

1570 Ebinport Rd

SALE

Office/Retail Building on 3.4 Acres (Currently Operating Daycare Facility)

**1570 EBINPORT RD &
1516 EBINPORT RD (ADJACENT 1.48 AC SITE)**

Rock Hill, SC 29732

PRESENTED BY:

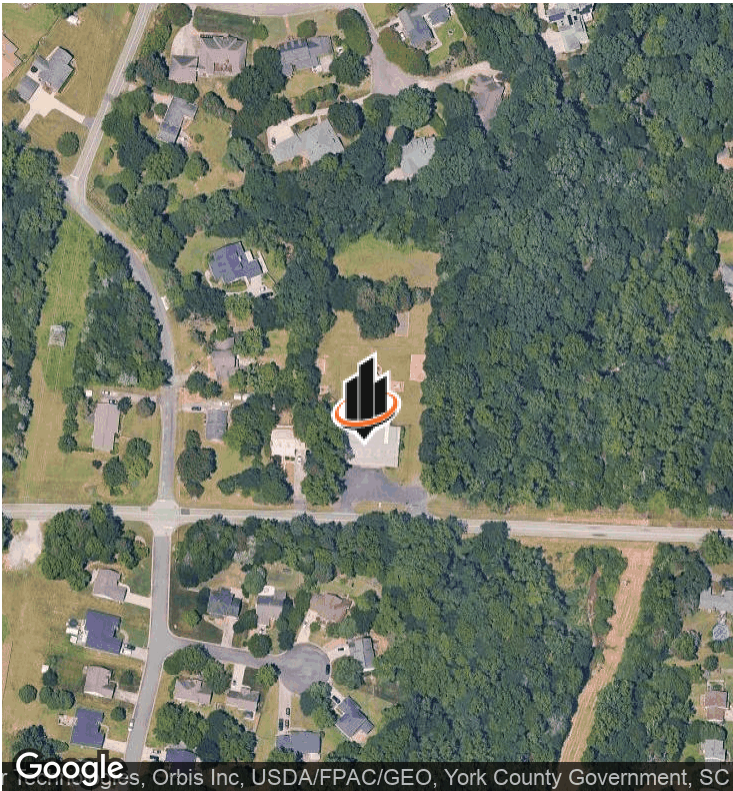
**MARK J. MAYFIELD, CCIM,
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$899,000
BUILDING SIZE:	5,080 SF
LOT SIZE:	3.4 Acres
PRICE / SF:	\$176.97
YEAR BUILT:	1976
ZONING:	OI (Office & Institutional)
APN:	6330909004 & 6330909005

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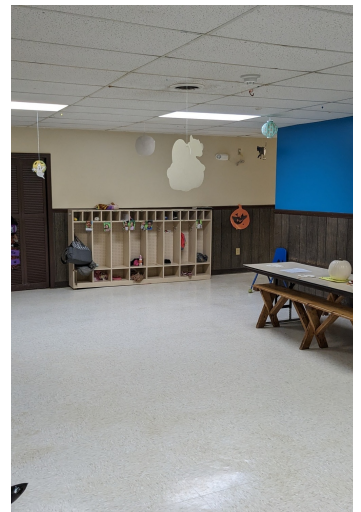
PROPERTY OVERVIEW

Operating Daycare with upside and potential expansion. 1570 Ebinport Road (Daycare) is located on a +/- 1.94 AC site and the vacant adjacent site at 1516 Ebinport Road is +/- 1.48 AC.

