

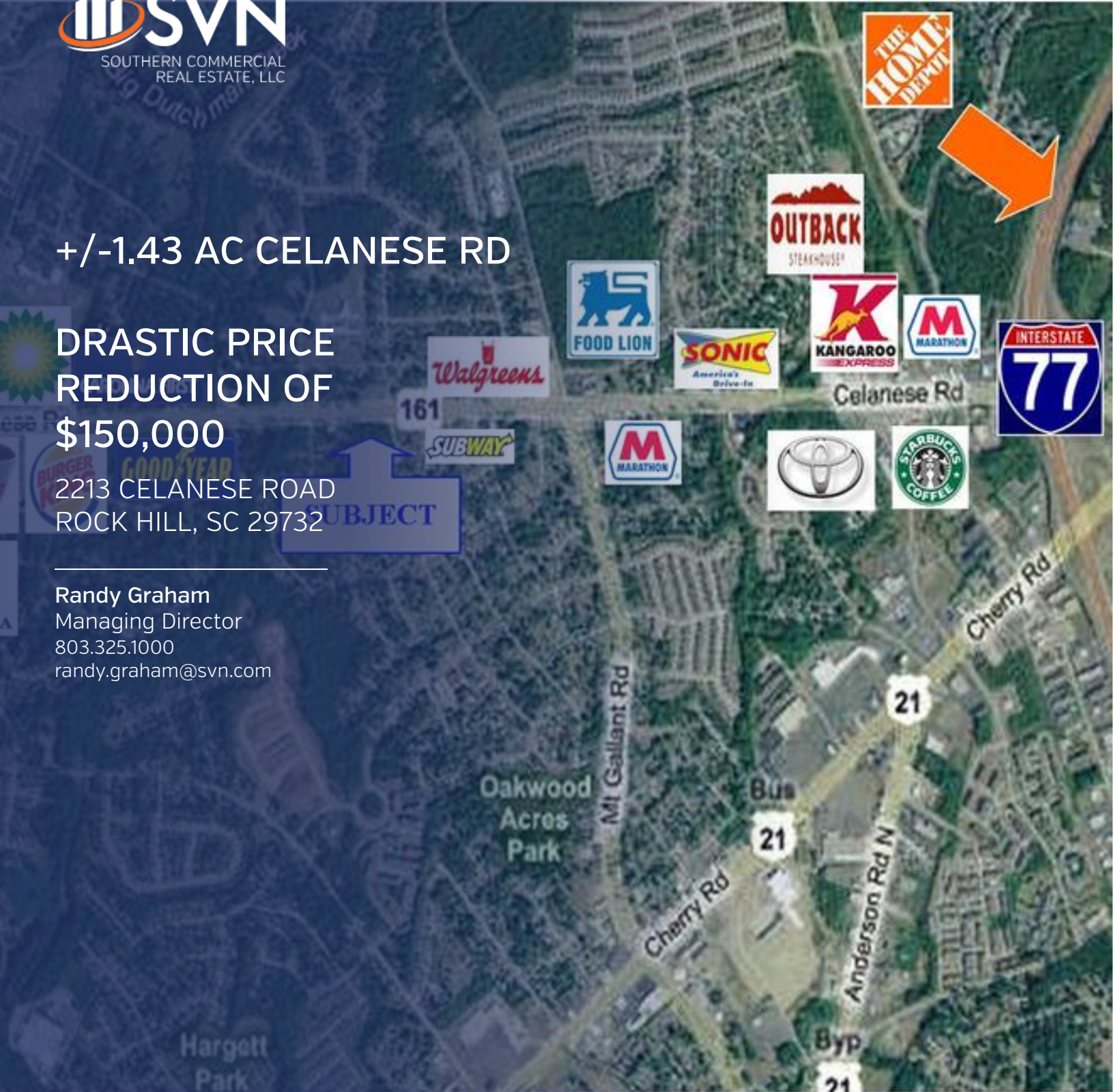
+/-1.43 AC CELANESE RD

DRASTIC PRICE
REDUCTION OF
\$150,000

2213 CELANESE ROAD
ROCK HILL, SC 29732

SUBJECT

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Property Summary - Drastic Price Reduction



SALE PRICE **\$225,000**

PROPERTY OVERVIEW

OFFERING SUMMARY

Lot Size: 1.43 Acres

Retail/Bank/Office site along high traffic Celanese Road corridor. Traffic counts some of the highest in York County located within 1-mile of I-77. Corner site at signalized interchange.

