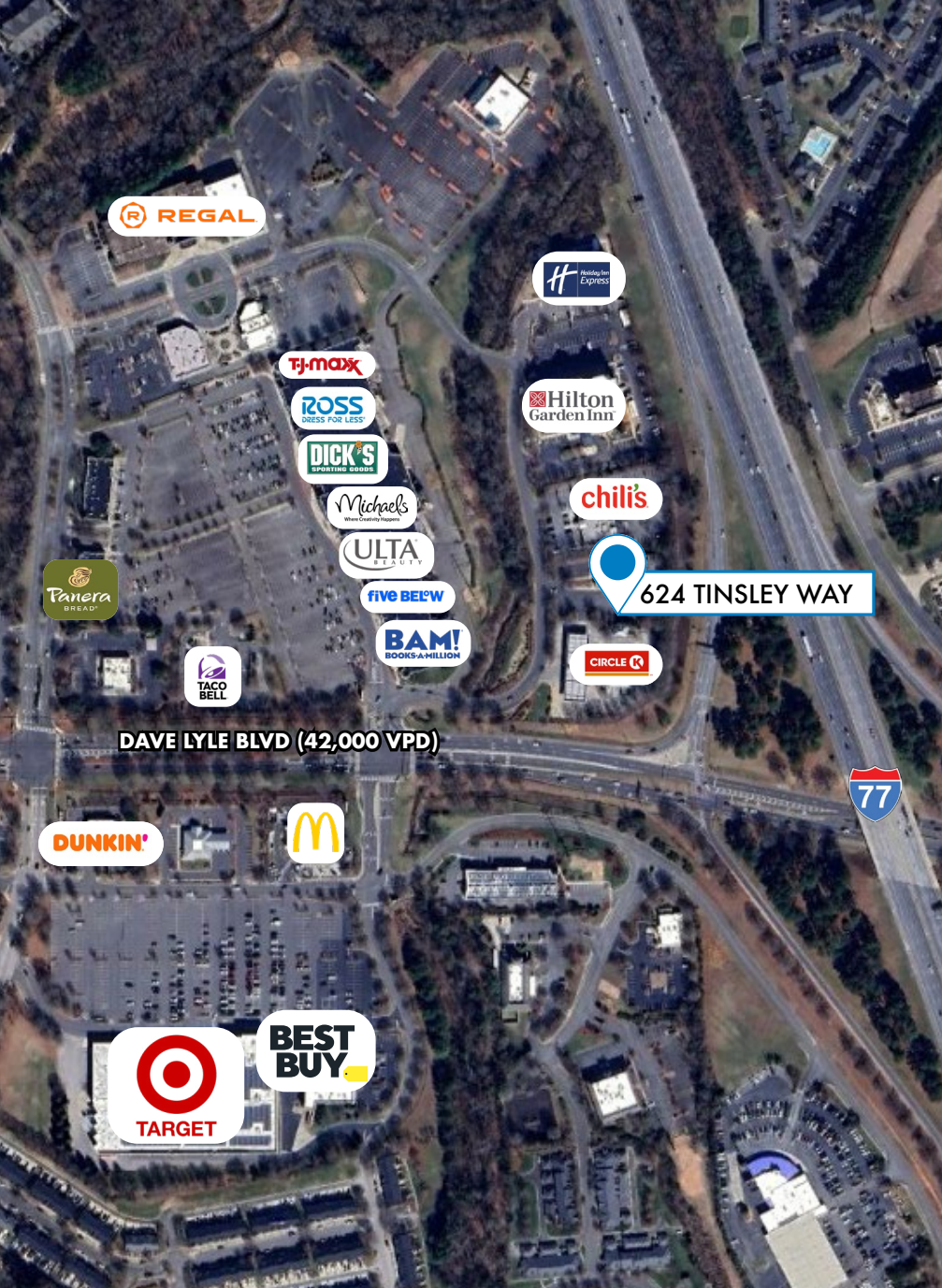
624 TINSLEY WAY

VACANT FORMER WENDY'S FOR SALE

624 TINSLEY WAY, ROCK HILL, SC
VACANT FORMER WENDY'S FOR SALE

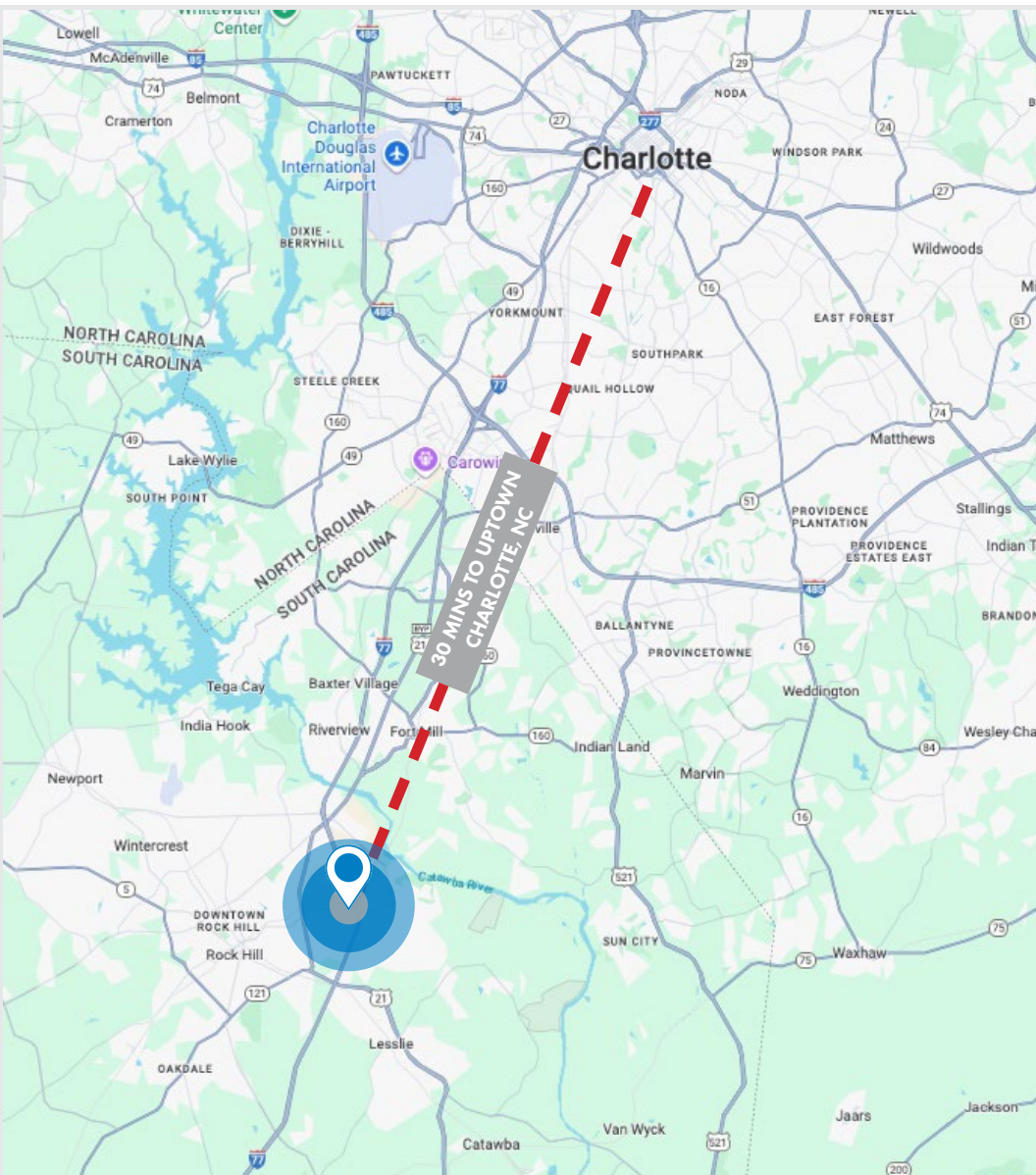
PROPERTY INFORMATION

- +/- 2,962 SF 2nd generation fast food restaurant with drive-thru available for sale
- +/- 1.22 AC with 56 surface parking spaces
- Surrounded by national retailers including Target, TJ-Maxx, Circle K, Regal Cinema, Target, Chili's and many more
- Zoning: General Commercial (GC)
- Less than 30 minutes to Uptown Charlotte and less than 10 minutes from Downtown Rock Hill
- Easily accessible from major thruways including I-77 and Dave Lyle Blvd
- Pricing: \$1,790,000



