



722 MT GALLANT ROAD

ROCK HILL, SOUTH CAROLINA

INVESTMENT SALE  
FREESTANDING RETAIL

# 722 MT GALLANT ROAD

## ROCK HILL, SOUTH CAROLINA 29730

On behalf of ownership, Foundry Commercial is pleased to present the opportunity to acquire a well located single-tenant net leased retail investment. 722 Mt. Gallant Road is a 8,427 SF facility leased to a Napa Truck and Auto Parts Distributor through March 31, 2023.

### PROPERTY:

722 Mt. Gallant Road  
Rock Hill, SC 29730

### TENANT:

A Napa Truck and Auto Parts distributor currently owning and/or operating 12 successful auto parts stores in the greater Charlotte area

### LEASE EXPIRATION DATE:

March 31, 2023

### PRICE:

\$949,000.00

### NOI:

\$65,880.00  
(\$7.82/SF NNN)



For more information, please contact:

### CASEY MULHERN

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**RENTABLE BUILDING AREA:**

± 8,427 SF

**ACREAGE:**

± 0.88 Acres

**YEAR BUILT:**

1973 / 1993

**CONSTRUCTION:**

Masonry

**SHOWROOM/RETAIL SPACE:**

6,747 SF

**SERVICE SHOP SPACE:**

1,680 SF

**ZONING:**

General Commercial

**LOADING:**

1 Drive-in Door (12'x 10')

**STORAGE:**

Fenced Lot



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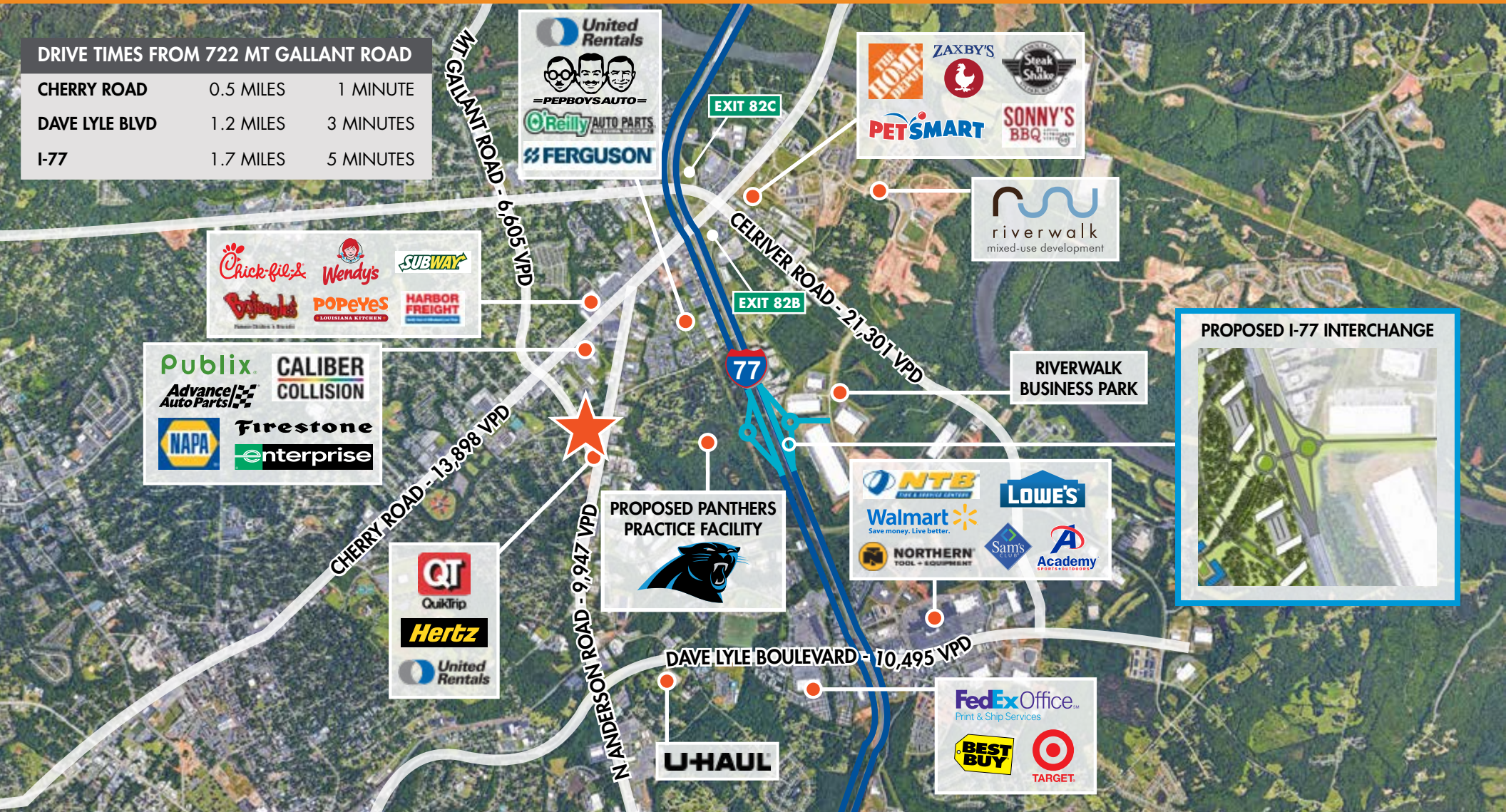
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## DRIVE TIMES FROM 722 MT GALLANT ROAD

CHERRY ROAD	0.5 MILES	1 MINUTE
DAVE LYLE BLVD	1.2 MILES	3 MINUTES
I-77	1.7 MILES	5 MINUTES



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