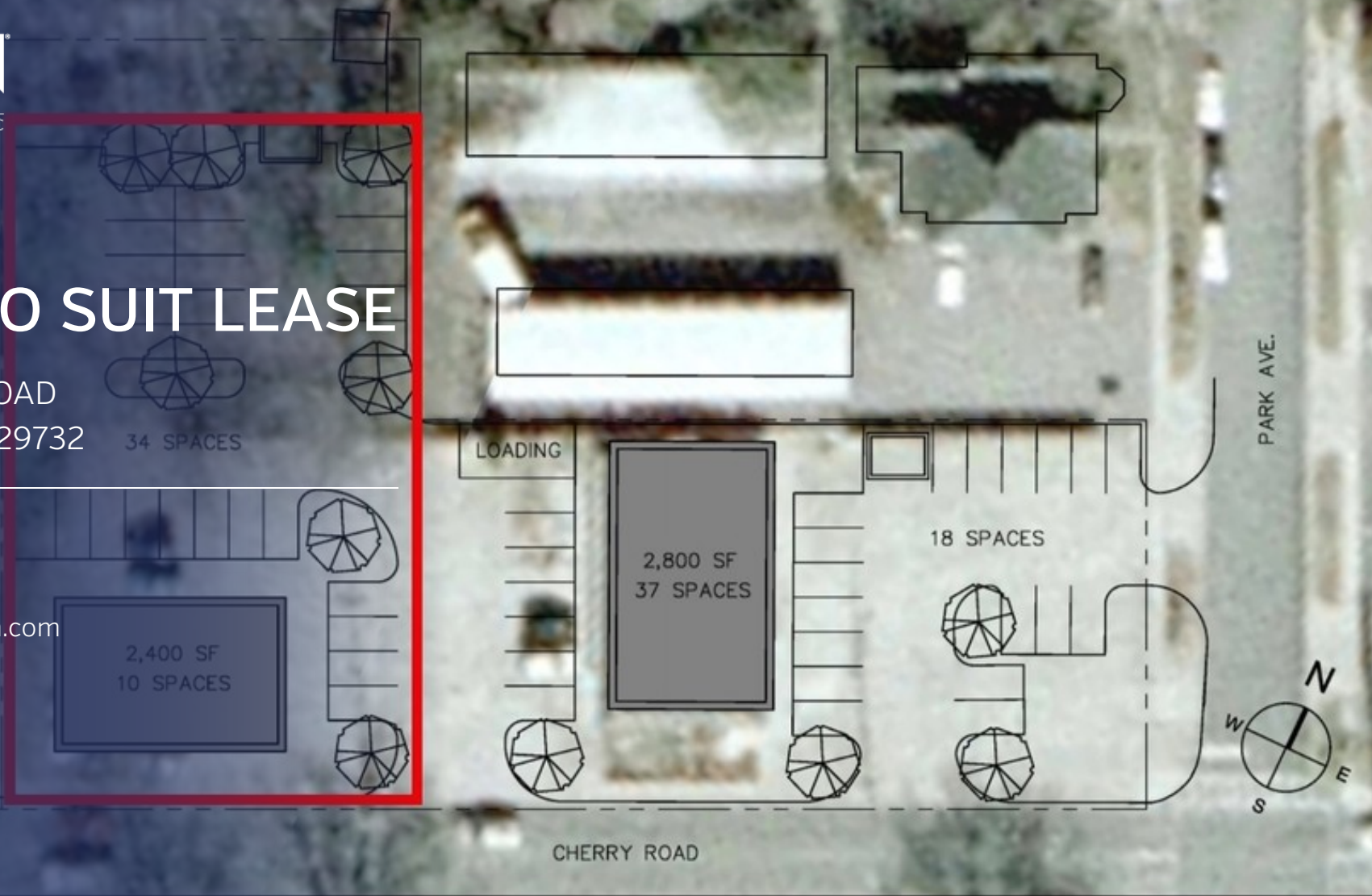


# BUILD TO SUIT LEASE

305 CHERRY ROAD  
ROCK HILL, SC 29732

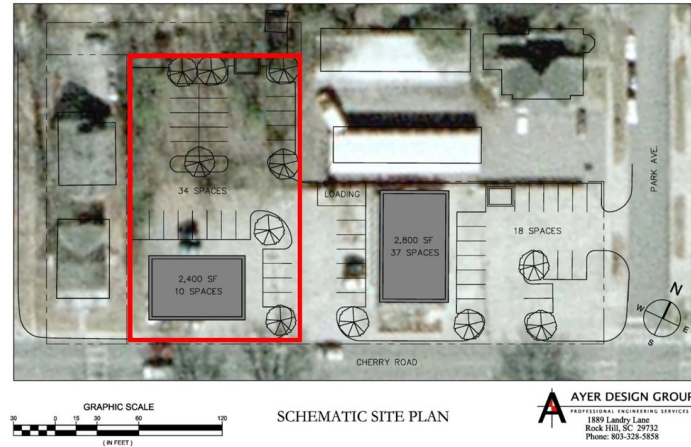
Randy Graham  
Managing Director  
803.325.1000  
randy.graham@svn.com



## SCHEMATIC SITE PLAN

**AYER DESIGN GROUP**  
PROFESSIONAL ENGINEERING SERVICES  
1889 Landry Lane  
Rock Hill, SC 29732  
Phone: 803-328-5858

# Property Summary



## OFFERING SUMMARY

Available SF:	2,400 SF
Lease Rate:	To Be Determined
Lot Size:	0 Acres
Building Size:	2,400 SF
Market:	Charlotte Metro
Submarket:	Rock Hill

## PROPERTY OVERVIEW

Build to suit site located on busy Cherry Road near Winthrop University.

