

CELANESE NORTH

CELANESE ROAD, ROCK HILL, SC 29732



Warren Norman
COMPANY



OFFERING SUMMARY

Available SF: 7,545 - 12,000 SF

Lease Rate: \$40.00 - 45.00 SF/yr
(NNN)

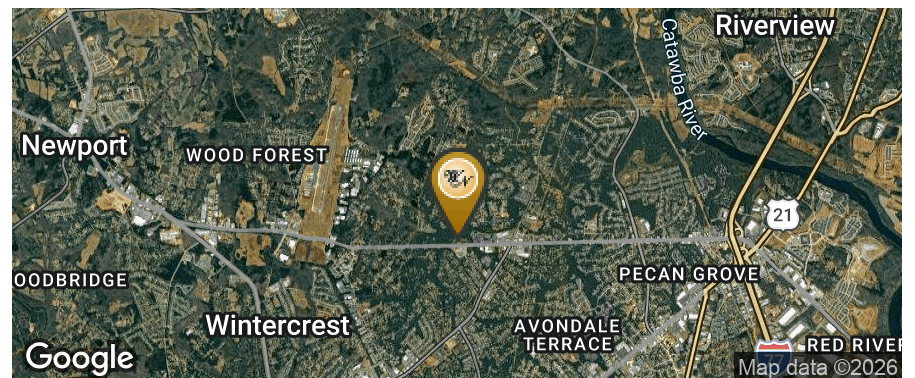
Ground Lease: +/- 1.1 acres

Lot Size: 10 Acres

Building Size:

PROPERTY OVERVIEW

10 acre commercial development. Site can include up to 5 buildings ranging from 7,545 SF to 12,000 SF and a ground lease opportunity. 11,000 SF Novant Health medical facility is now open at the development. Additional proposed tenant mix of retail, office, and restaurant space. Development will offer prime visibility on Celanese Road and convenient traffic light access at Ebinport Road



for more information, contact:

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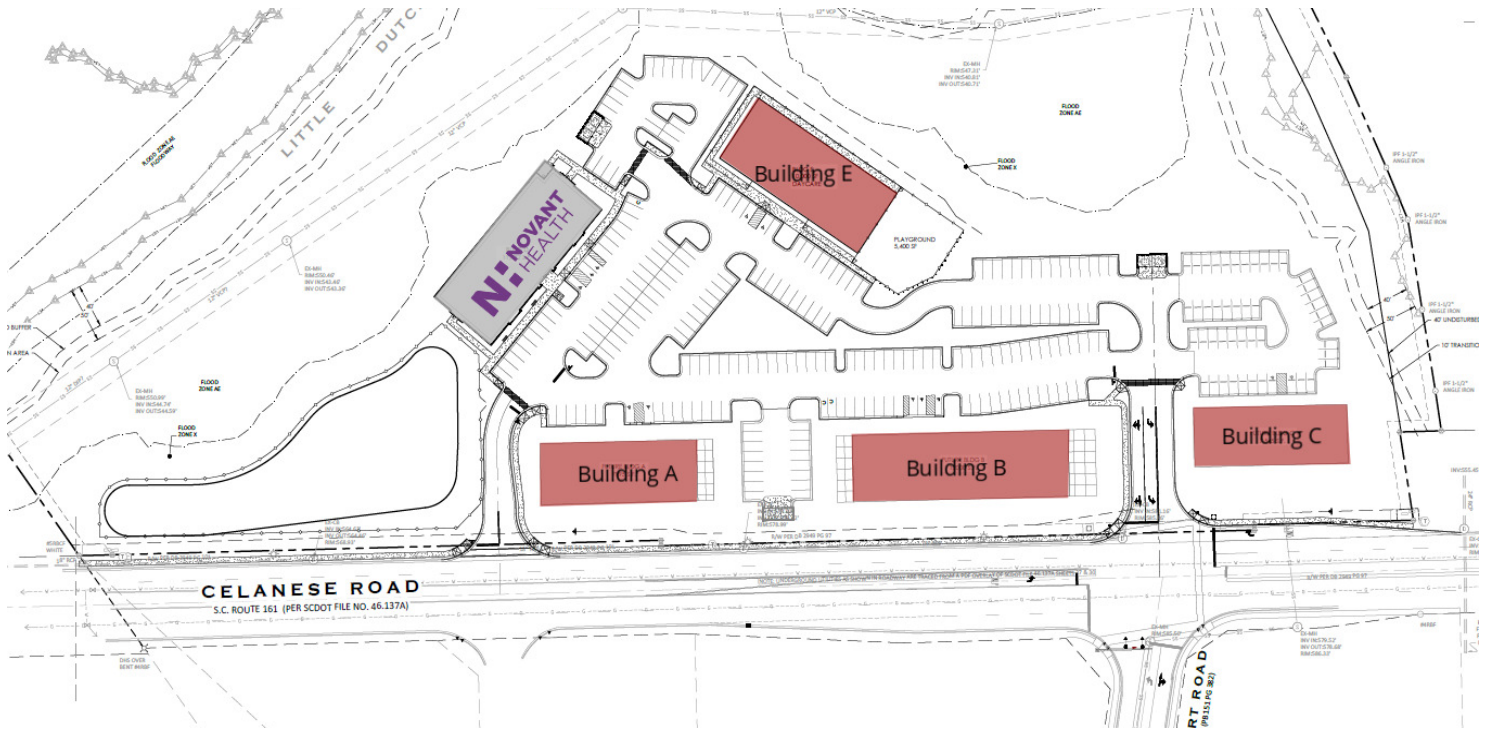


