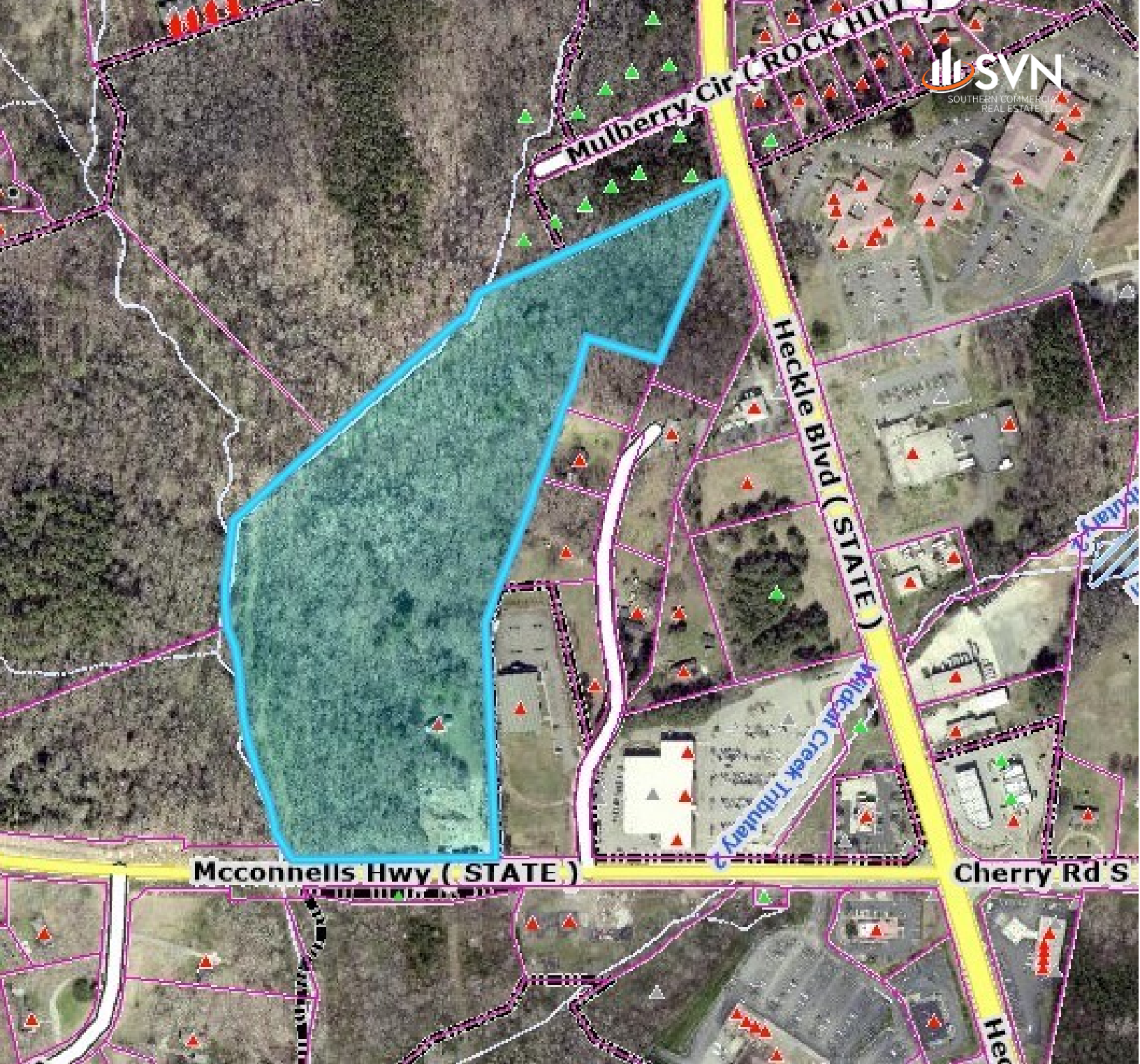




SALE

913 Comer Road

913 COMER ROAD

Rock Hill, SC 29730

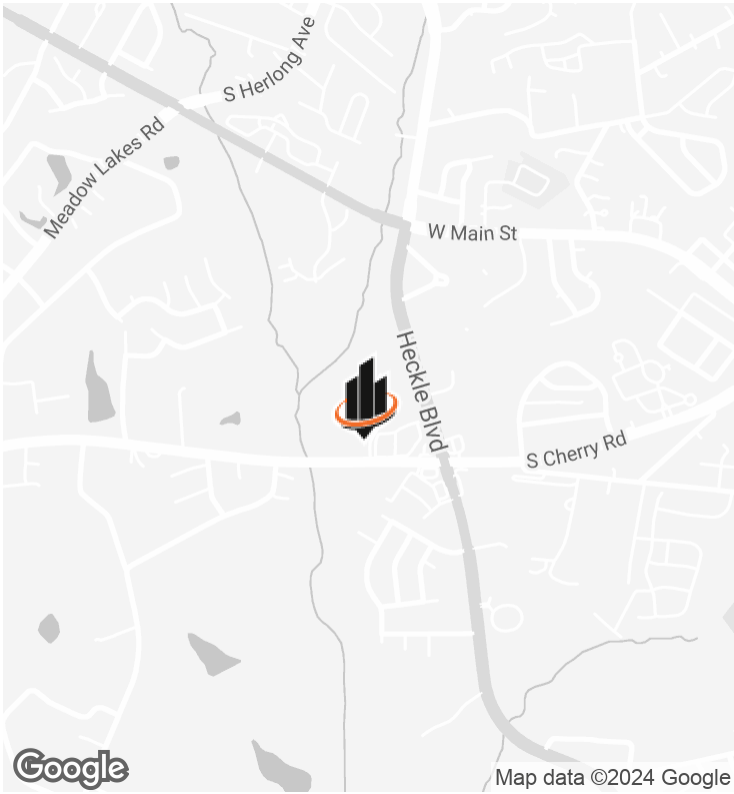
PRESENTED BY:

RANDY GRAHAM

O: 803.325.1000

randy.graham@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$950,000
LOT SIZE:	25 Acres
PRICE / ACRE:	\$38,000
ZONING:	RMX-20 (RESIDENTIAL MIXED 20)
