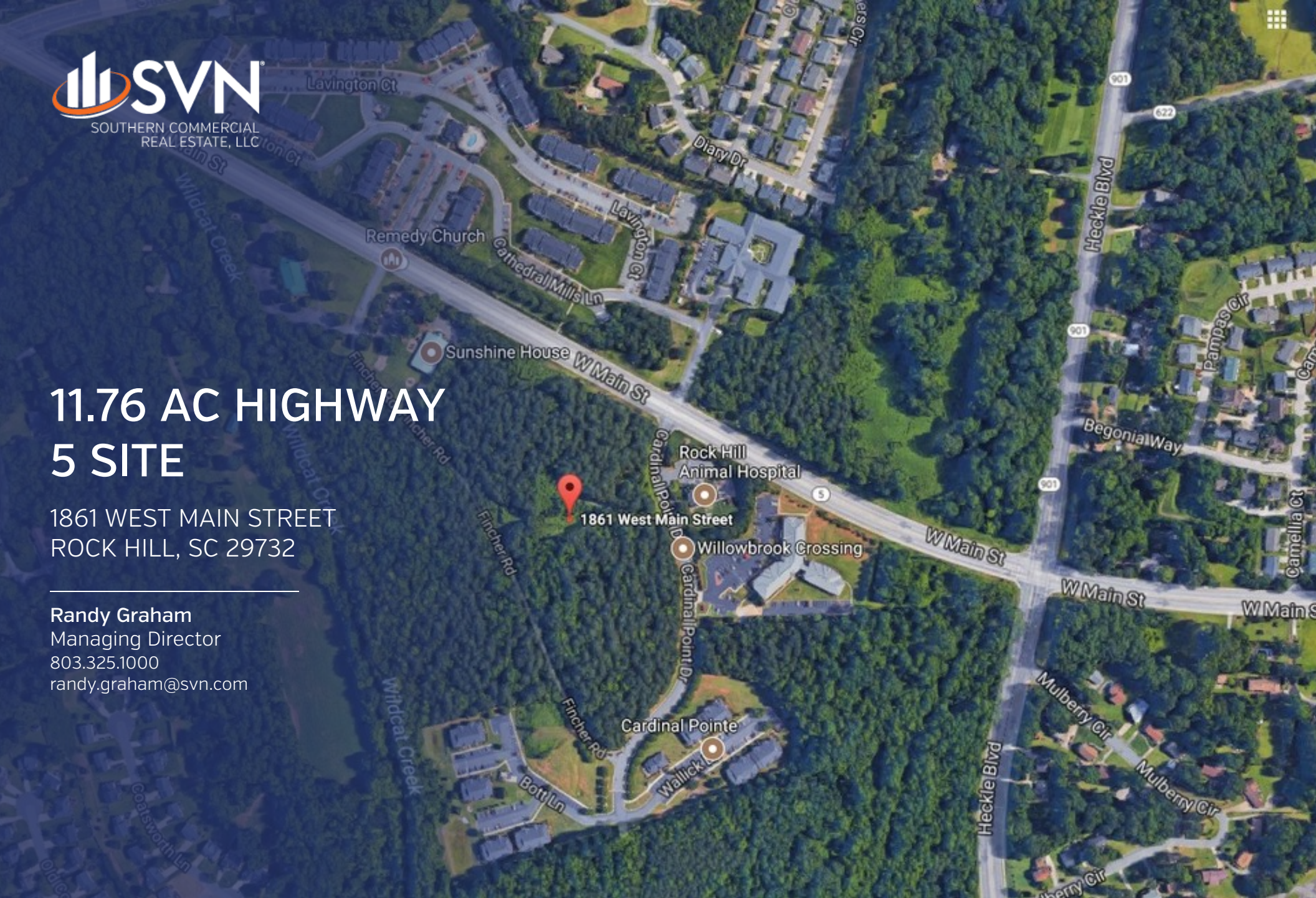




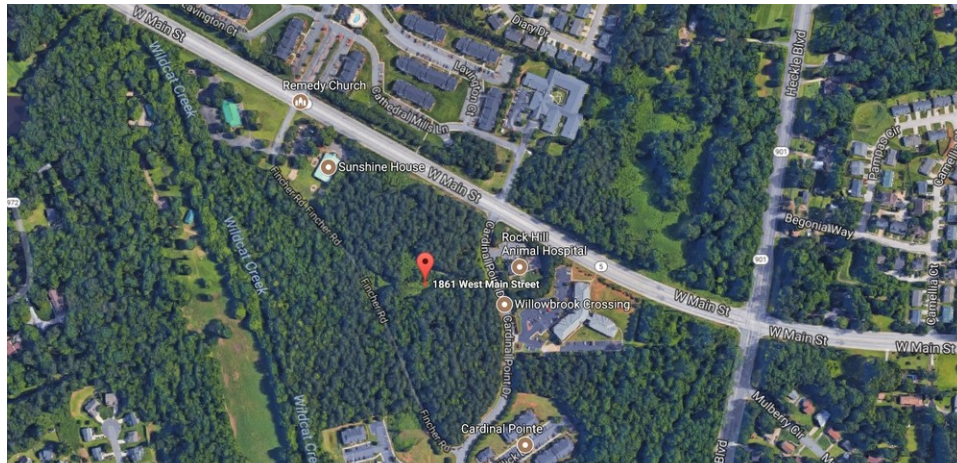
11.76 AC HIGHWAY 5 SITE

1861 WEST MAIN STREET
ROCK HILL, SC 29732

Randy Graham
