

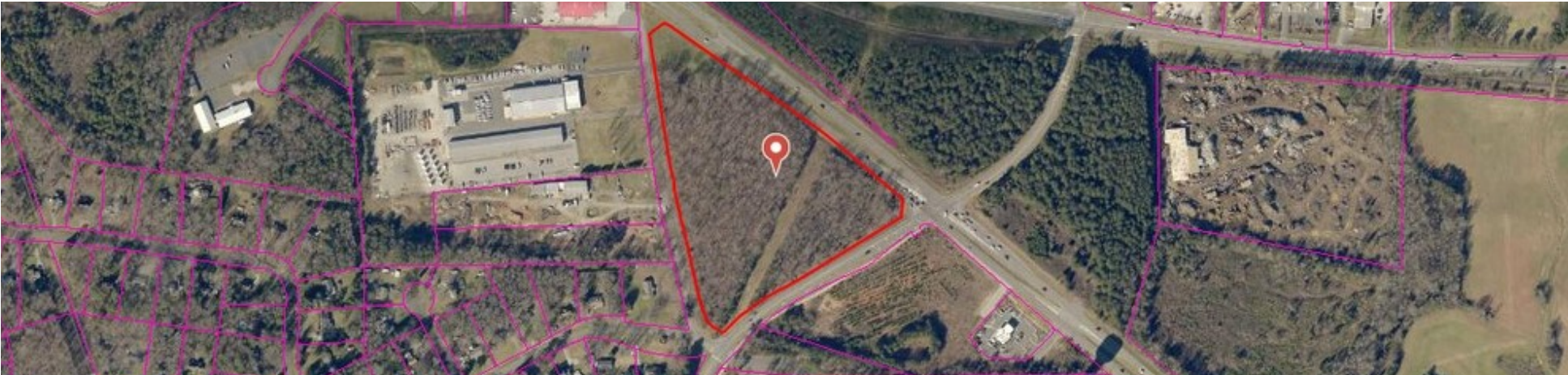


12.19 AC CORNER RETAIL SITE

193 OLD RAWLINSON ROAD
ROCK HILL, SC 29732

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,560,000
Lot Size:	12.19 Acres
Price / SF:	\$4.82
Zoning:	CC - Community Commercial
Traffic Counts: [2016]	Est. 25,300 VPD on Heckle/Hwy 901 Est. 4,600 VPD on Rawlinson Rd.

PROPERTY OVERVIEW

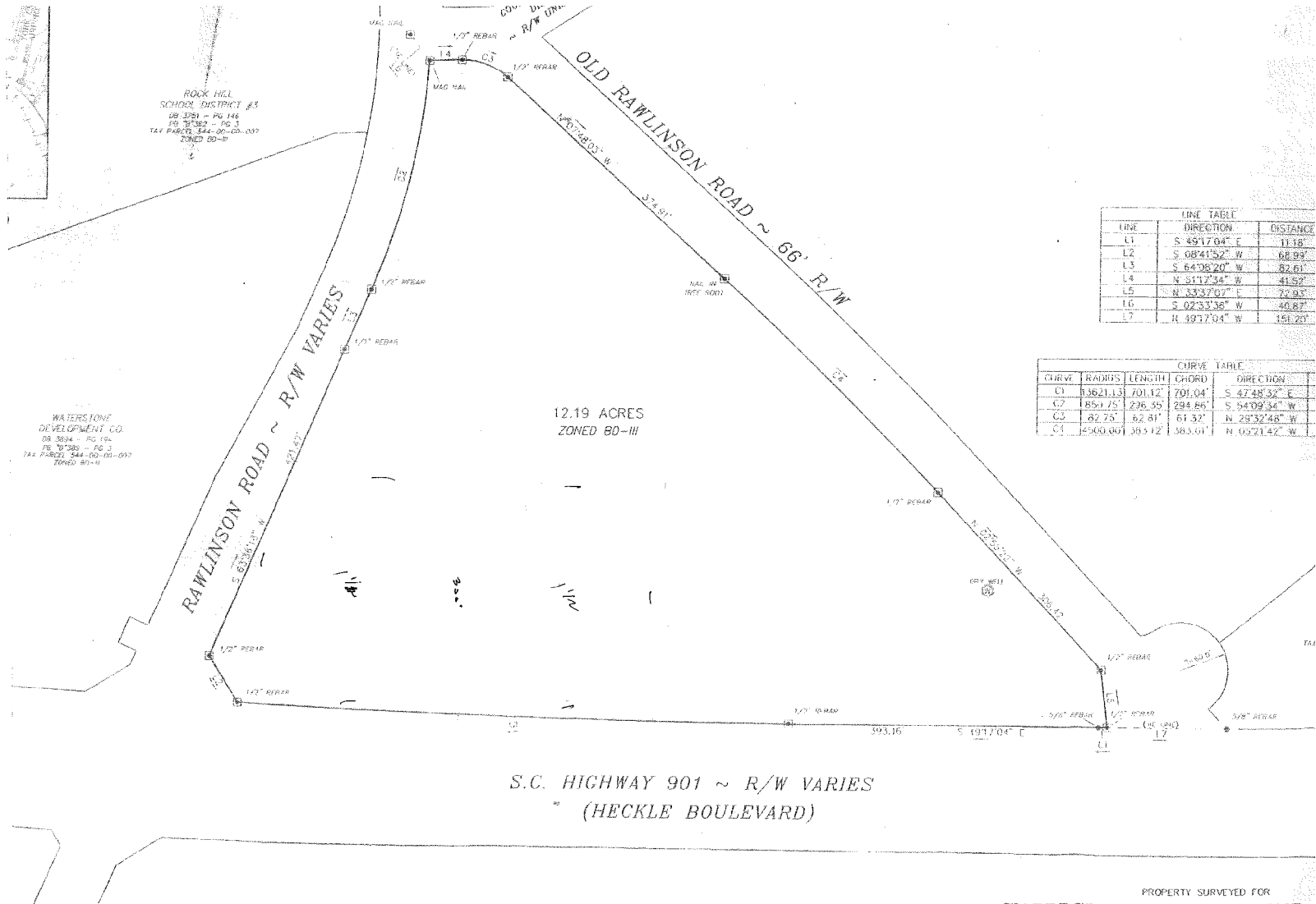
Level corner site at signalized interchange. Prime for retail development. 1/4 Mile from York Counties Super Walmart location.

