



SHEPHERD'S FOLD BOOKSTORE

415 CHERRY ROAD
ROCK HILL, SC 29730

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Property Summary



OFFERING SUMMARY

Sale Price:	\$800,000
Year Built:	1997
Bookshop Taxes:	\$13,092
Rental House Taxes:	\$2,180
Building Size:	4,800 SF
Zoning:	General Commercial
Market:	Charlotte Metro
Submarket:	York County, SC
Traffic Count: [2017]	24,000

PROPERTY OVERVIEW

Free-standing, 4,800 SF building located on Cherry Road directly across from Winthrop University. Property also includes 1020 Park Avenue, which is a 3 br / 2 ba rental house.

PROPERTY HIGHLIGHTS

- 4,800 SF retail building fronting on Cherry Road
- +/- .70 Acres
- General Commercial zoning - very liberal City zoning allowing a wide variety of retail uses
- 24 Paved and striped parking spaces
- Includes 3br/2ba rental house on back of property, currently leased at \$1,300/Month
- Roof Replaced May 2013 - Rental House

Additional Photos



Store Interior



Store Interior

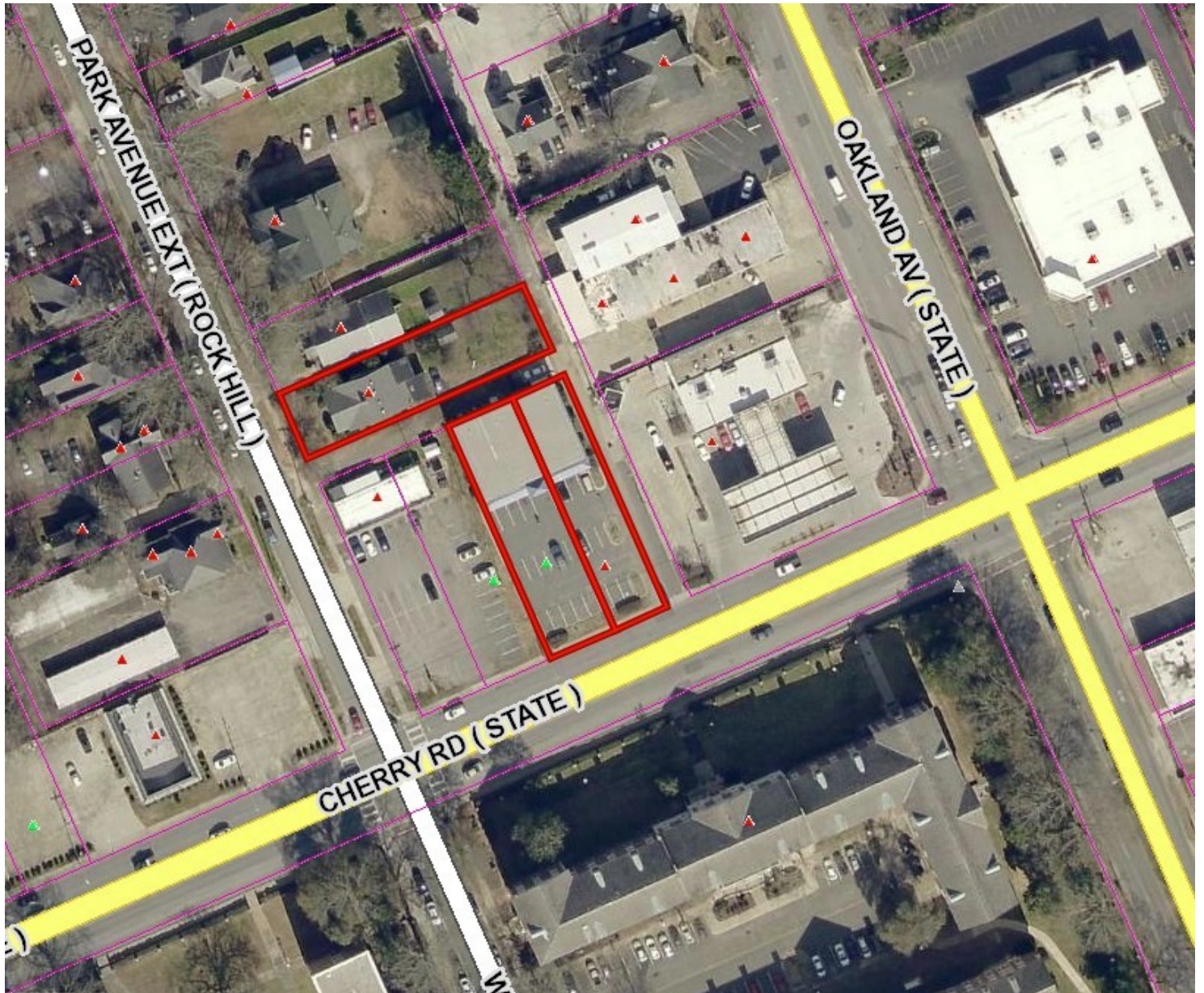


Store Interior

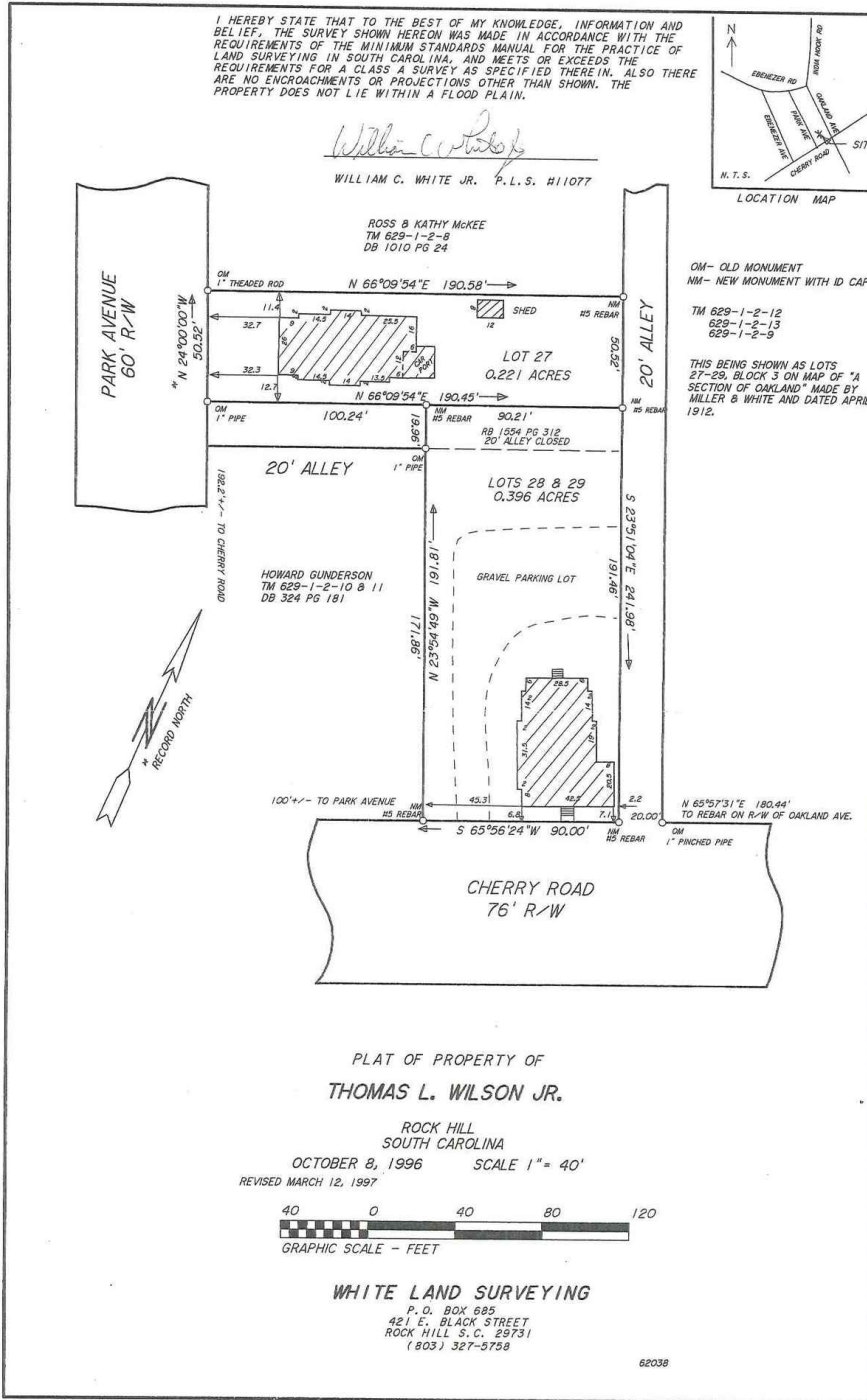


Store Interior

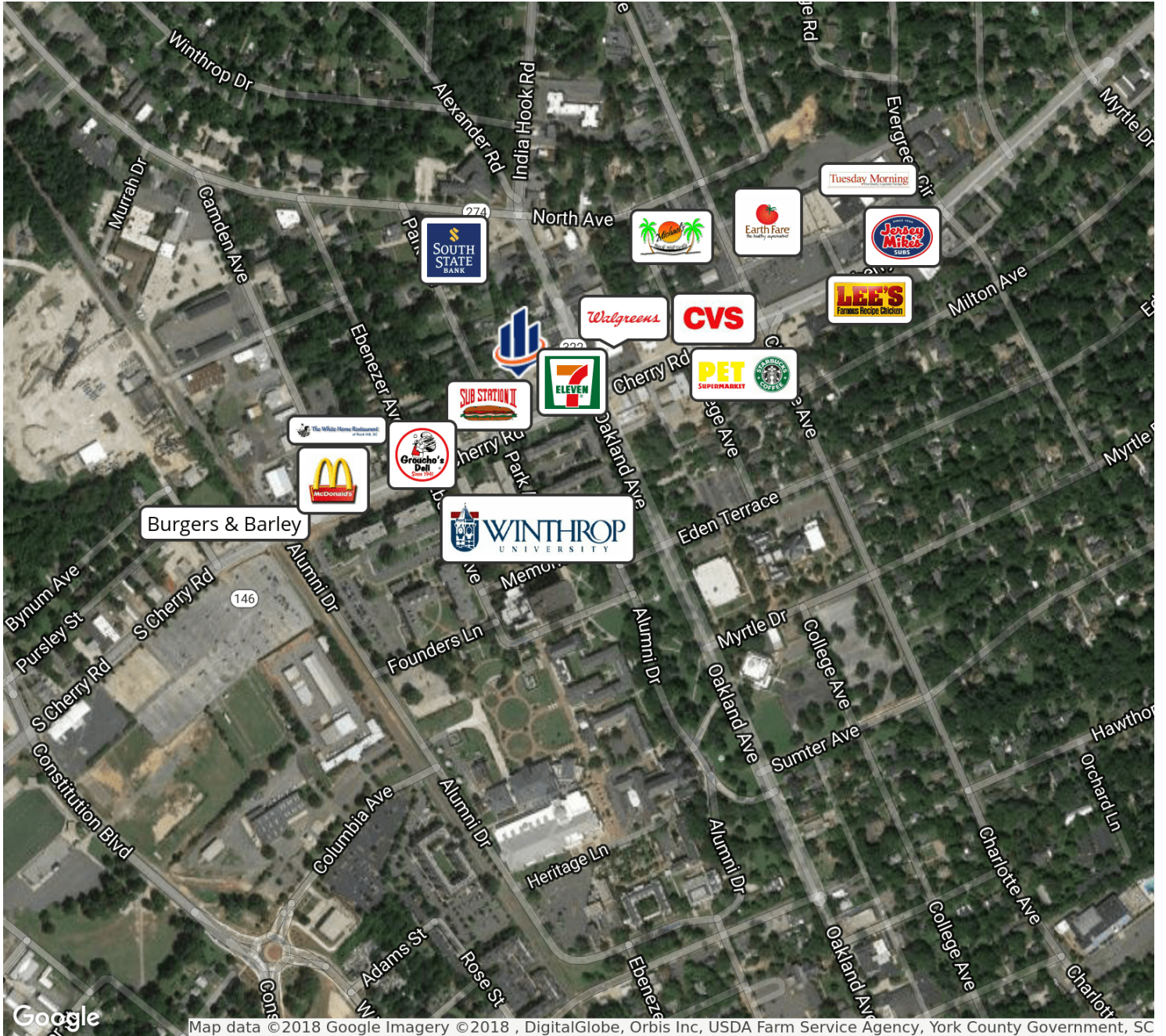
Additional Photos



Site Plan



Retailer Map



Rental Property Highlights

SALE HIGHLIGHTS

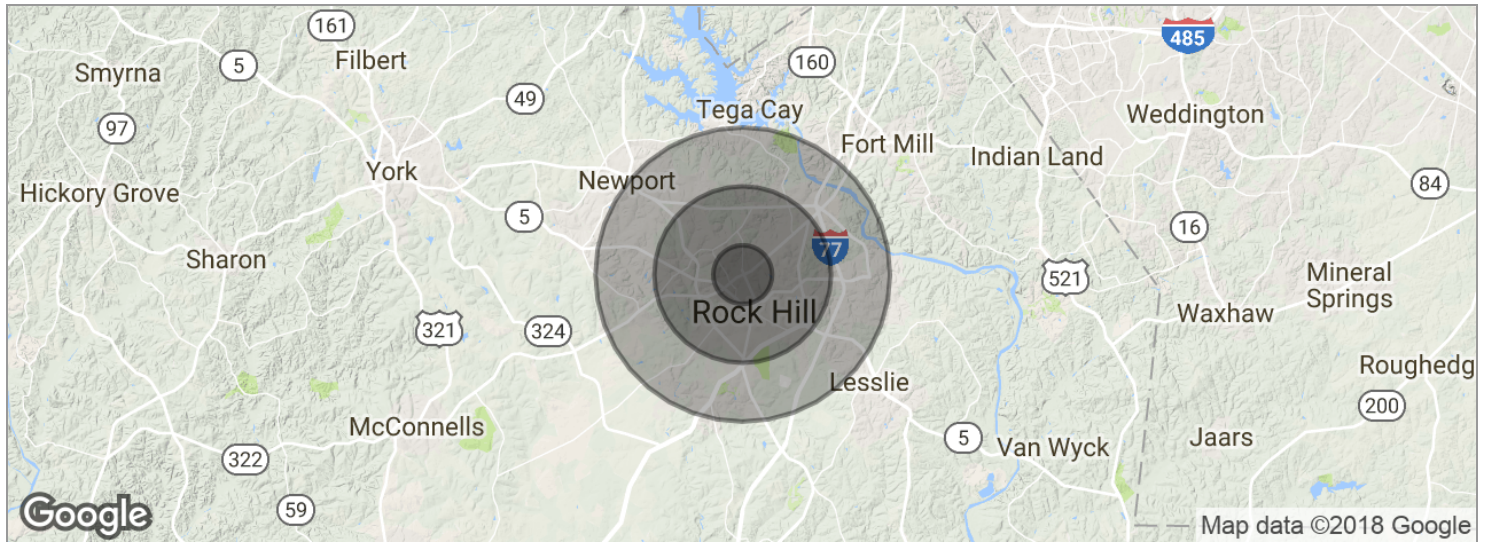
- 3BR/2BA
- Layout includes living room, enclosed front porch, kitchen with appliances, laundry room and back covered porch
- Current monthly rental \$1,300
- Separate Outside Storage Building
- Roof Replaced May 2013 - Rental House
- Walking distance to Winthrop University



Additional Photos - Rental House



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,190	56,428	90,944
Median age	30.6	34.2	34.4
Median age (male)	26.7	31.1	32.4
Median age (Female)	32.6	35.9	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,475	21,619	35,148
# of persons per HH	3.3	2.6	2.6
Average HH income	\$58,137	\$53,963	\$58,998
Average house value	\$182,091	\$173,885	\$190,182

* Demographic data derived from 2010 US Census