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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Building D	Novant Health	11,082 SF	NNN	-	-
Building A	Available	7,995 SF	NNN	\$40.00 - 45.00 SF/yr	-
Building B	Available	12,000 SF	NNN	\$40.00 - 45.00 SF/yr	-
Building C	Available	7,545 SF	Ground Lease	Negotiable	Ground lease opportunity +/-1.1 usable acres
Building E	Available	10,000 SF	NNN	\$40.00 - 45.00 SF/yr	-

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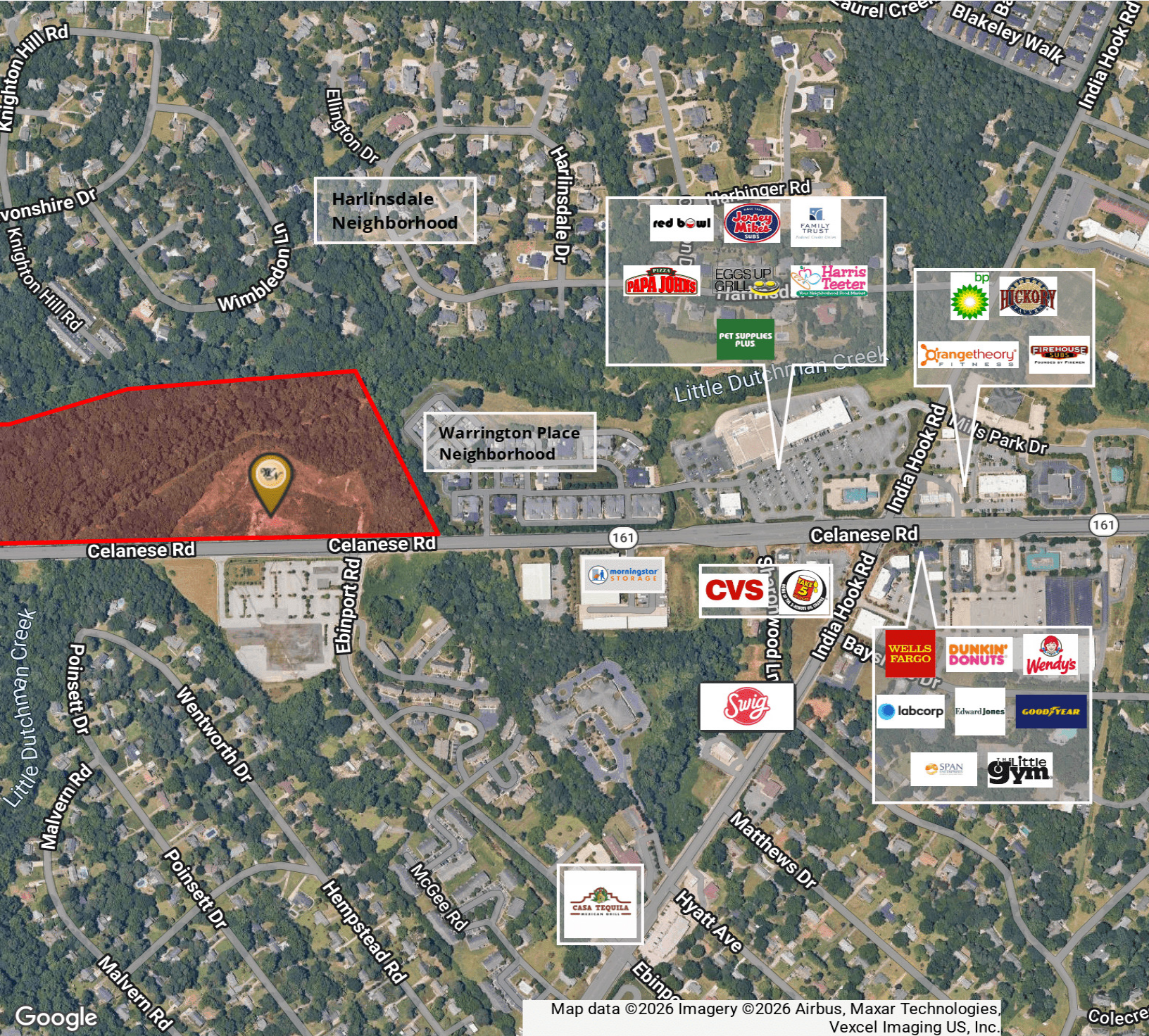