## PROPERTY HIGHLIGHTS

- Proposed site plan calls for approx. 2,400 SF building with 10 parking spaces
- Potential to share existing parking for overflow
- Highly visible location on Cherry Road, directly across from Winthrop University with a campus population of roughly 6,000
- High Traffic Counts [27,200 CPD-2018]
- Lease rate to be determined based upon development costs & Lease term [10 year min.]



# Retailer Map



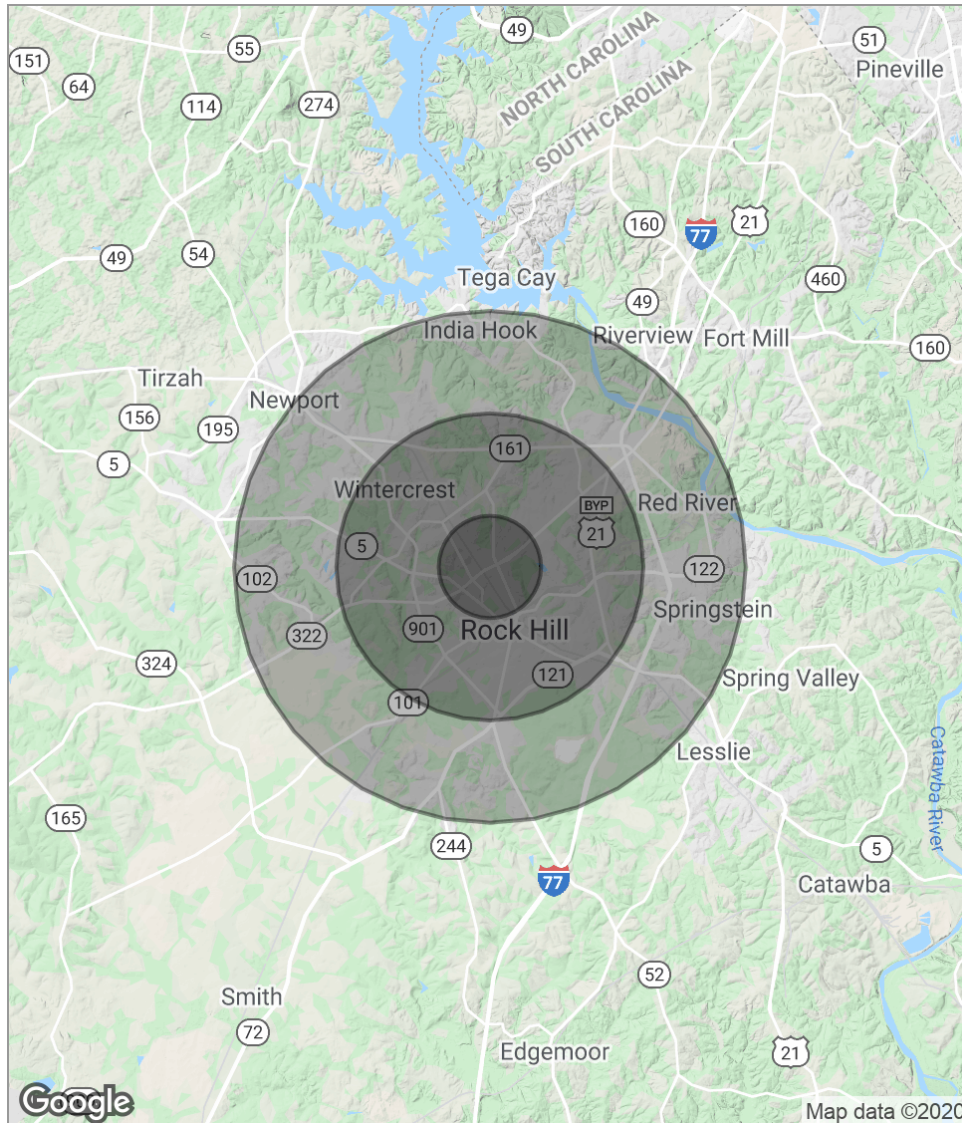
BUILD TO SUIT LEASE | 305 CHERRY ROAD ROCK HILL, SC 29732

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# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	8,056	56,281	91,034
Median age	30.5	34.3	34.4
Median age [Male]	26.7	31.2	32.3
Median age [Female]	32.6	36.0	35.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,420	21,545	35,050
# of persons per HH	3.3	2.6	2.6
Average HH income	\$57,241	\$54,128	\$58,848
Average house value	\$183,666	\$173,559	\$189,784

*\* Demographic data derived from 2010 US Census*