PROPERTY HIGHLIGHTS

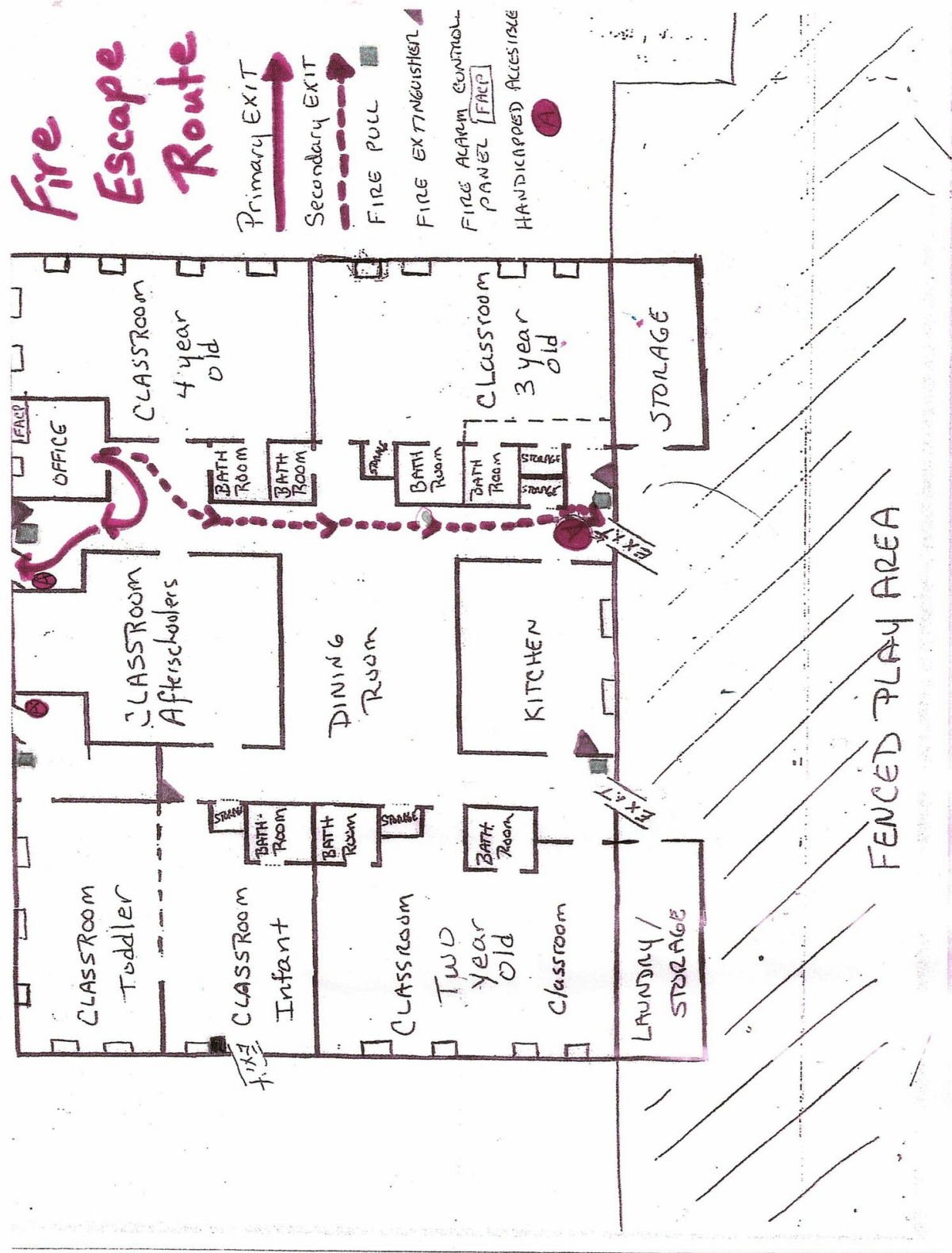
- Established Daycare in growing area of Rock Hill with fenced exterior playground and adjacent 1.48 acre parcel for expansion
- Price includes real estate, business and all FF&E
- Good access and high traffic location
- Licensed for 106 children
- Rezoned to OI (Office & Institutional) to allow office and some light retail uses