PROPERTY HIGHLIGHTS

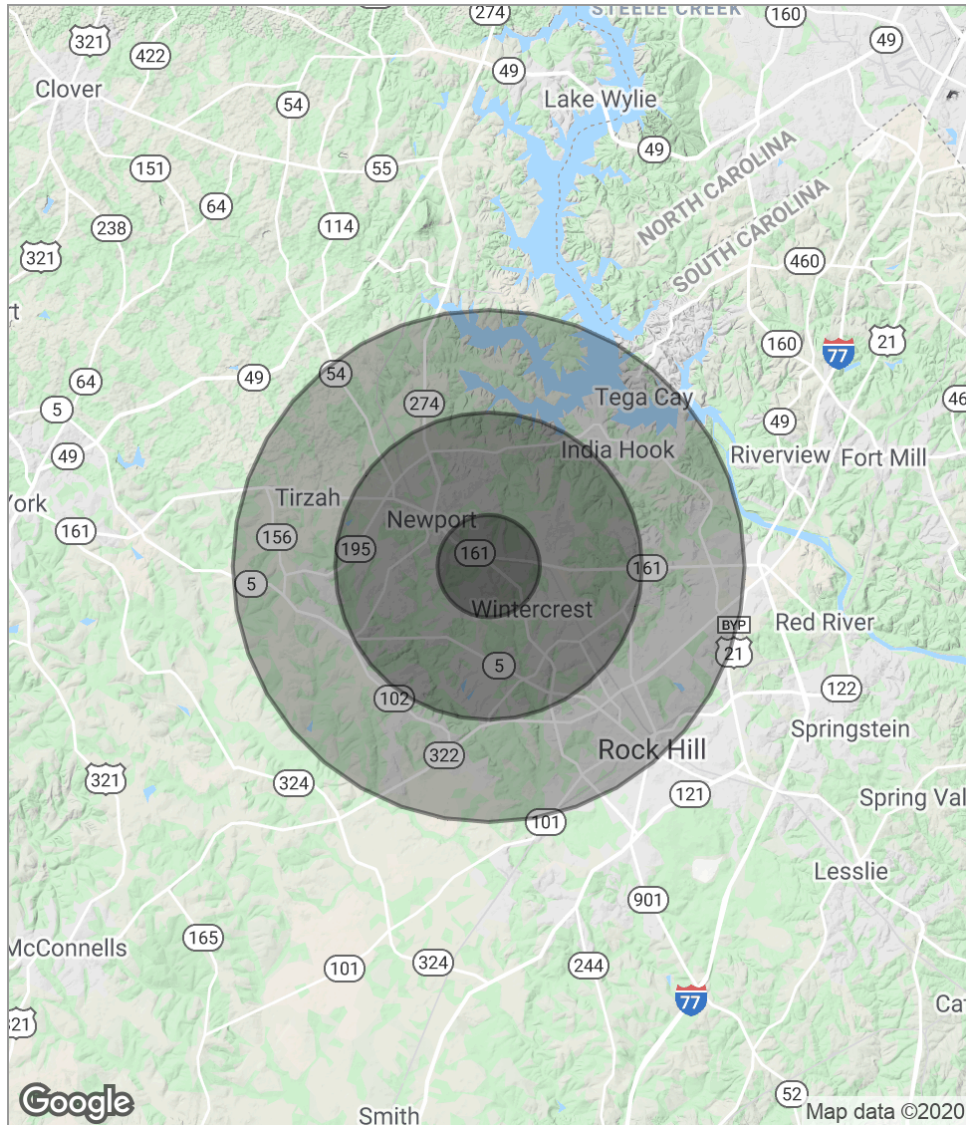
- Corner Retail site at signalized interchange of Hwy. 901 & Rawlinson Road
- Significant frontage of over 1,100 FT on Heckle and 800' on Rawlinson
- Level topography
- All utilities available
- 1/4 Mile from York Counties Super Walmart location.

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Site Plan



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,117	24,666	66,508
Median age	36.3	37.9	36.2
Median age (male)	35.7	36.8	34.1
Median age (Female)	35.9	37.7	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,157	9,313	24,885
# of persons per HH	2.7	2.6	2.7
Average HH income	\$69,901	\$74,054	\$67,435
Average house value	\$181,479	\$200,200	\$200,526

* Demographic data derived from 2010 US Census

Retailer Map



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