

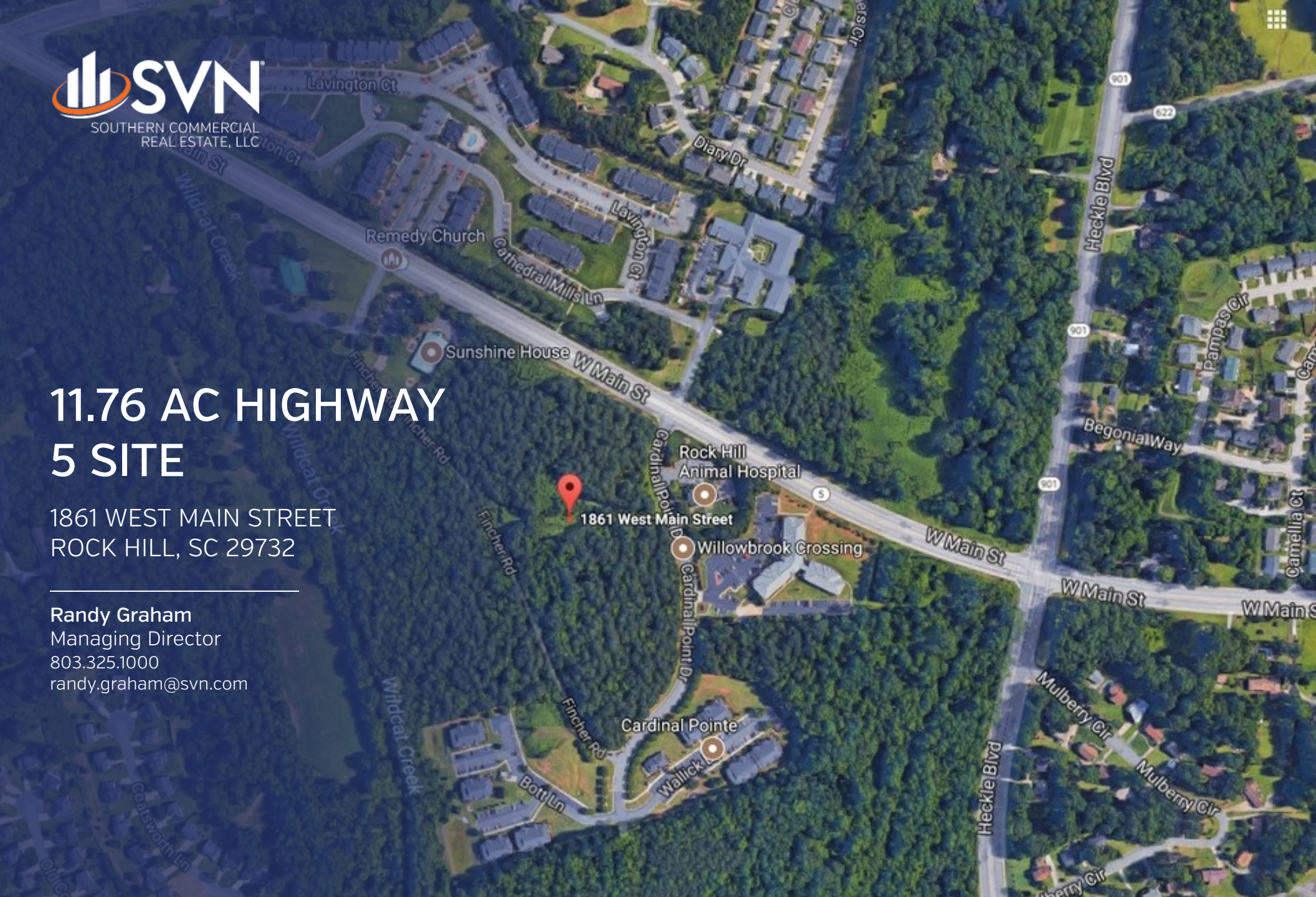


# 11.76 AC HIGHWAY 5 SITE

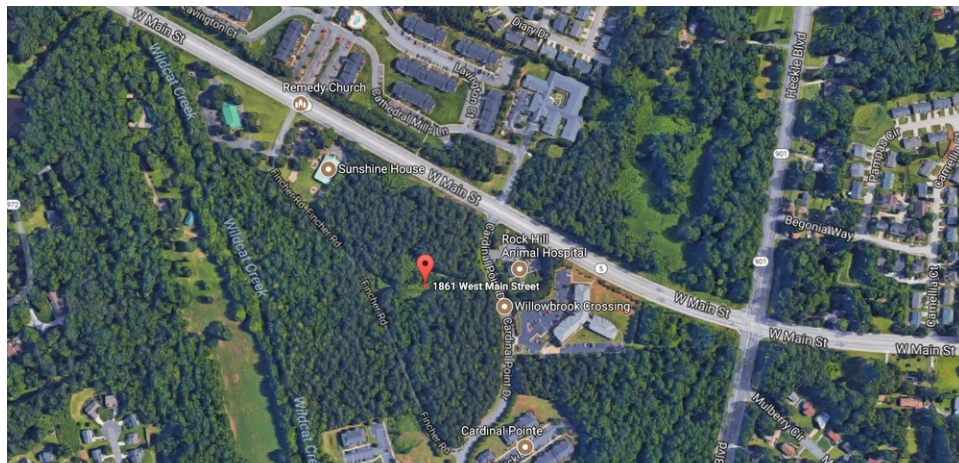
1861 WEST MAIN STREET  
ROCK HILL, SC 29732

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# Property Summary



## OFFERING SUMMARY

Sale Price: \$1,400,000