ADDITIONAL PHOTOS



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FLOOR PLANS



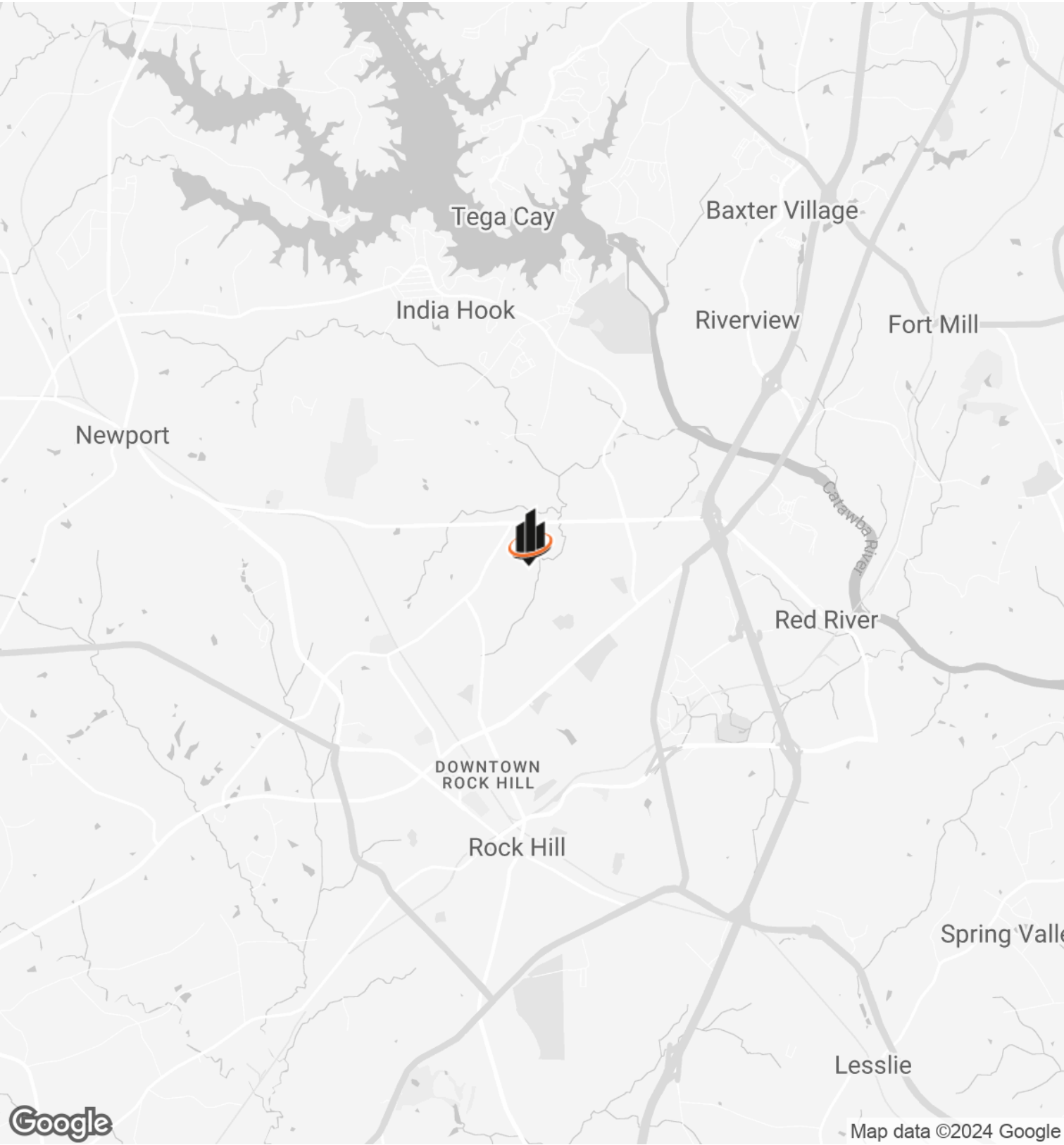
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1570 & 1516 EBINPORT RD