DEMOGRAPHICS

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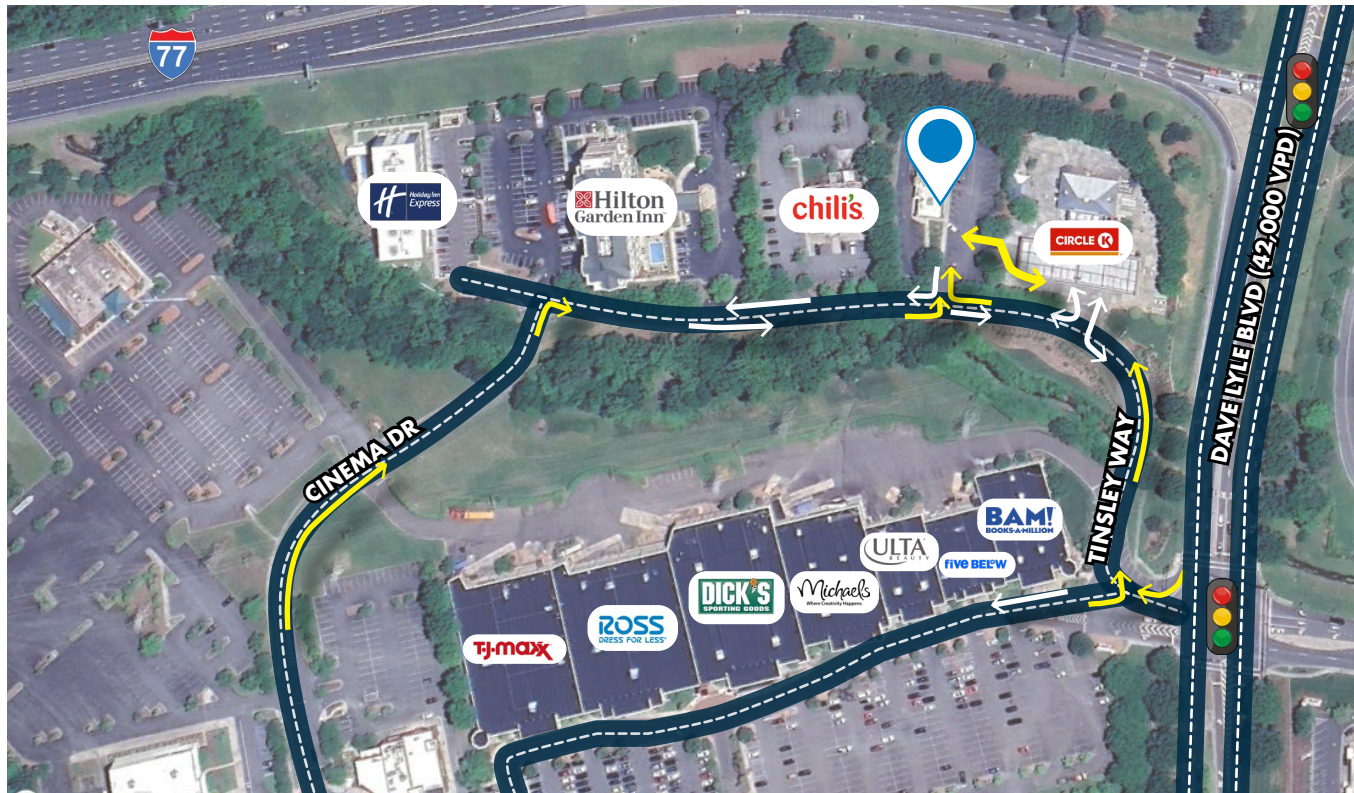
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,698	35,662	94,841
Projected Population (2028)	4,986	37,540	100,898
Median Age	35.4	37.3	37.7
Avg Household Income	\$63,302	\$74,005	\$82,752
Median Home Value	\$221,193	\$204,993	\$247,099
Employees	4,561	19,871	45,232
Businesses	368	2,144	5,230



MARSHALL RANSON
704.654.2344
marshall@ascent.re



TRAFFIC FLOW



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Conveniently accessible from major thru-ways, including I-77 and Dave Lyle Blvd, the property features ingress and egress points via Circle K and Tinsley Way.

