



# 140 East Main Street

Rock Hill, SC 29730



FOR LEASE



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## Exceptional Accessibility

0.1 Miles

University Place

0.7 Miles

Old Town

1.2 Miles

Winthrop University

3.7 Miles

I-77

5.8 Miles

Riverwalk Rock Hill

10.4 Miles

Baxter Village

24.3 Miles

SouthPark

29.1 Miles

CLT Airport

2023 Demographics	2 mile	5 mile	10 mile
EST. POPULATION	27,986	92,023	159,294
AVG. HOUSEHOLD INCOME	\$54,657	\$72,842	\$97,050



Population projected to grow 16.37% '22-'27



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



25 miles from downtown Charlotte

Other Tenants within downtown include Art on Main, McFadden's Men Shop, Jimmy John's, Rock Taco, and more!



# Rock Hill's Competitive Advantages

**70K+**

Population within Rock Hill's City Limits

**3M**

Population within the CLT. Region

**275K+**

Population within York County

**#1**

York County Public School ranking in SC

**31**

# of Parks in Rock Hill

**50K+**

Daily Commute from York County to CLT.

**4th**

Largest City in CLT Metro Area

**34.5**

Median Age in Rock Hill

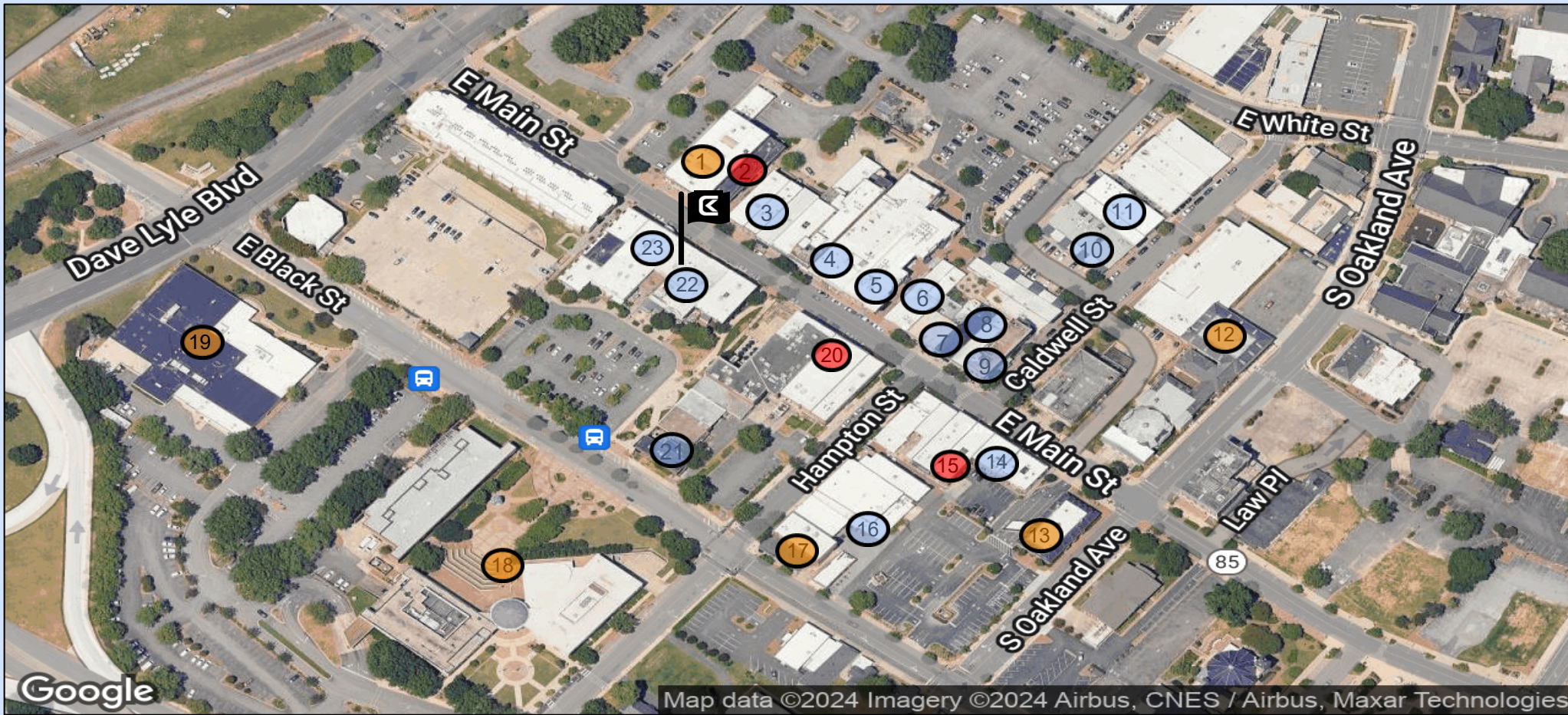
**40.2%**

Of the pop. with an Associates Degree or Higher



## Interior and Exterior Pictures





## Highlighted Business on East Main Street

- |                           |                                 |                               |                   |
|---------------------------|---------------------------------|-------------------------------|-------------------|