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LOCATION MAP



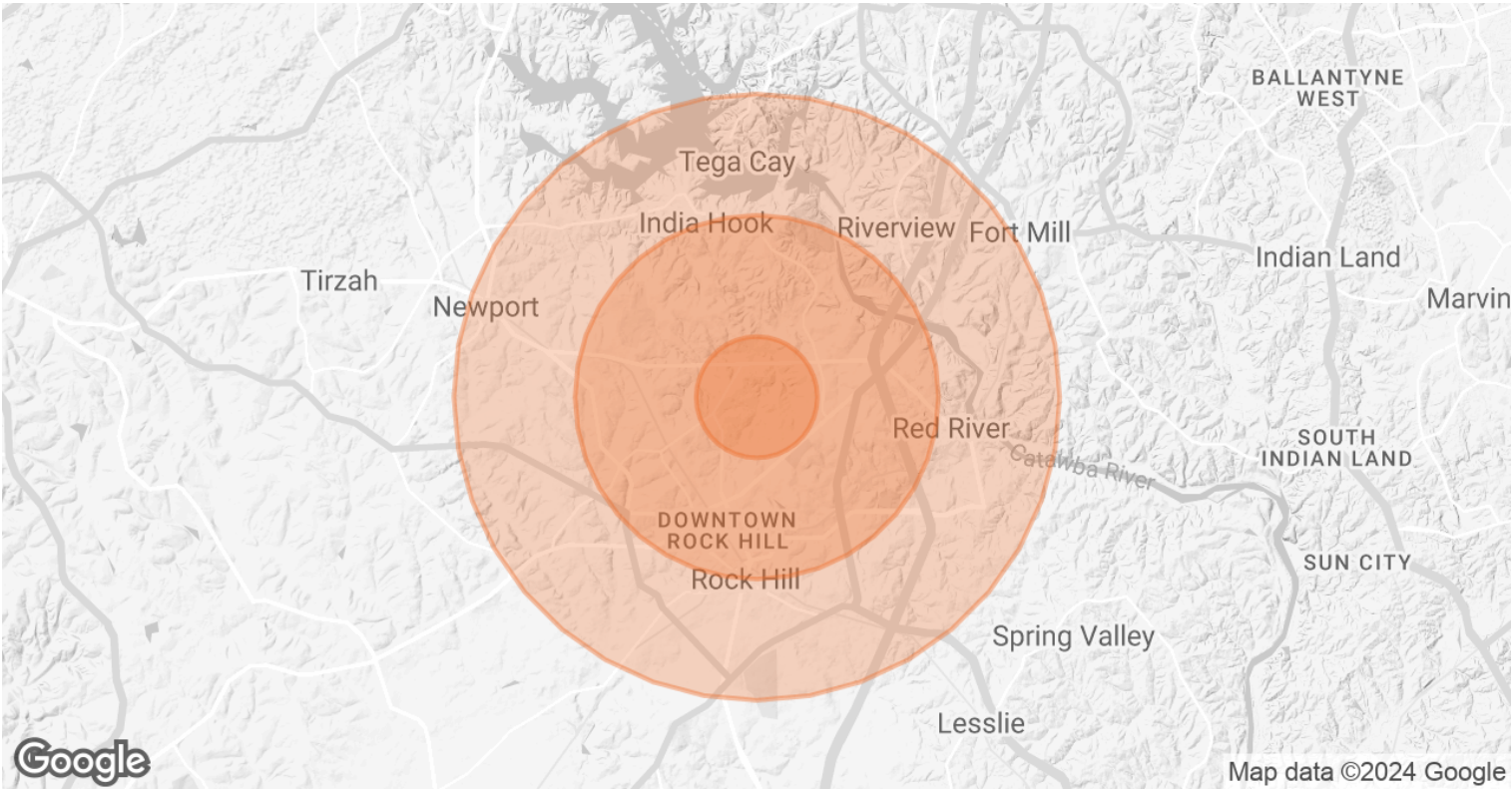
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,396	52,826	107,676
AVERAGE AGE	38.6	37.4	38.6
AVERAGE AGE (MALE)	36.7	36.3	37.6
AVERAGE AGE (FEMALE)	41.9	38.8	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,309	22,339	44,549
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$67,962	\$68,986	\$80,212
AVERAGE HOUSE VALUE	\$164,348	\$173,422	\$198,198

* Demographic data derived from 2020 ACS - US Census

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