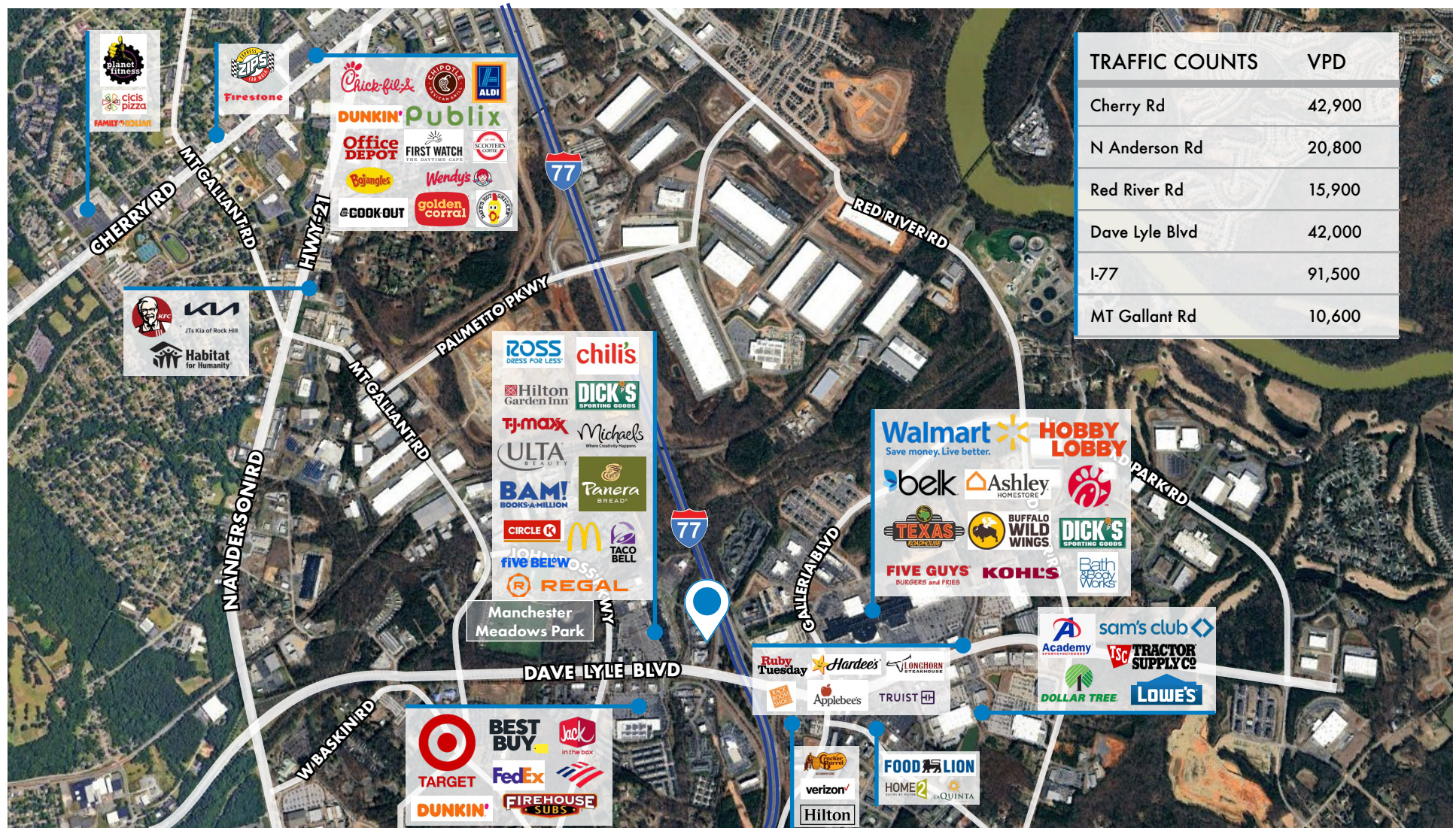


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AREA OVERVIEW

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