



LEASE

982 North Anderson Road

982 NORTH ANDERSON ROAD

Rock Hill, SC 29730

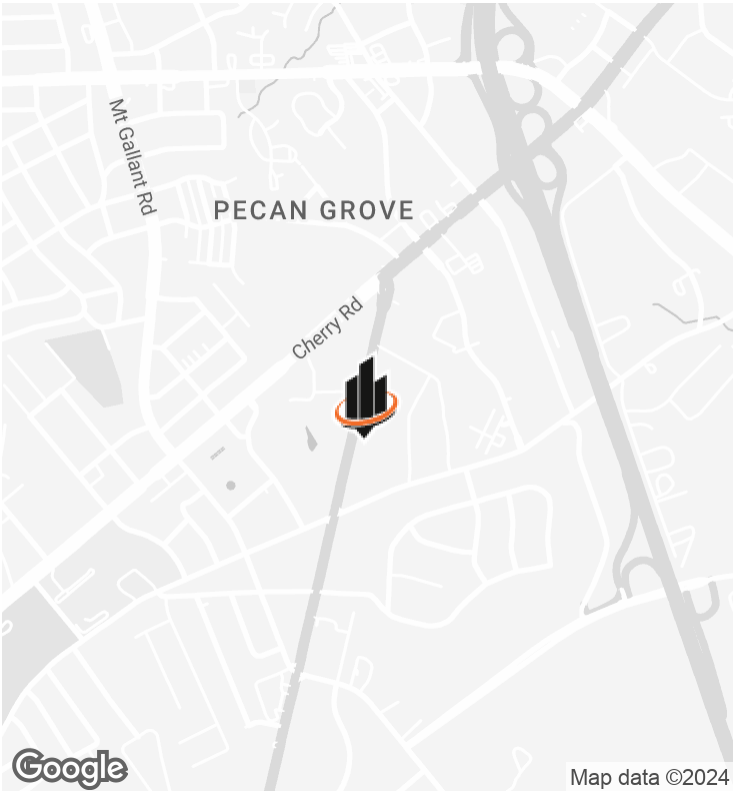
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.00 SF/yr (MG)
BUILDING SIZE:	20,000 SF
AVAILABLE SF:	20,000 SF
LOT SIZE:	4.73 Acres
CEILING HEIGHT:	16 ft
ZONING:	General Commercial
MARKET:	Charlotte Metro
SUBMARKET:	Rock Hill/York County SC

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PROPERTY OVERVIEW

Modern, well-maintained building on major road in Rock Hill, SC Versatile layout suitable for retail or multi-use purposes. High traffic area in a bustling retail market. Substantial outside fenced storage.

PROPERTY HIGHLIGHTS

- 20,000 SF free-standing retail building on North Anderson Road near intersection with Cherry Road
- 12,000 SF Showroom/Display area, 900 SF Office area, 7,100 SF Warehouse area
- 4.73 Acre site with large fenced and paved outside storage area
- Good retail market area
- 6 Drive in doors (1) 10' x 10', (4) 14' x 15', & (1) 20' x 15'
- 16 ft ceiling height

ADDITIONAL PHOTOS



Overhead Doors



Overhead Doors



Exterior Fencing & Storage



Exterior Fencing & Storage

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SVN | SOUTHERN COMMERCIAL REAL ESTATE, LLC