Lot Size: 11.76 Acres

Zoning: PUD

Market: Charlotte NC Metro

Submarket: York County SC

Price / SF: \$2.73

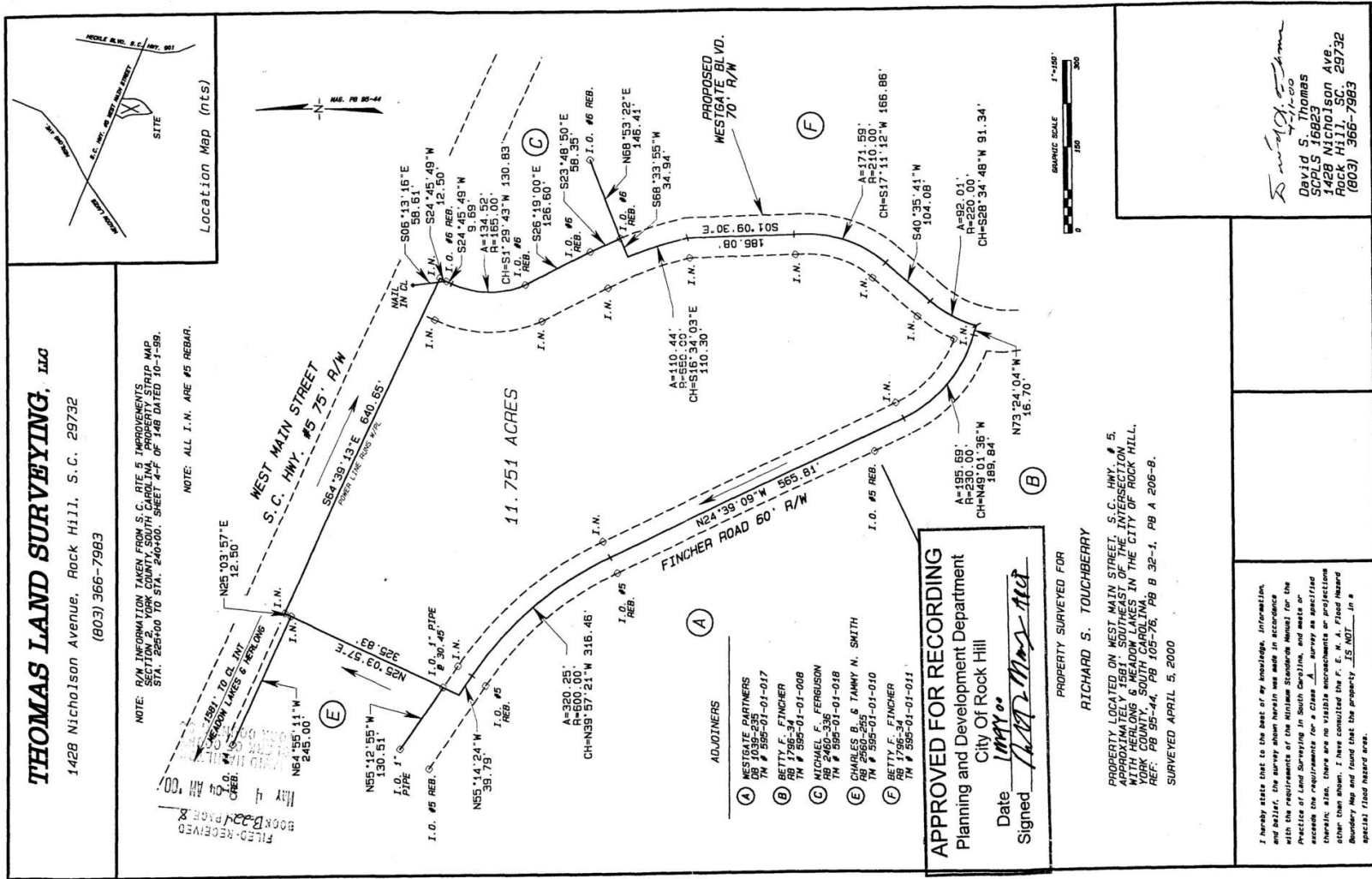
## PROPERTY OVERVIEW

Good development site for retail or office use. All utilities available.