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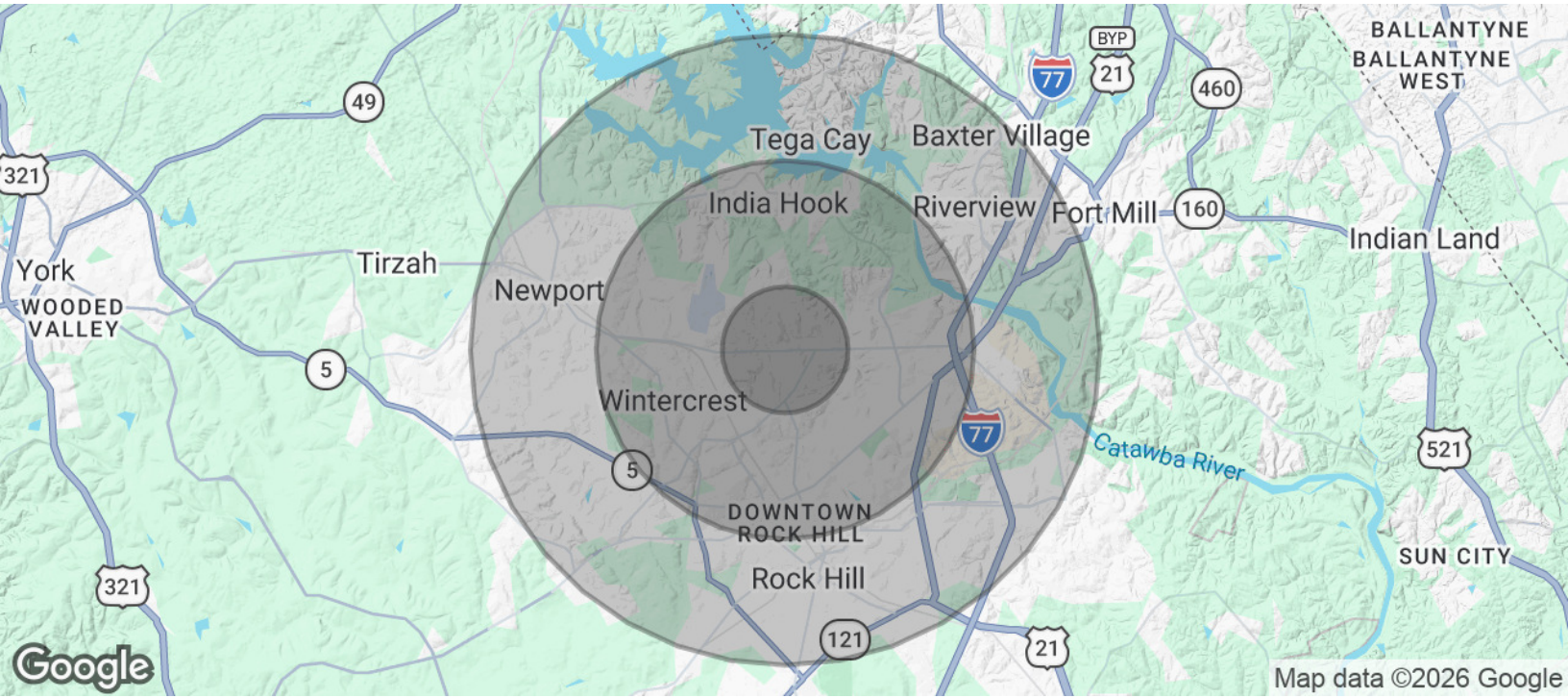


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,848	52,753	114,092
Average Age	45.5	41.6	39.6
Average Age (Male)	43.1	40.3	39.2
Average Age (Female)	50.7	43.8	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,162	21,365	45,279
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$104,009	\$82,563	\$90,902
Average House Value	\$302,668	\$240,680	\$265,401

2020 American Community Survey (ACS)

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