MARKET:	Charlotte Metro
SUBMARKET:	Rock Hill

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PROPERTY OVERVIEW

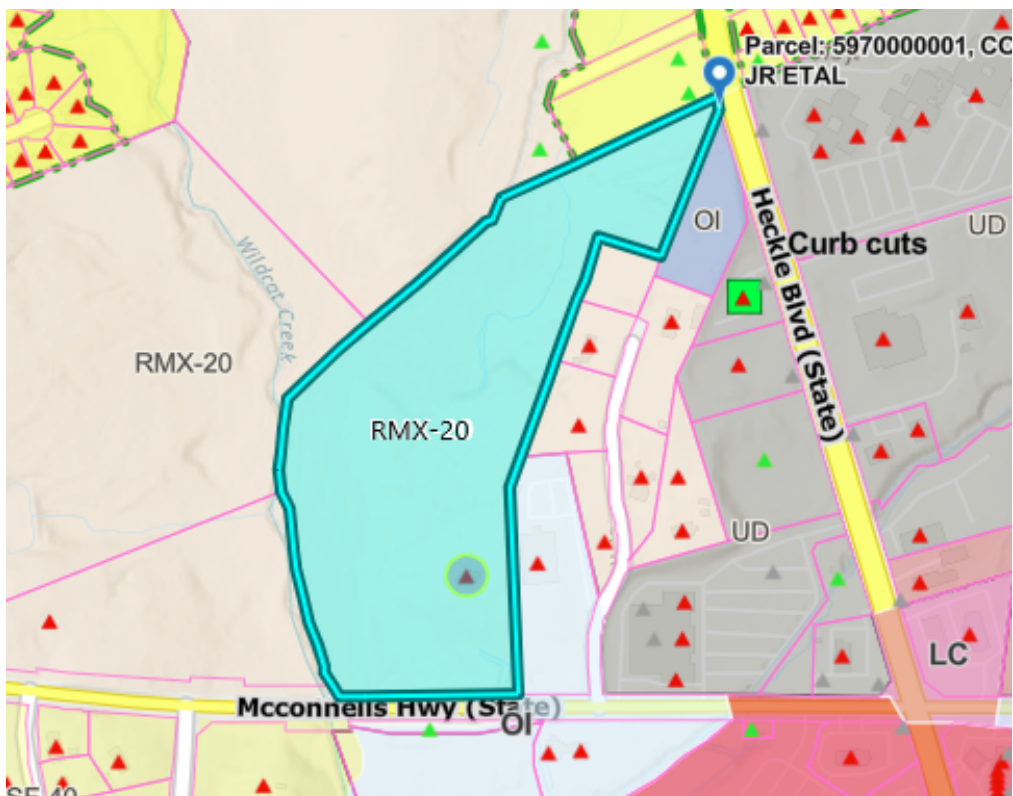
Frontage on Heckle and Hwy 322. SC DOT widening project completed with new access drive off Hwy 322. Water and sewer available to site. +/- 8 AC floodplain on rear area.

