

SALE

Free-standing Retail Building

1764 HERLONG VILLAGE DR

Rock Hill, SC 29732

PRESENTED BY:

**MARK J. MAYFIELD, CCIM,
CPM, SEC**

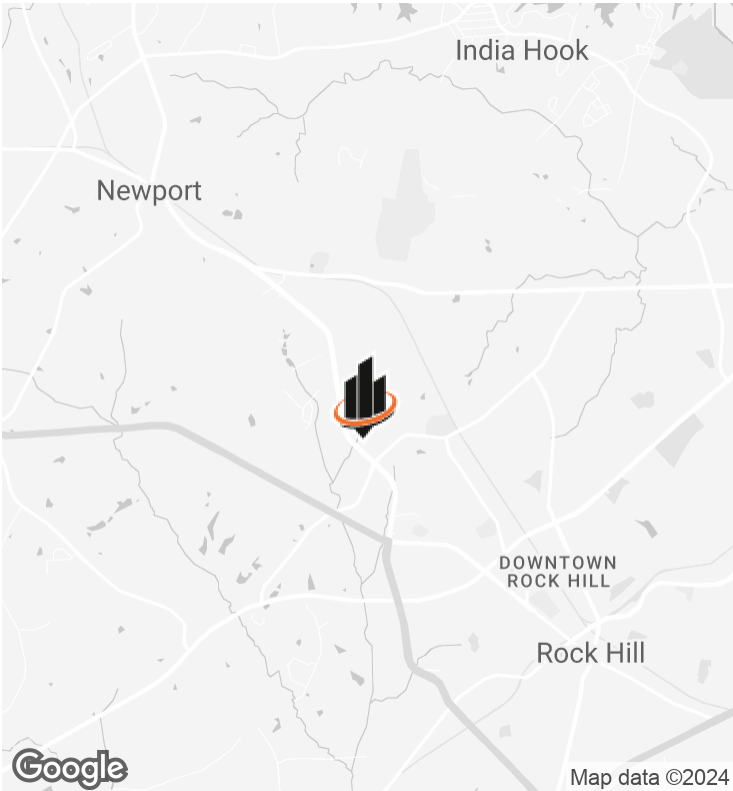
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SC #18972



PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|----------------|-----------------|
| SALE PRICE: | \$699,000 |
| BUILDING SIZE: | 3,200 SF |
| LOT SIZE: | 0.7 Acres |
| PRICE / SF: | \$218.44 |
| ZONING: | GC |
| MARKET: | Charlotte Metro |
| SUBMARKET: | Rock Hill |
| APN: | 5400401019 |

PROPERTY OVERVIEW

3,200 SF free standing retail building, with 20x20’ mezzanine, currently used as a dry cleaning facility. General commercial zoning allows most retail uses.

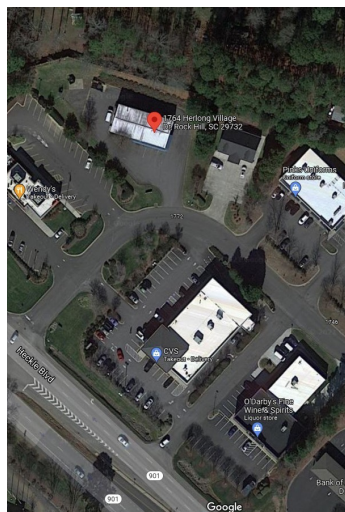
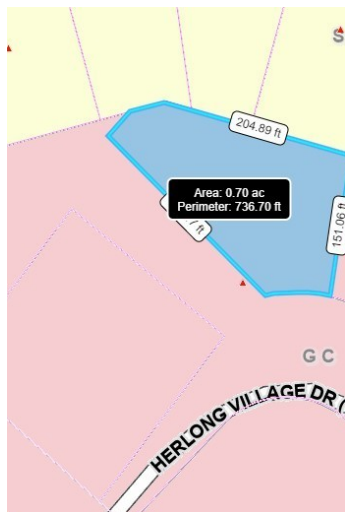
DO NOT DISTURB BUSINESS OR STAFF; TOURS BY APPOINTMENT ONLY