PROPERTY HIGHLIGHTS

Market: Charlotte Metro

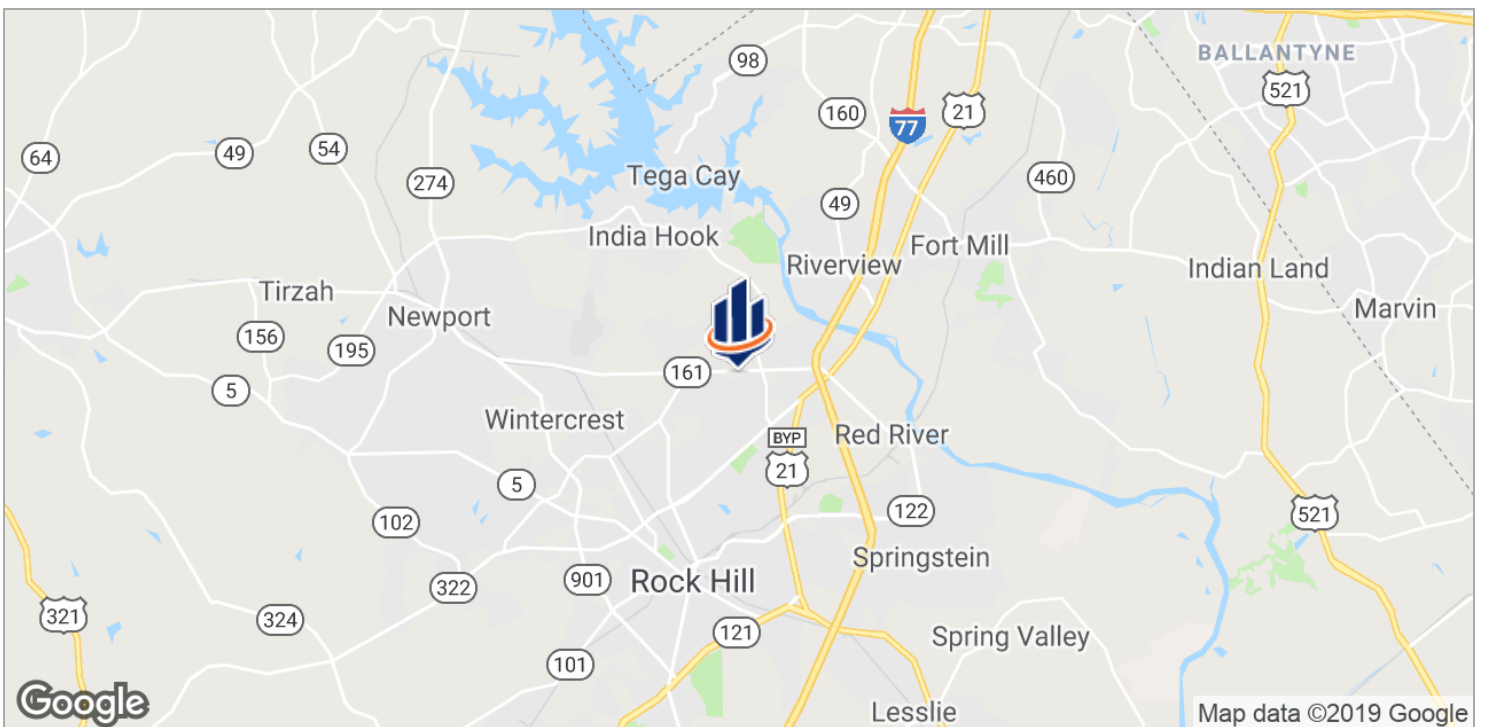
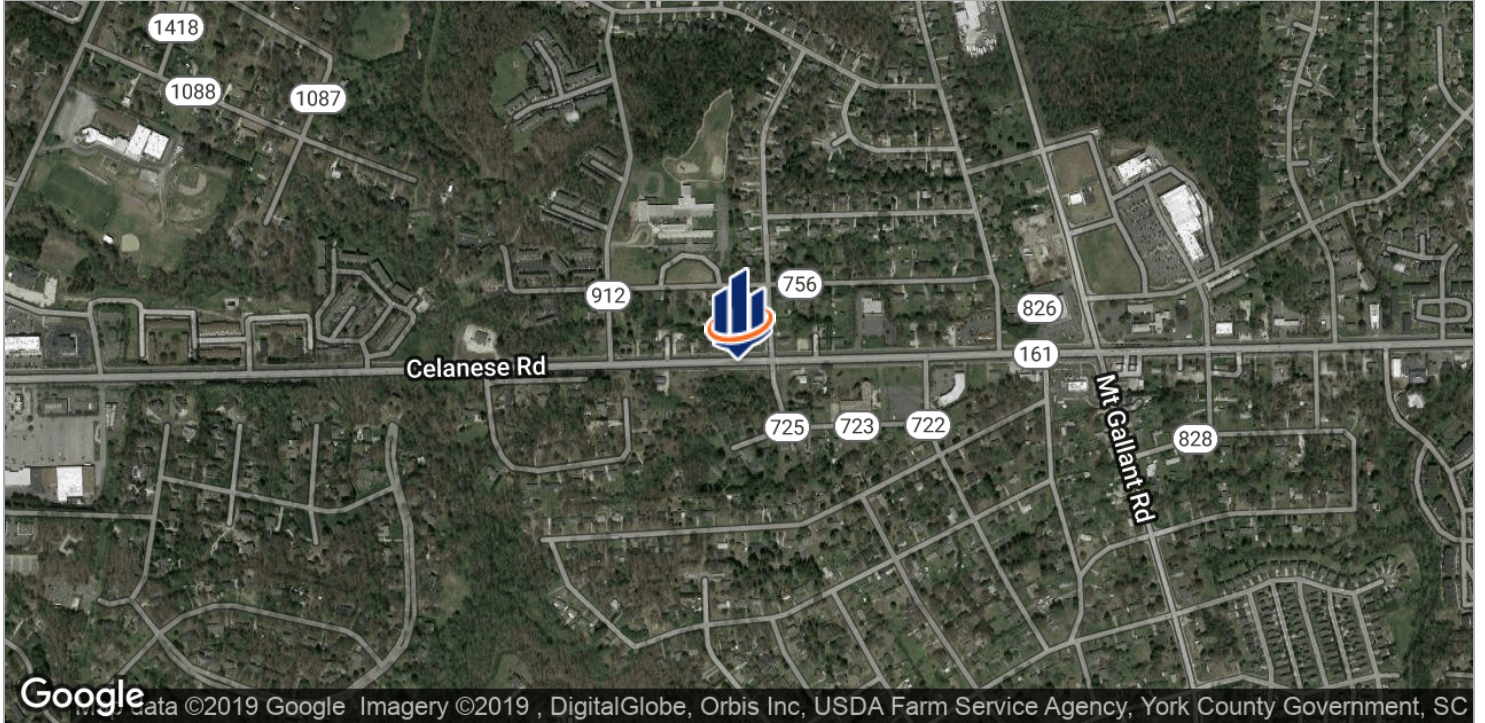
- +/-1.43 AC Site Retail/Bank Use At Intersection
- +/-35,000 VPD [2009]
- +/-151' Street Frontage on Celanese Road
- Water and Sewer Available to Site