PROPERTY HIGHLIGHTS

- Access from Heckle Blvd and Hwy 322
- Zoned for Residential Mixed use
- Only 1.25 miles from Winthrop University
- Water & Sewer available

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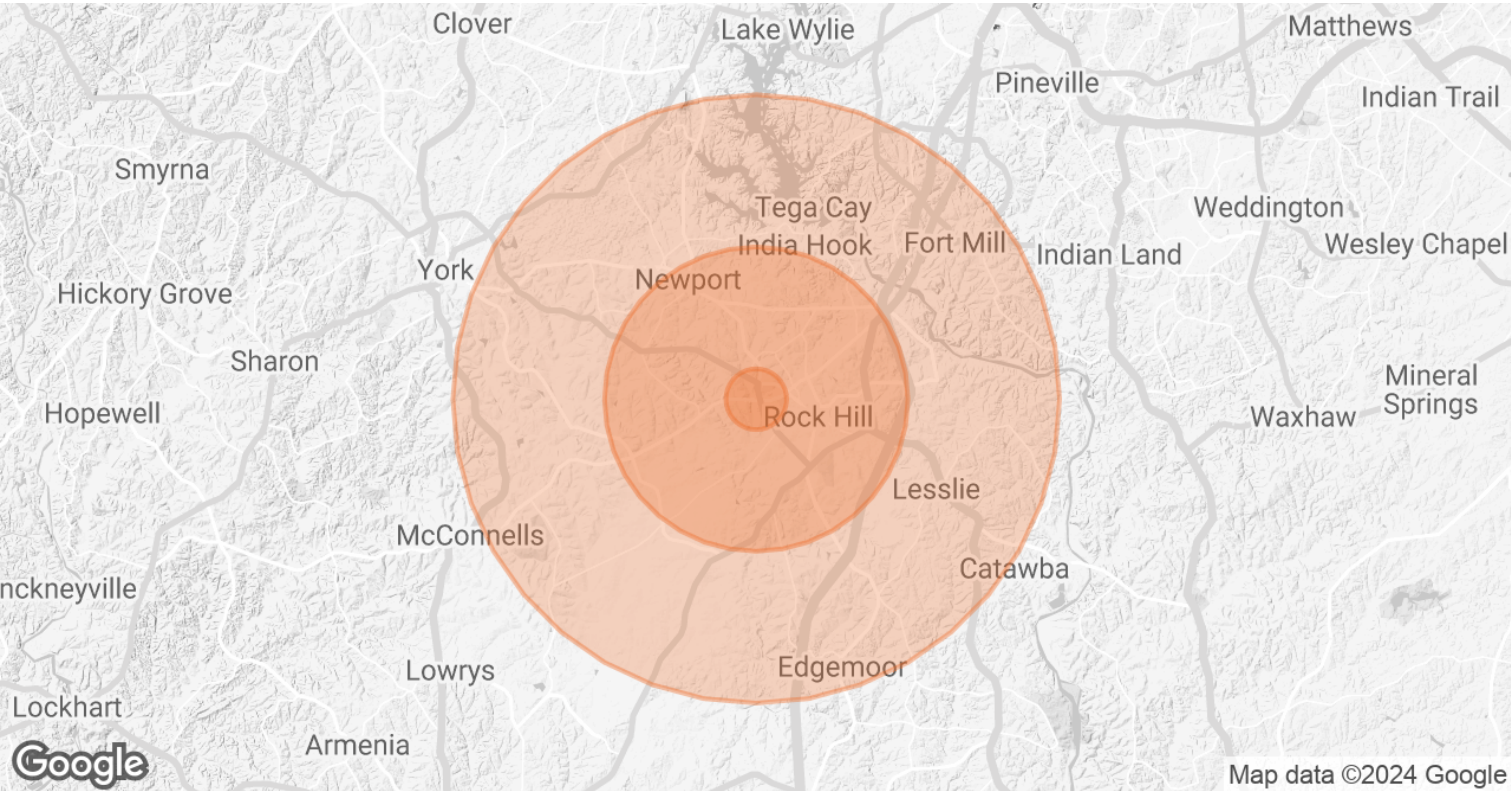
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RETAILER MAP



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O: 803.325.1000
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,697	84,721	186,124
AVERAGE AGE	36.3	38.3	39.2
AVERAGE AGE (MALE)	33.7	36.6	38.1
AVERAGE AGE (FEMALE)	39.0	39.9	40.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,471	35,079	74,912
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$54,248	\$69,113	\$86,558
AVERAGE HOUSE VALUE	\$147,388	\$166,844	\$218,145

* Demographic data derived from 2020 ACS - US Census

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