



# RIVERCHASE LAND DEVELOPMENT | INTERSTATE VISIBILITY

2114 Riverchase Blvd., Rock Hill, SC 29732



## SALE OVERVIEW

**SALE PRICE:** \$2,400,000

**LOT SIZE:** 41.64 Acres

**APN #:** 662-05-01-003

**ZONING:** PUD

**MARKET:** Charlotte Metro

**SUB MARKET:** Rock Hill

**CROSS STREETS:** I- 77 & Hwy 161 [Exit 82-C]

**TRAFFIC COUNT:** 98,600

## PROPERTY DESCRIPTION

Potential corporate office site with excellent visibility from I-77 [Exit 82]. Offering significant river frontage and views. May be subdivided. Good access from I-77. Close proximity to the new Carolinas Medical Center's new office building, shopping and restaurants.

## PROPERTY HIGHLIGHTS

- High Profile Office Park or Corporate Headquarters
- Located on I-77 & Catawba River
- Restaurants & Mid-Level Hotels Nearby
- 20 Minutes form Charlotte Douglas Int'l Airport
- All City Utilities at Site
- May Be Subdivided



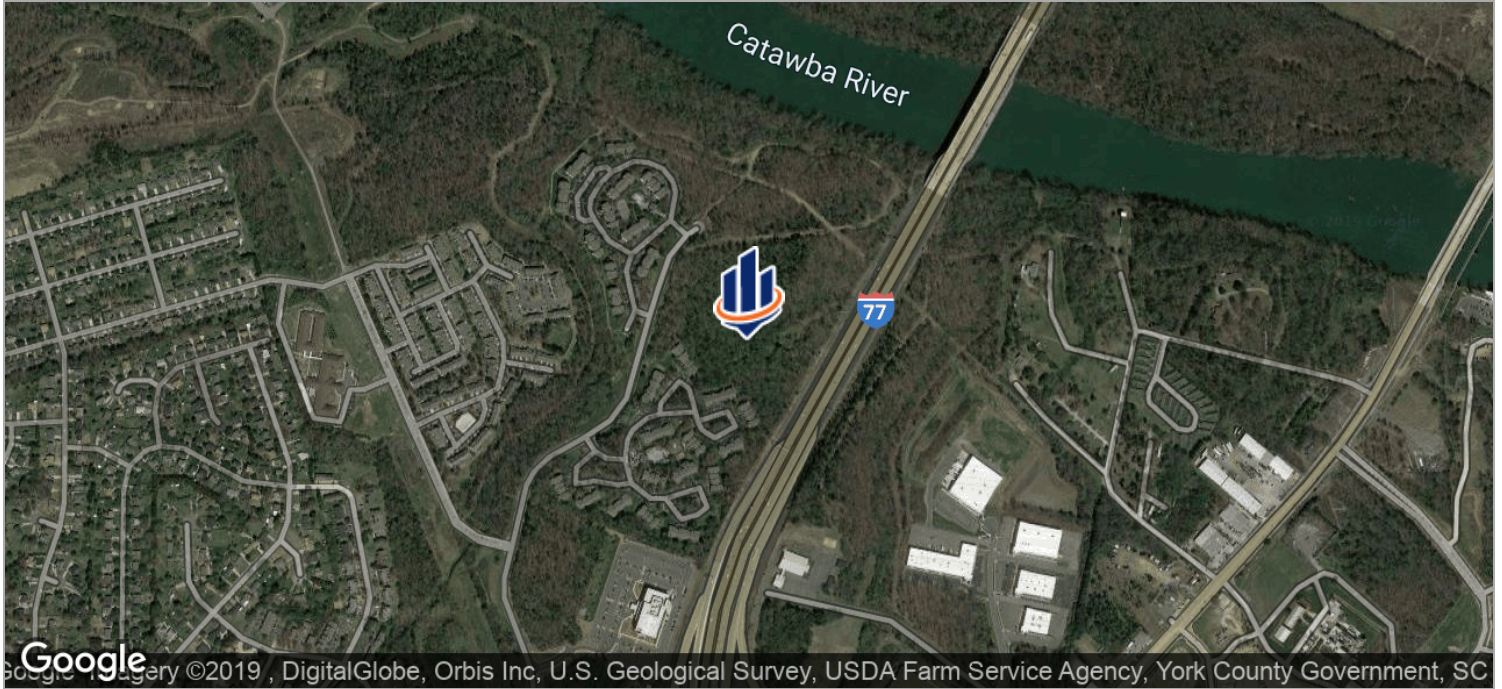
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FOR SALE | LAND