ADDITIONAL PHOTOS



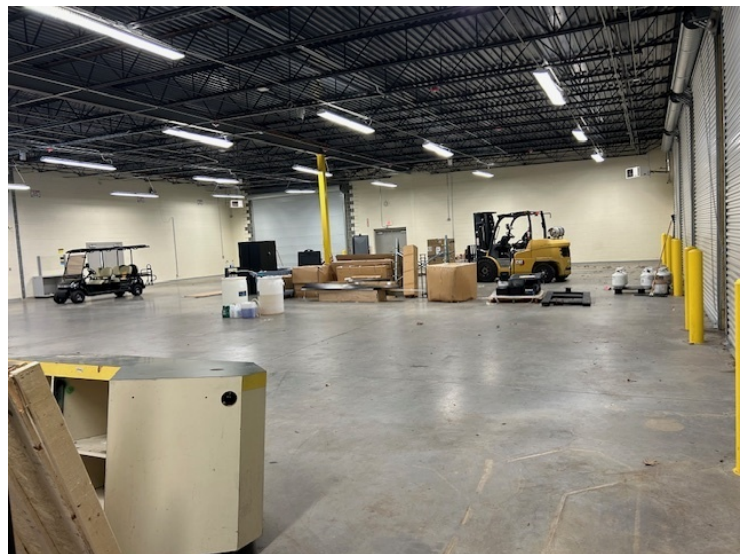
Showroom Area



Showroom Area



Warehouse Area

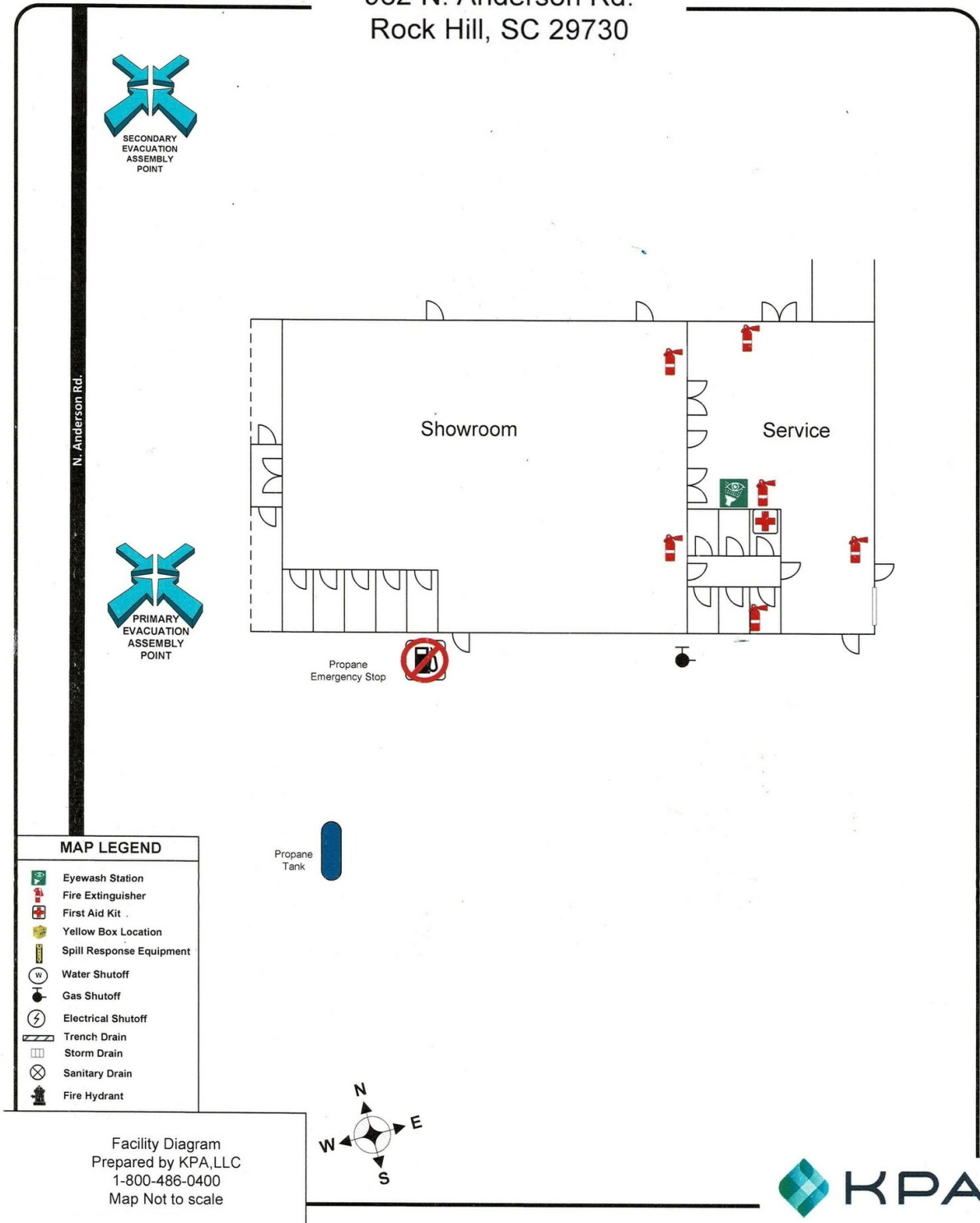


Warehouse Area

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FLOOR