Managing Director
803.325.1000
randy.graham@svn.com



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

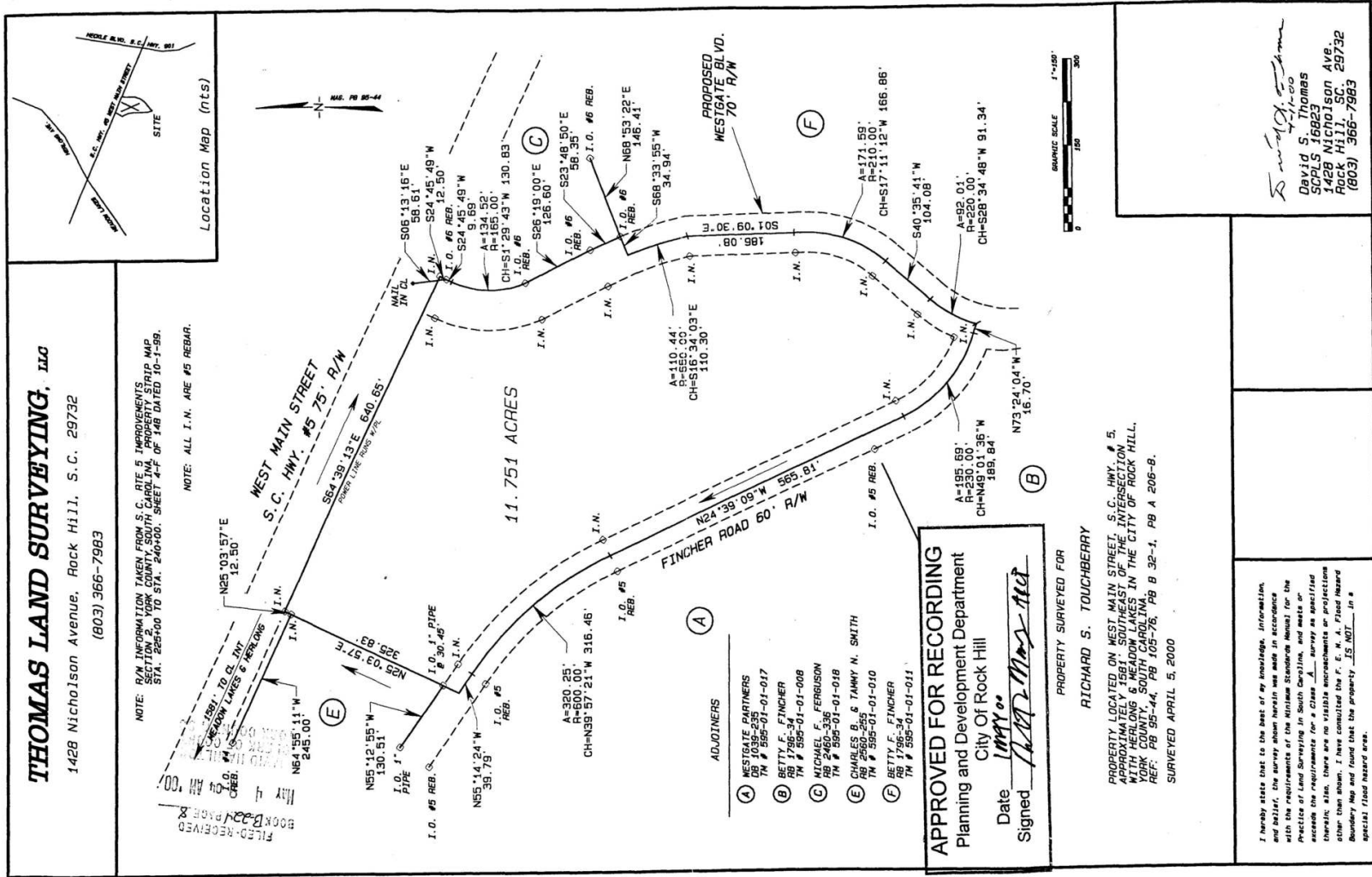
PROPERTY OVERVIEW