## PROPERTY HIGHLIGHTS

- Nice development opportunity
- Over 550 feet of frontage on Hwy. 5/West Main Street
- Central location

# Site Plan



# Location Maps

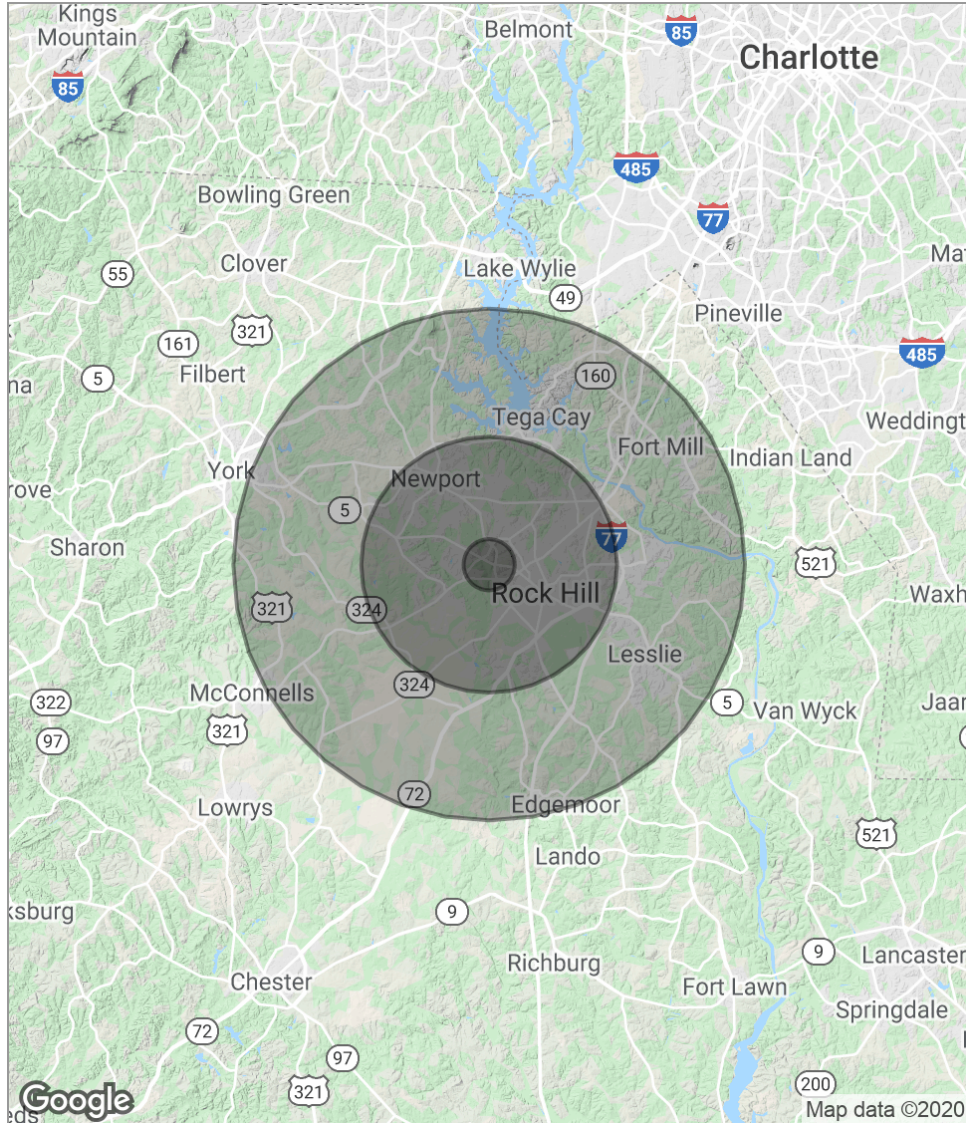


11.76 AC HIGHWAY 5 SITE | 1861 WEST MAIN STREET ROCK HILL, SC 29732

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# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,223	83,359	163,970
Median age	37.0	35.1	35.8
Median age [male]	36.7	32.7	34.5
Median age [Female]	36.9	36.3	36.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,599	31,421	62,247
# of persons per HH	2.6	2.7	2.6
Average HH income	\$74,607	\$59,373	\$67,322
Average house value	\$181,279	\$186,003	\$220,346

\* Demographic data derived from 2010 US Census