



THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

**±1 - 30 ACRES
AVAILABLE**



ROCK HILL SIGNALIZED PARCEL FOR SALE

5665 OLD YORK RD | ROCK HILL, SOUTH CAROLINA 29732



PROPERTY / LEASE INFORMATION

SIZE:	±1 - 30 Acres
ASKING PRICE:	Please Call
York Co. TAX PARCEL IDs:	4960000227 4960000044
CURRENT ZONING:	4.1 ac (BD-1) 25.66 ac (RD-1)
UTILITIES:	Water available at site; Sewer in close proximity
NEARBY TENANTS INCLUDE:	

PROPERTY DESCRIPTION

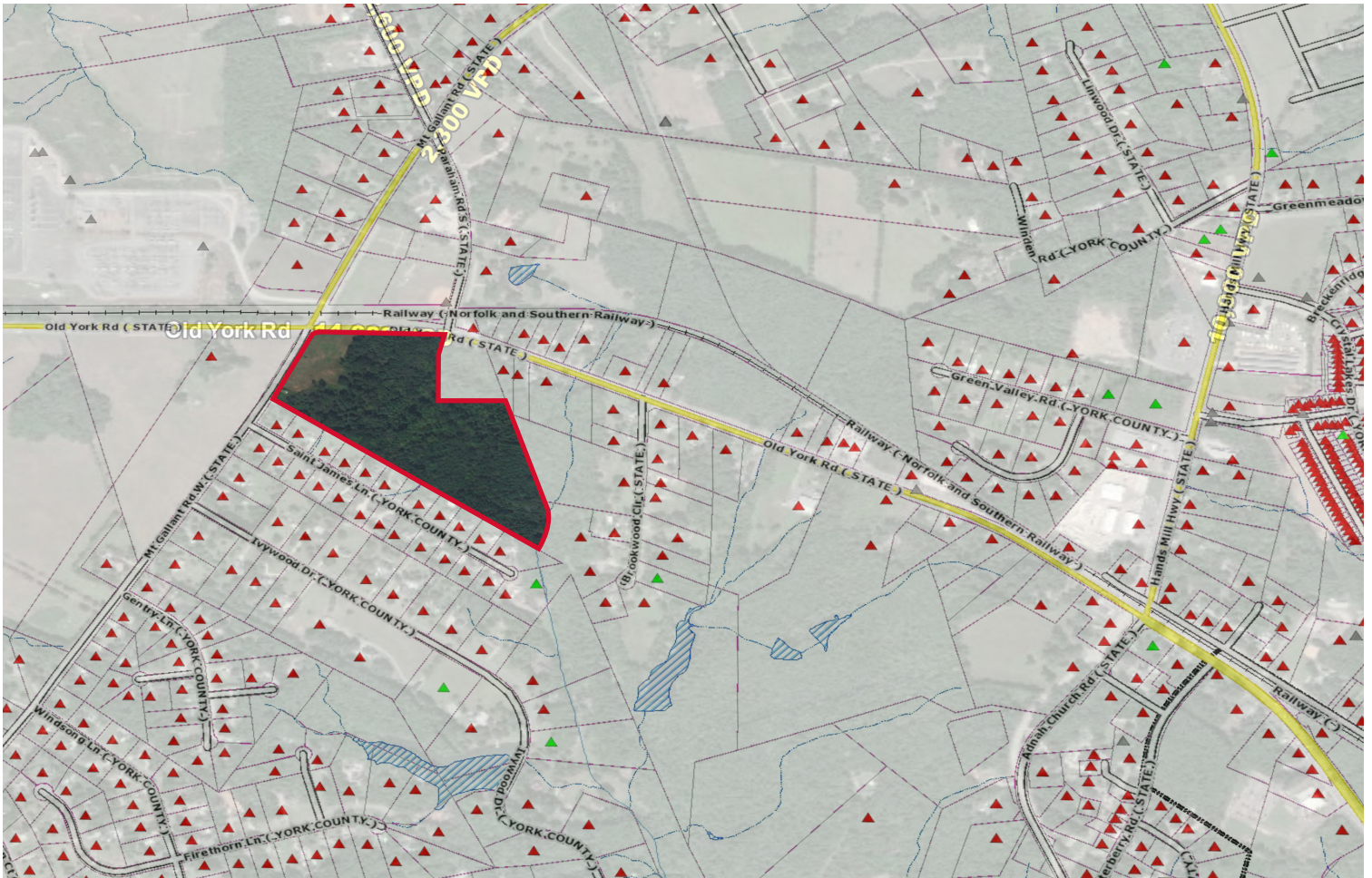
- Well located 30 acre parcel at Old York Road and Mt. Gallant Road signalized intersection
- Excellent outparcel opportunities fronting Old York Road
- Less than two miles from Wal-mart Supercenter
- York County jurisdiction
- Promising residential opportunity in back of site
- Site approximately 1/2 mile from newly planned Pride Baseball Complex. The 50-acre complex to include seven artificial turf baseball fields, indoor training facility and dormitories and more

