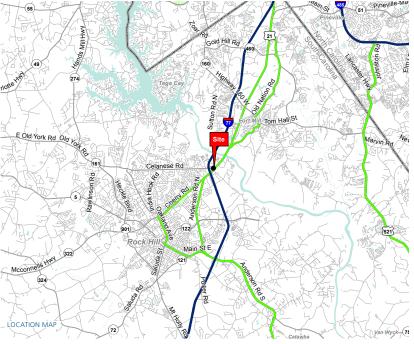


# **FOR SALE**

# **EXCELLENT SIGNALIZED RETAIL SITE**

CHERRY ROAD & I-77 | ROCK HILL, SOUTH CAROLINA 29730





<b>DEMOGRAPHICS (2016)</b>	1 MILE	3 MILE	5 MILE
POPULATION	3,081	26,679	48,115
AVERAGE HH INCOME	\$107,983	\$75,023	\$75,784
MEDIAN HH INCOME	\$76,162	\$55,756	\$56,532
BUSINESS ESTABLISHMENTS	222	1,732	2,810
DAYTIME EMPLOYMENT	1,962	20,436	32,438

### **PROPERTY INFORMATION**

**PARCELS AVAILABLE:** PARCEL 1 - ± 3.3 ACRES

PARCEL 2 - ± 4.59 ACRES

PRICE: PLEASE CALL

ZONING: GC

JURISDICTION: CITY OF ROCK HILL

TAX PARCEL ID'S: 6620701069, 6620701087, &

6620701070 - YORK COUNTY

#### **PROPERTY HIGHLIGHTS**

- Proposed signalized intersection at Faith Blvd. & Cherry Rd.
- Prominent and visible site from I-77/Cherry Road Exit
- Across from dynamic 1,000+ acre Catawba Riverfront community - Riverwalk
- Master planned community to include 850 home sites, 250 townhomes and 550 apartments
- Directly across from sites is Riverwalk Town Center -250,000 sf of retail including restaurants, shops, markets, and services
- Riverwalk Business Park home to 4 major coporations/ 1.7 million sf of office facilities
- Signage panels available on existing Celanese and Cherry Road retail pylon signs
- City-owned road through front parcel needs to be formally abandoned

1616 Camden Rd. Suite 550 | Charlotte, NC 28203 | Phone (704) 644-4585 | Fax (704) 973-0737

Thurman Brooks | tbrooks@providencegroup.com | www.providencegroup.com

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### **TRAFFIC COUNTS 2016 (SCDOT)**

• 106,100 VDP on I-77 (N. of Cherry Rd.) • 22,000 VDP on Cherry Road (Hwy 21)

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