| 1 Wells Fargo             | 8 Main Street Bottle Shop       | 15 Friends Books on Main      | 22 Rock Taco      |
| 2 Center for the Arts     | 9 Amelia's French Bakery & Cafe | 16 Southern Fried Chics       | 23 Tattooed Brews |
| 3 Song's                  | 10 Rock Hill Brewing Company    | 17 Carolina Pediatric Therapy |                   |
| 4 Kounter                 | 11 Flipside                     | 18 City Hall                  |                   |
| 5 Rock Hill Coffee        | 12 Freedom Montessori           | 19 Municipal Court            |                   |
| 6 Barnes Hair & Spa Salon | 13 SouthState Bank              | 20 McFadden's Mens Shop       |                   |
| 7 Jimmy John's            | 14 Ay Papi Tacos & Tequila      | 21 Elk Ave Tavern             |                   |
- Retail Store
  - Restaurant
  - Banks, Education, Medical and Services

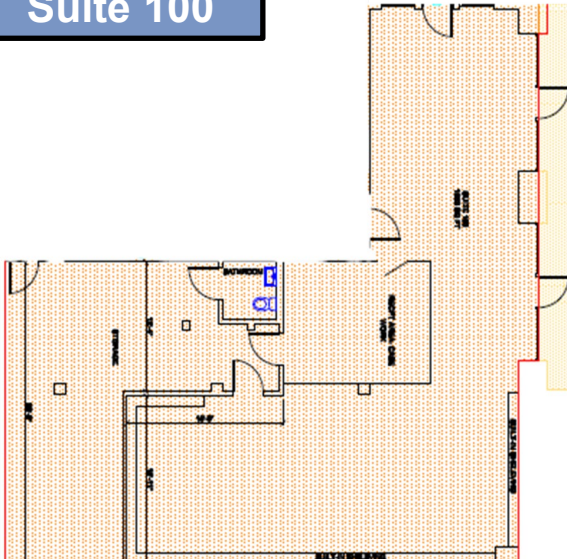


### Lease Information

Suite	Square Footage	Price Per SF	Lease Type
100	2,171	\$22.00	NNN
300	6,086	\$17.00	NNN
430	6,858	\$17.00	NNN

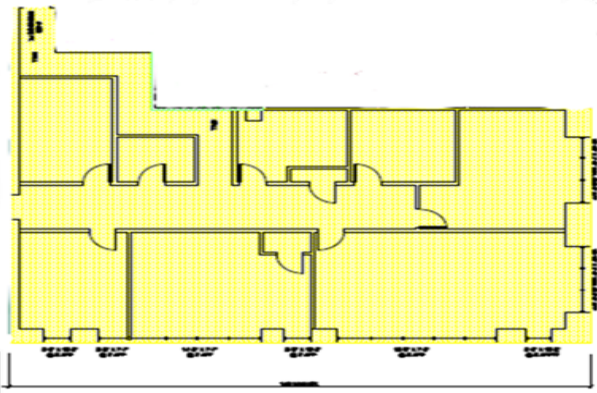


Suite 100



- ➔ 2,171 SF
- ➔ Located on "Plaza Level"
- ➔ Tenant has access to outdoor shared patio
- ➔ Excellent signage opportunity





**Suite 300**

- ➔ 6,086 SF
- ➔ Second generation office space
- ➔ Large windows and high ceilings
- ➔ Offices can be subdivided
- ➔ Elevator Access



**Suite 430**

- ➔ 6,856 SF
- ➔ Second generation office space
- ➔ Elevator Access
- ➔ Several Private Offices
- ➔ Spacious Break Room