DEMOGRAPHICS (2018)	3 MILE	5 MILE	7 MILE
POPULATION	13,933	44,658	105,625
AVERAGE HH INCOME	\$89,958	\$88,842	\$82,764
MEDIAN HH INCOME	\$73,902	\$68,120	\$65,376
BUSINESS ESTABLISHMENTS	265	1,093	3,257
DAYTIME EMPLOYMENT	2,602	12,415	36,450

© 2019 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

ROCK HILL SIGNALIZED PARCEL FOR SALE

5665 OLD YORK RD | ROCK HILL, SOUTH CAROLINA 29732



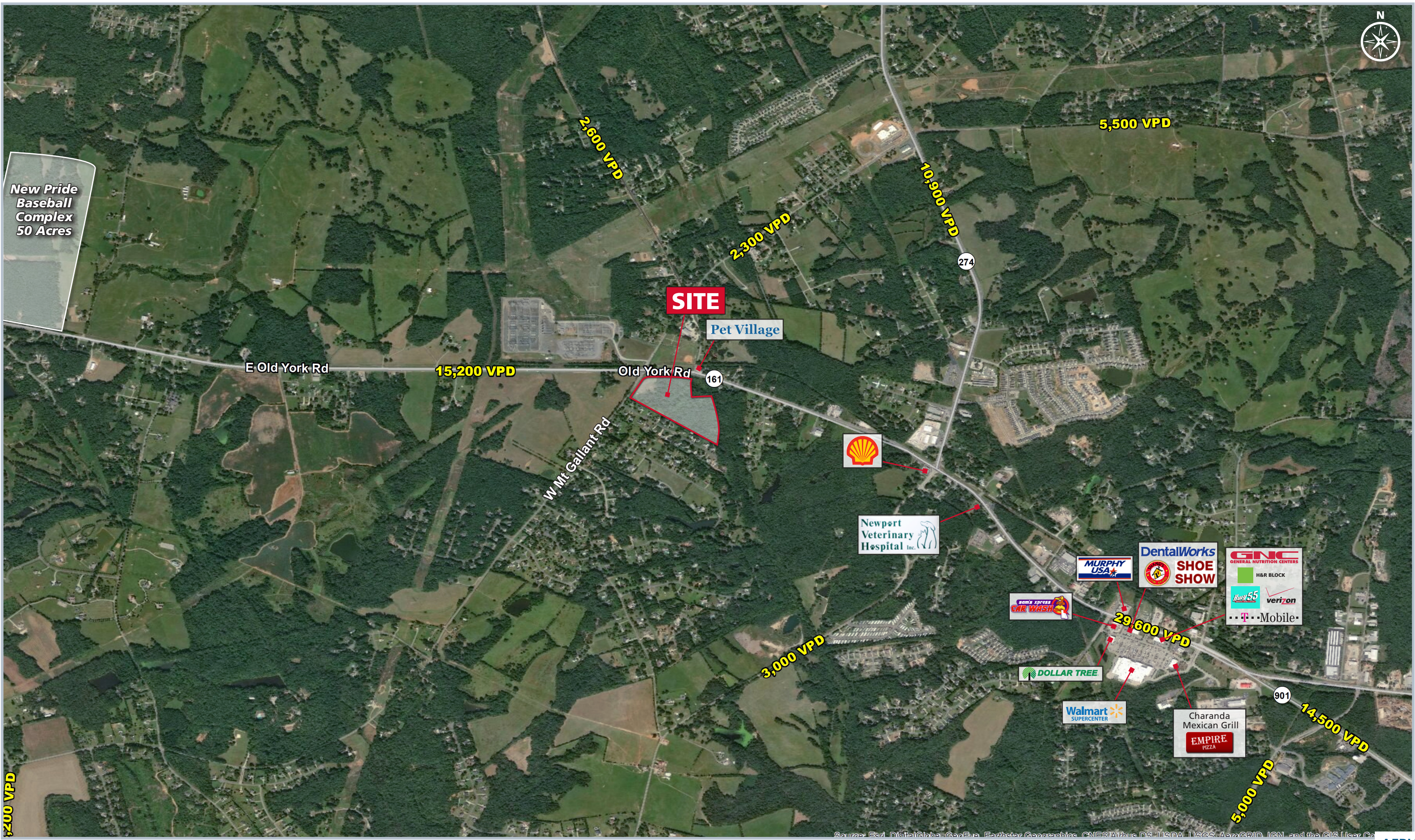
TRAFFIC COUNTS 2018 (SCDOT)

15,200 VPD on Old York Rd.

© 2019 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



New Pride
Baseball
Complex
50 Acres



Source: Esri, DataCity, GeoEye, Earthstar, Geographic CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Co

AERIAL