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

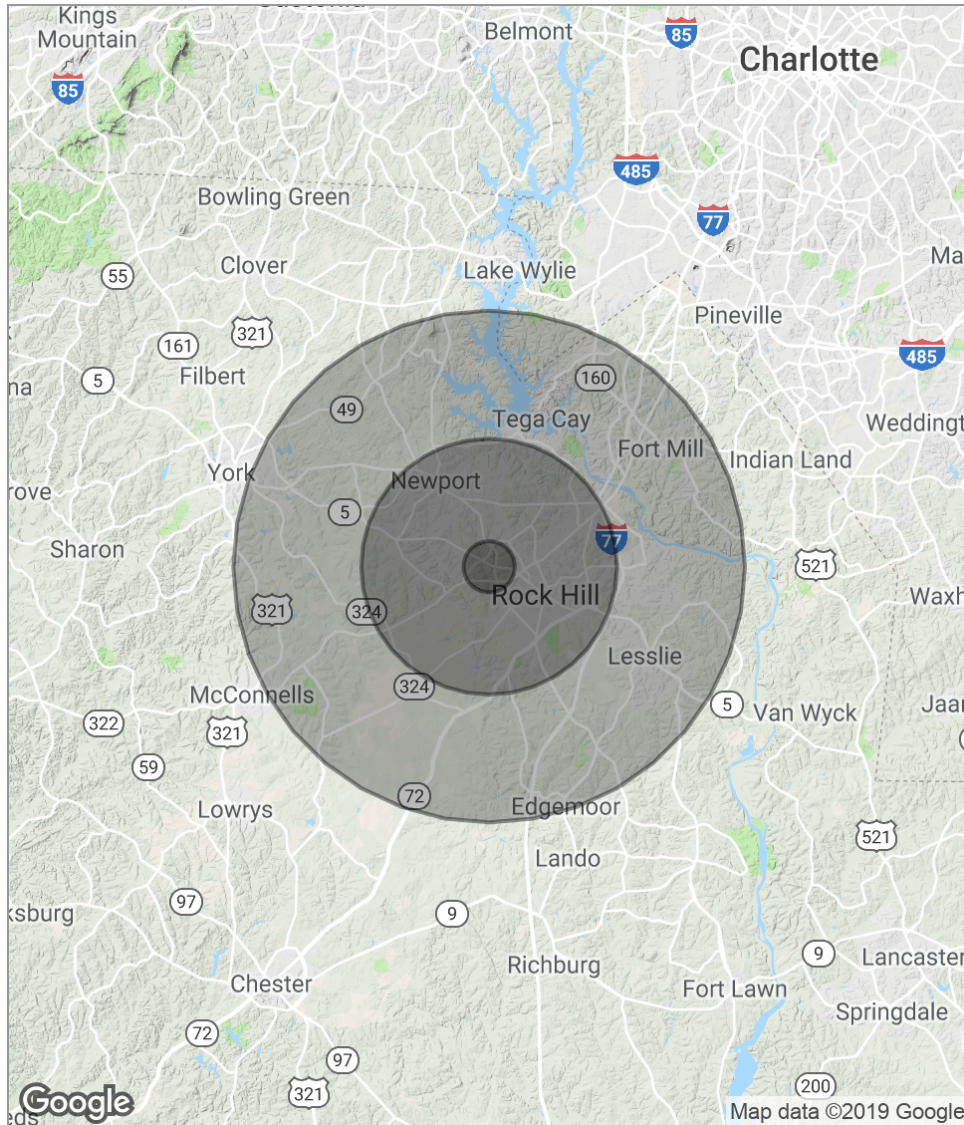
Site Plan



Location Maps



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