PROPERTY HIGHLIGHTS

- Free-standing retail building adjacent to Wendy’s and across from Publix anchored retail center with many other retailers nearby
- Visibility from Heckle Blvd. with easy access to Herlong Road & Heckle Blvd.
- Drive-up window for easy pick-up
- Split faced block construction
- Possible Owner Financing

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ADDITIONAL PHOTOS



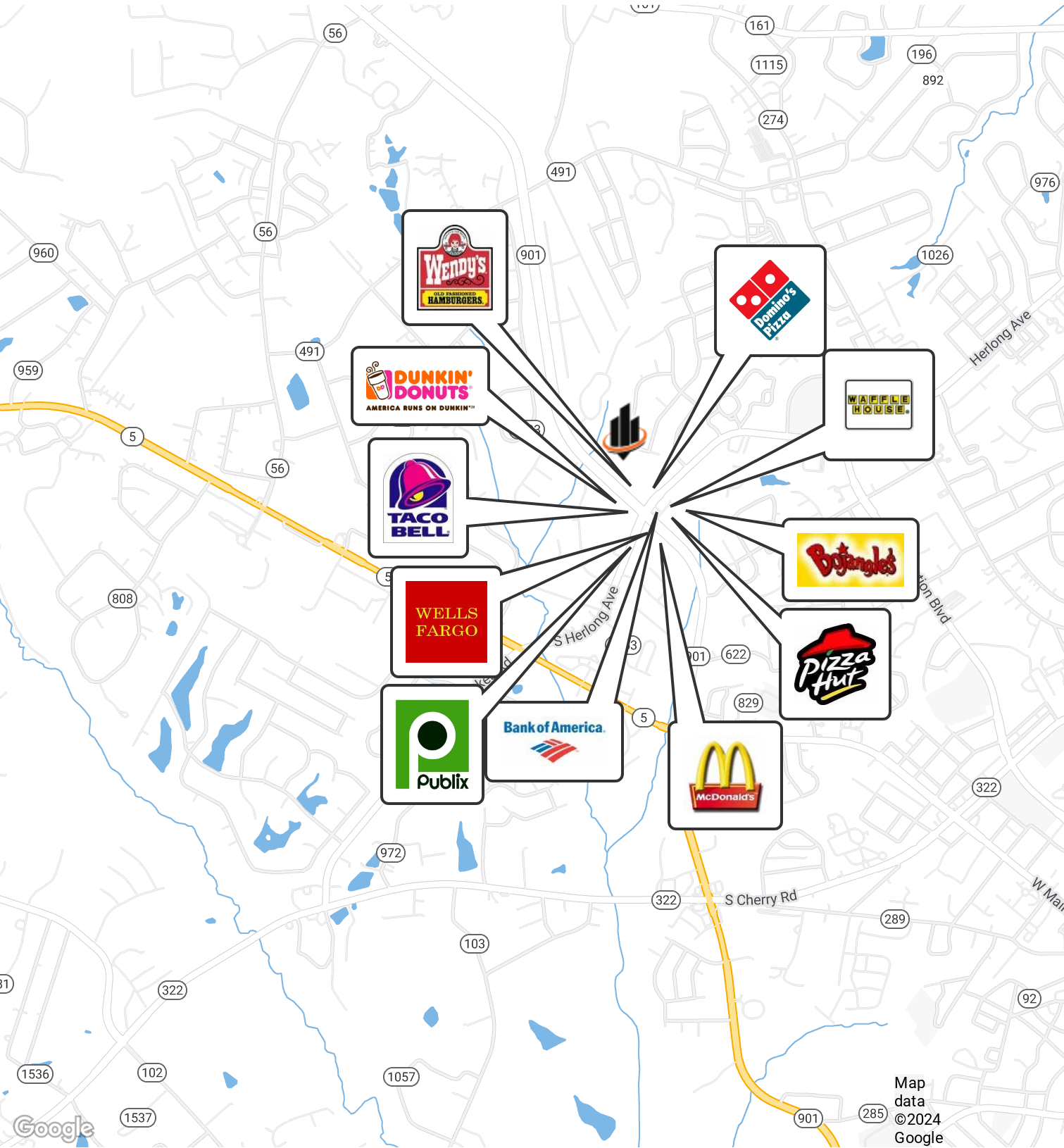
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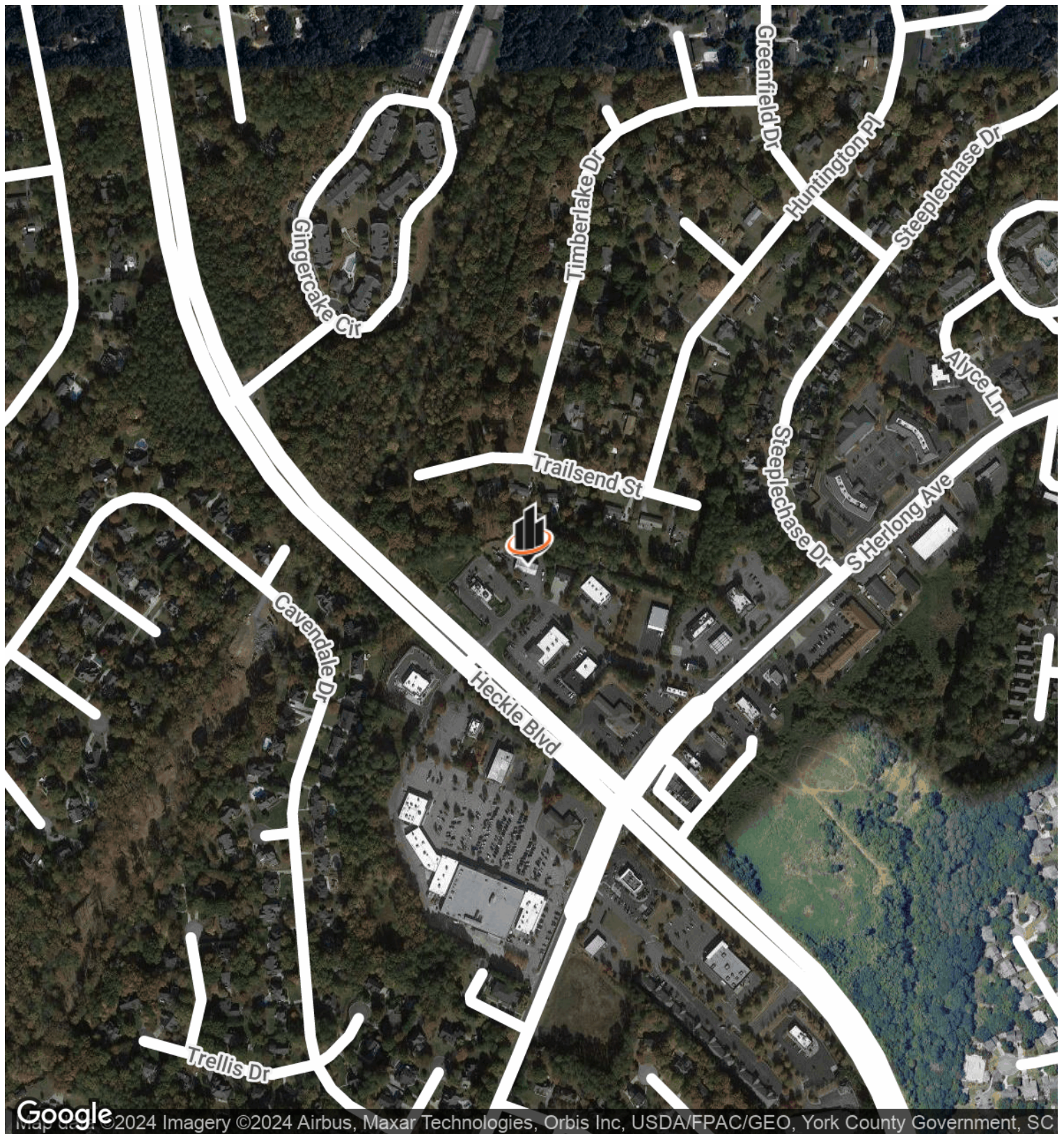
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LOCATION MAP