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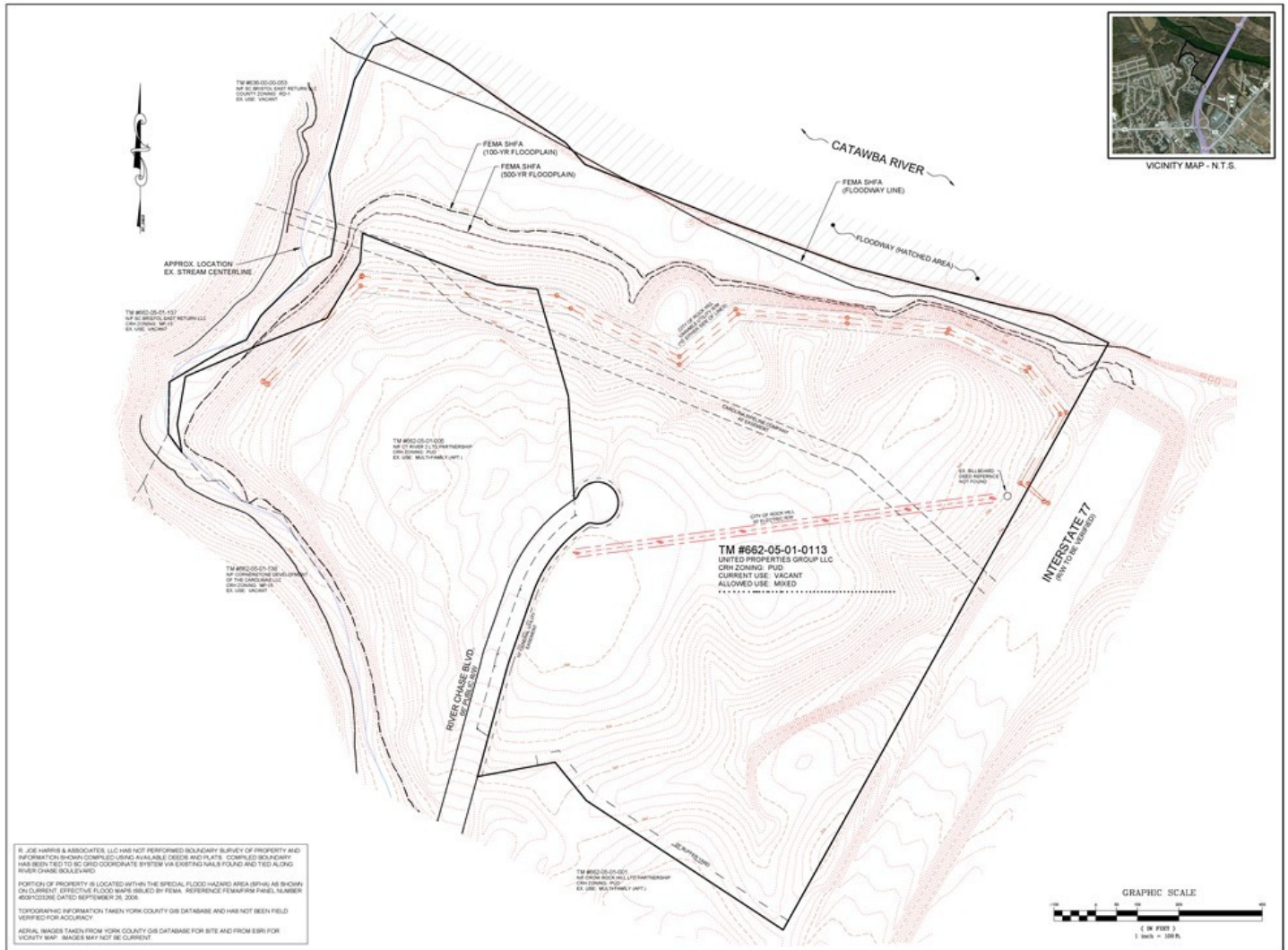
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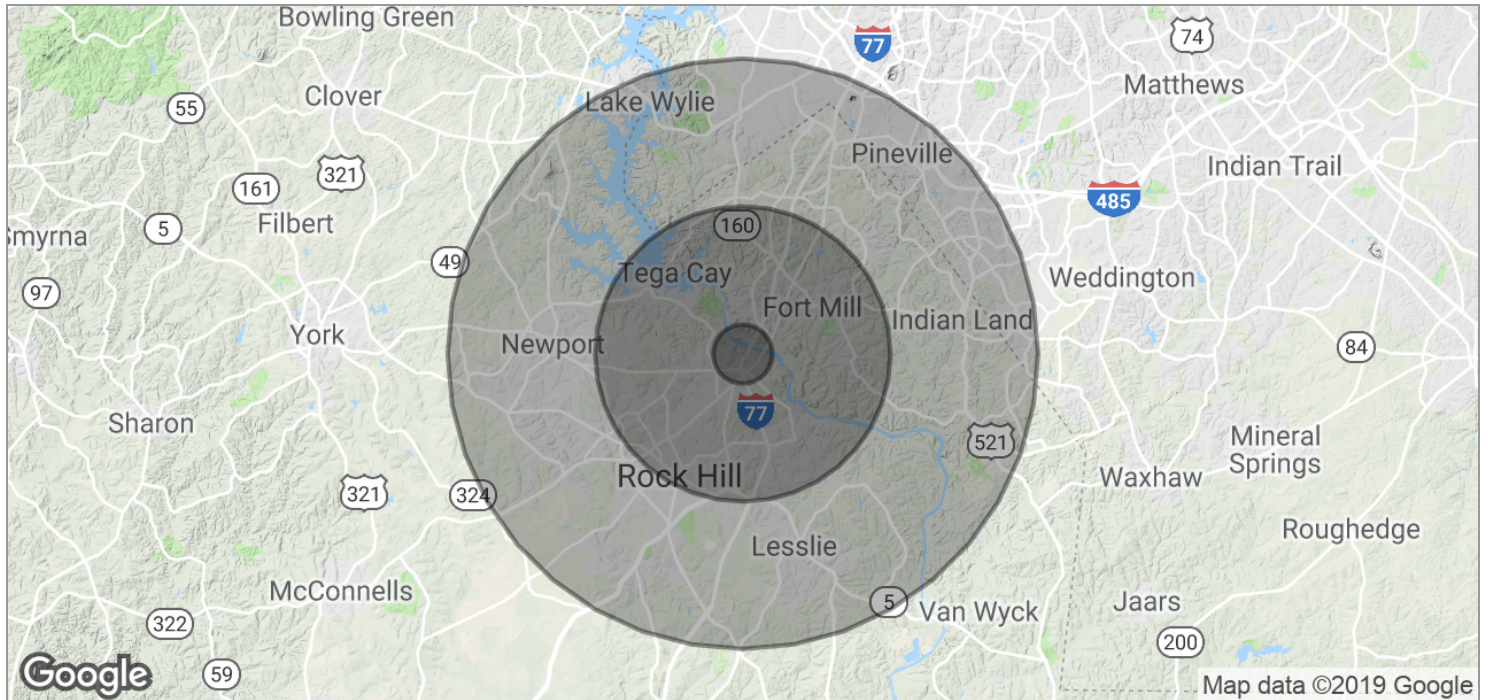
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,703	87,033	232,770
MEDIAN AGE	31.6	34.8	35.8
MEDIAN AGE (MALE)	31.7	33.0	34.5
MEDIAN AGE (FEMALE)	31.9	35.7	36.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,497	33,904	89,903
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$69,886	\$68,488	\$70,959
AVERAGE HOUSE VALUE	\$219,340	\$223,005	\$236,422



