



# INDUSTRIAL/COMMERCIAL LAND +/- 2.35 AC

549 S CHERRY ROAD & 248 HILLSIDE DR.  
ROCK HILL, SC 29730

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$325,000
Available SF:	
Lot Size:	2.35 Acres
Price / Acre:	\$138,298
Zoning:	IG & SF-5
Market:	Charlotte Metro
Submarket:	Rock Hill

## PROPERTY OVERVIEW

Well located industrial and residential land with potential to re-zone to Limited Commercial [LC] or re-zone the entire site to industrial [IG]

## PROPERTY HIGHLIGHTS

- Well located industrial/commercial site high traffic with good visibility
- Hard to find small industrial site
- Municipal water and sewer lines located at the front of the property
- Two parcels; the front parcel is zoned IG and the rear parcel is zoned SF-5

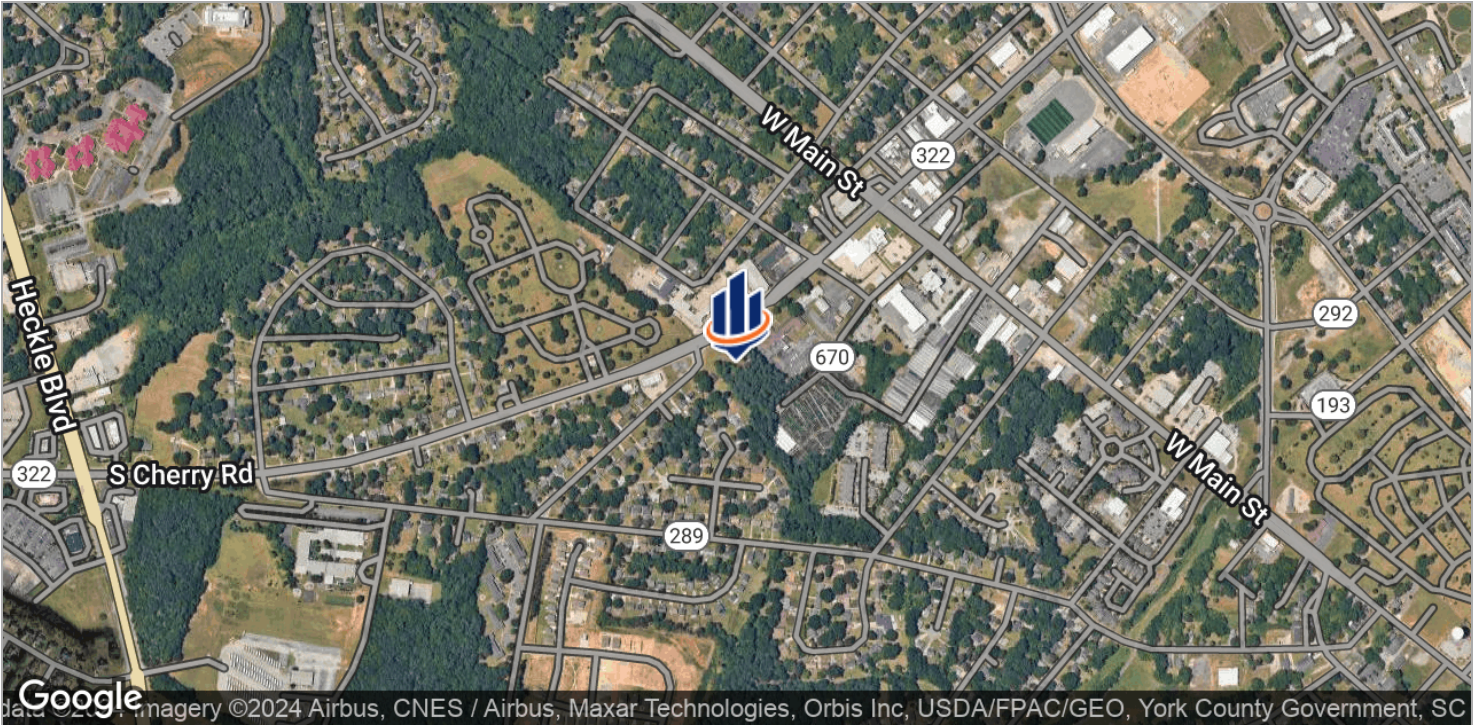


# Zoning SF-5 & IG



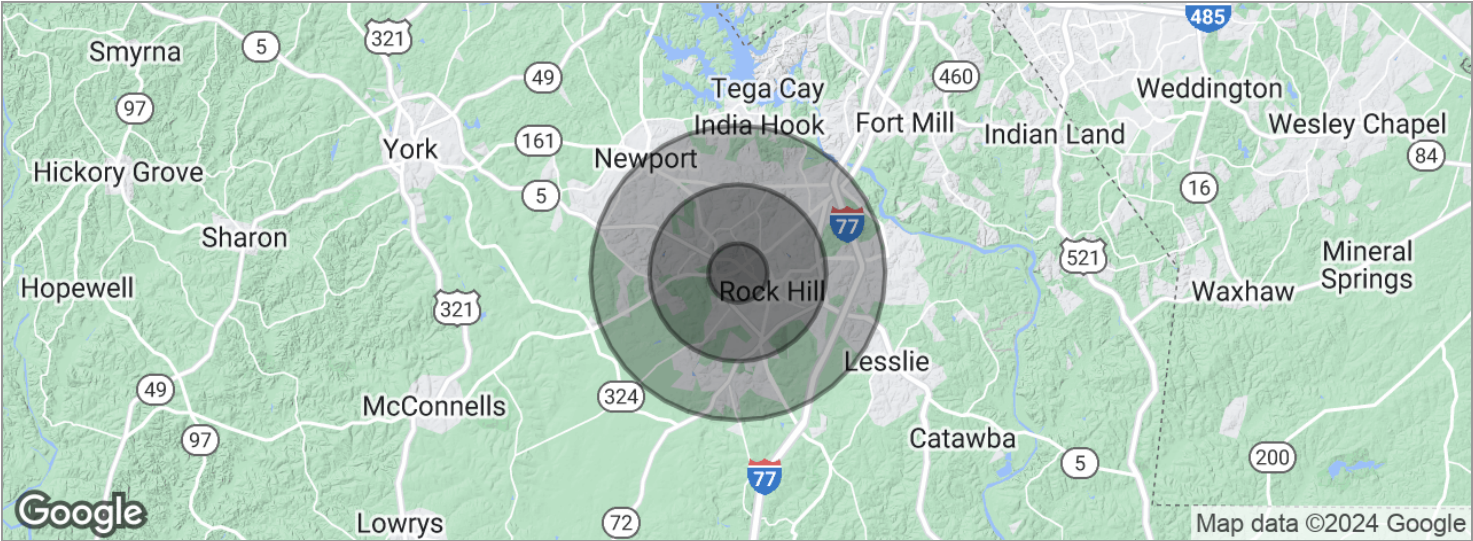


# Location Maps





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,818	49,939	86,165
Median age	31.5	35.1	34.6
Median age [Male]	28.5	31.6	32.4
Median age [Female]	35.0	36.7	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,064	18,748	32,861
# of persons per HH	2.8	2.7	2.6
Average HH income	\$43,856	\$55,622	\$58,291
Average house value	\$182,375	\$170,402	\$185,215

\* Demographic data derived from 2020 ACS - US Census