Submarket: Rock Hill

Traffic Count: 35,000

Price / SF: \$3.61

Location Maps

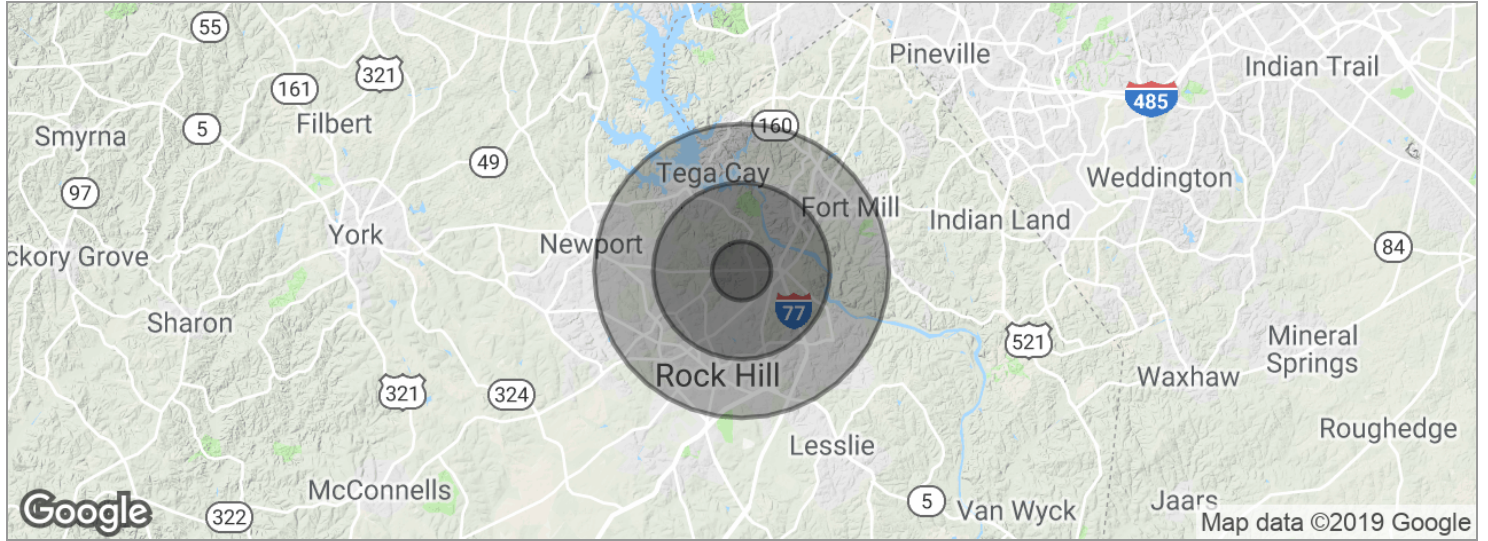


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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,080	44,689	97,919
Median age	31.2	33.4	34.5
Median age (Male)	29.8	30.8	32.9
Median age (Female)	32.1	34.4	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,873	17,414	37,969
# of persons per HH	2.5	2.6	2.6
Average HH income	\$61,127	\$63,931	\$64,684
Average house value	\$198,971	\$190,936	\$215,749

* Demographic data derived from 2010 US Census