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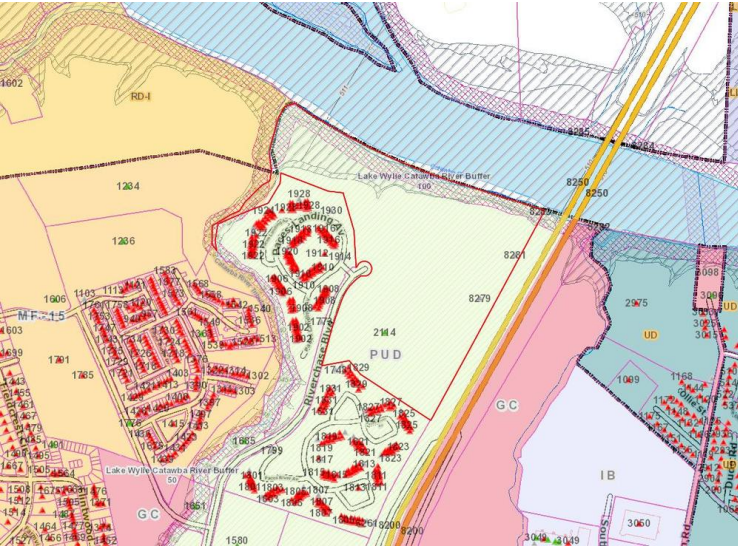
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## Rock Hill, SC

