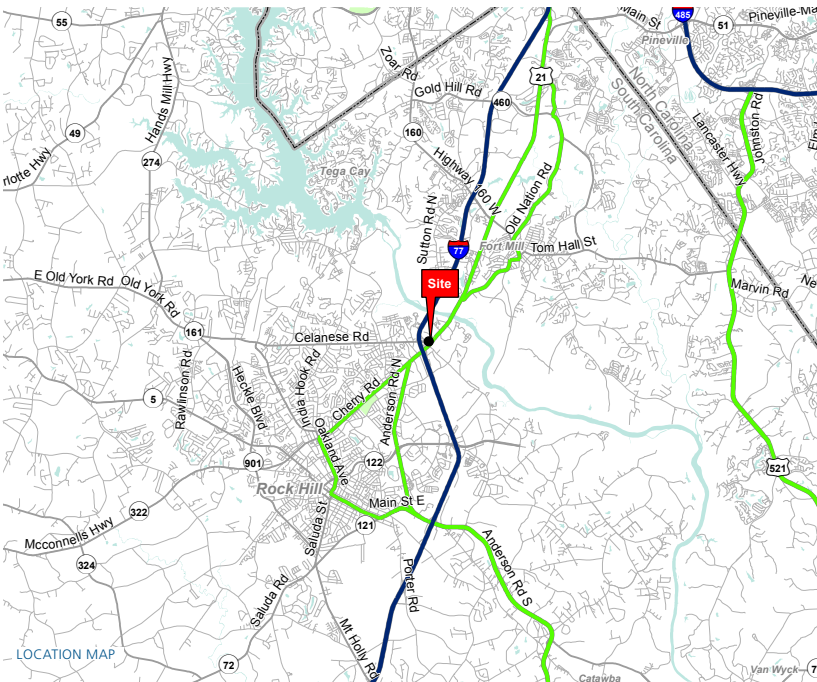




EXCELLENT SIGNALIZED RETAIL SITE
CHERRY ROAD & I-77 | ROCK HILL, SOUTH CAROLINA 29730



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

DEMOGRAPHICS (2016)	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

EXCELLENT SIGNALIZED RETAIL SITE

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



TRAFFIC COUNTS 2016 (SCDOT)

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

1616 Camden Rd. Suite 550 | Charlotte, NC 28203 | Phone (704) 644-4585 | Fax (704) 973-0737
Thurman Brooks | tbrooks@providencegroup.com | www.providencegroup.com