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AERIAL MAP



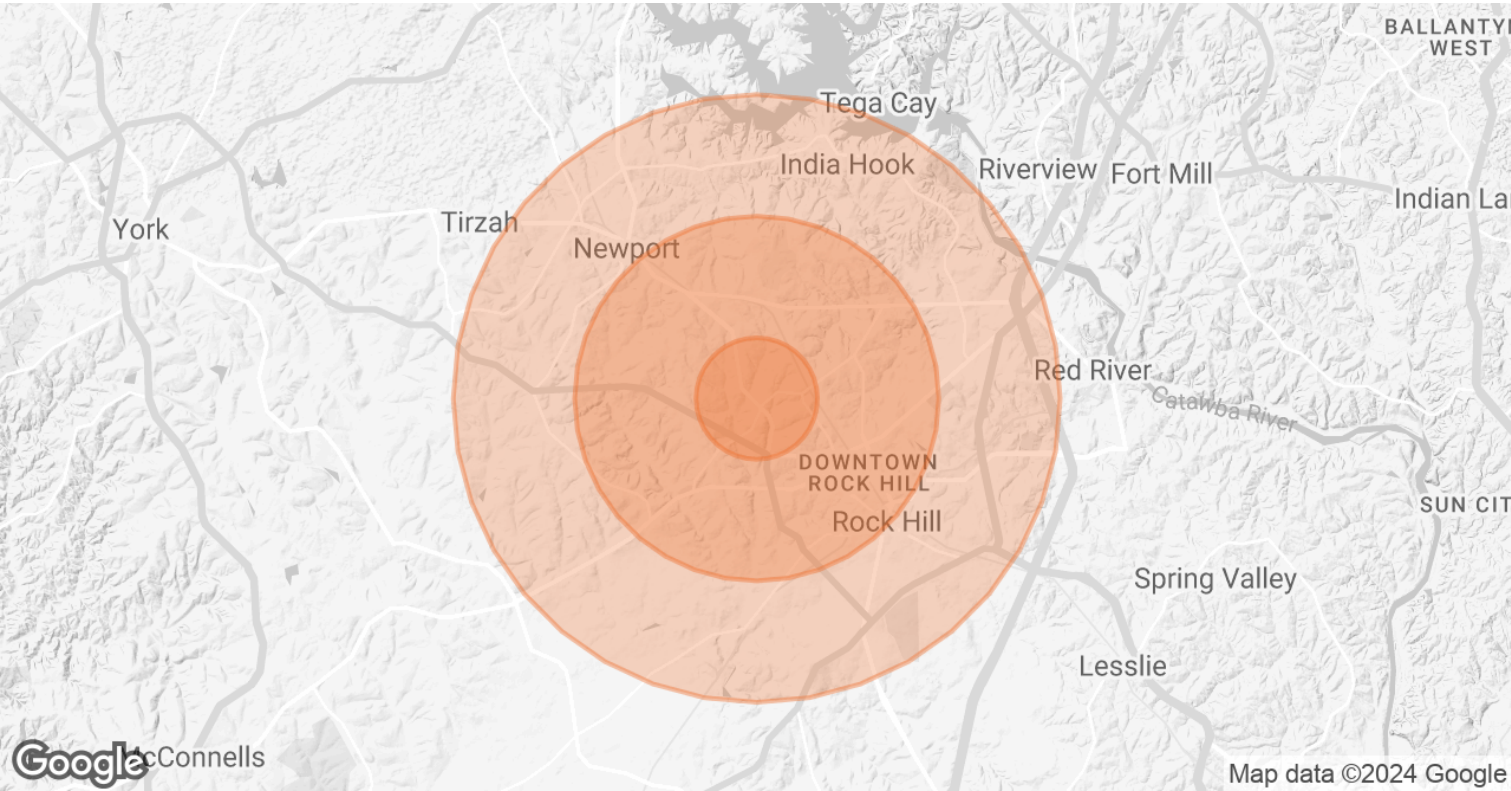
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 5,468 | 39,152 | 86,977 |
| AVERAGE AGE | 34.8 | 36.0 | 35.2 |
| AVERAGE AGE (MALE) | 35.8 | 33.2 | 32.9 |
| AVERAGE AGE (FEMALE) | 33.2 | 37.0 | 36.4 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 2,085 | 14,480 | 32,967 |
| # OF PERSONS PER HH | 2.6 | 2.7 | 2.6 |
| AVERAGE HH INCOME | \$71,284 | \$65,368 | \$60,610 |
| AVERAGE HOUSE VALUE | \$181,297 | \$179,433 | \$192,735 |

* Demographic data derived from 2020 ACS - US Census

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