Rock Hill, South Carolina is located in the north-central area of South Carolina, approximately 20 miles south along the I-77 corridor from Charlotte, North Carolina. Rock Hill offers unique options and benefits for business owners that other cities and counties in the Charlotte metro area simply can't compete with. Rock Hill also has advantageous tax laws, award-winning employee training programs and lucrative incentives that make it easy for business to grow and prosper. Deciding where to start or relocate a business depends largely on accessibility, and Rock Hill boasts numerous transportation advantages. I-77 runs directly through Rock Hill, and I-85 runs near the northwestern part of York County. Charlotte-Douglas International Airport is less than 30 minutes away, while the Port of Charleston, the busiest container port in the Southeast is only a short three hour drive away. Rock Hill is strategically located in the absolute center of the East Coast, and with only a two hour flight time or one day motor freight delivery time, businesses in Rock Hill can reach almost 60% of the nation's general population and its industrial base.

In addition to business benefits, Rock Hill is a spectacular community that combines hometown charm with big-city amenities for its residents. Rock Hill's proximity to Charlotte's international airport, downtown nightlife, restaurants, professional sports and entertainment venues guarantees an exceptional quality of life long after the workday is over. Named one of America's 100 Best Communities For Young People by America's Promise Alliance in 2008, Rock Hill is justly proud of its excellent schools, superb parks, quaint downtown area and delightful offerings of arts and cultural venues. Rock Hill is also a lively college town that boasts three colleges with more than 10,000 students among its 70,000 residents. Excellent healthcare services, abundant shopping and a wide array of dining options make Rock Hill the perfect place to live with none of the typical big-city drawbacks.

Some could say that Rock Hill lives in the shadow of a Queen City. However, the glow of the Charlotte skyline reflects well on Rock Hill USA. Thanks to our neighbor just a few minutes north, Rock Hill is becoming the hometown choice for new corporate headquarters, business, growing families and greater opportunities for work and life..



## Incentives

Perhaps the greatest strengths of Rock Hill USA are the many incentives available to entrepreneurs and organizations that greatly reduce the cost of doing business in today's marketplace. South Carolina's philosophy is to offer a fair, stable and reasonable tax structure that allows businesses to grow and prosper. Conservative fiscal management and taxation policies create a climate that encourages growth while maintaining a balanced budget.

Rock Hill, York County and South Carolina have various incentive programs that add to the positive business climate. These incentives are designed mainly to reduce tax liability in the most significant state and local applications such as corporate and personal income tax, sales tax and local property tax.

In South Carolina, only local government levies property taxes. There is no tax, state or local, on inventories or intangibles in South Carolina.

York County has the ability to negotiate local property taxes from a 10.5% assessment rate down to a 6% assessment rate or a 43% reduction.

Corporate Headquarters Credits

Enterprise Program (Jobs Development Credits) Personal Income Tax

South Carolina Jobs Tax Credits

Fee-in-Lieu of Taxes

Tax Abatement



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