PLANS

982 N. Anderson Rd.
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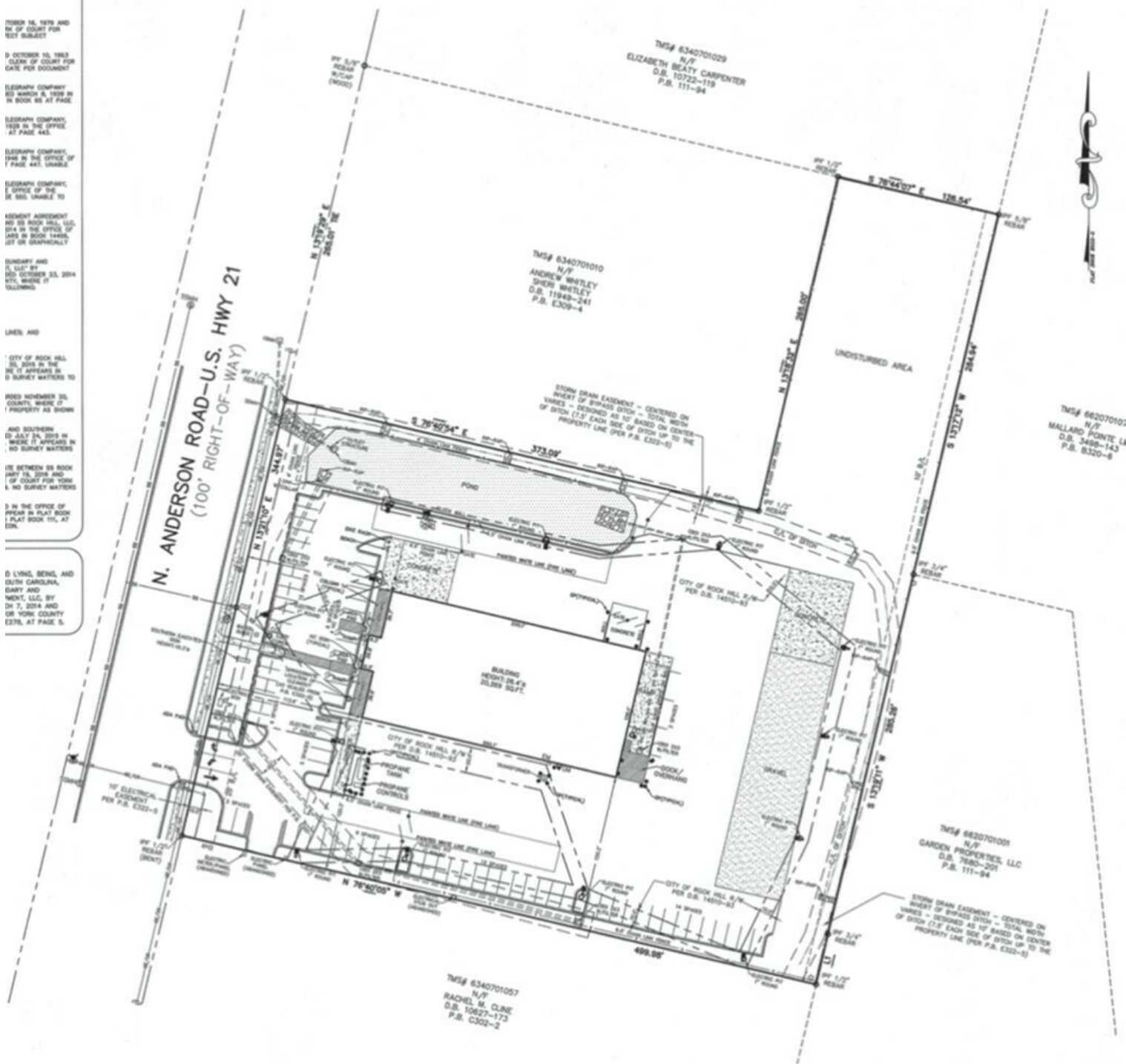
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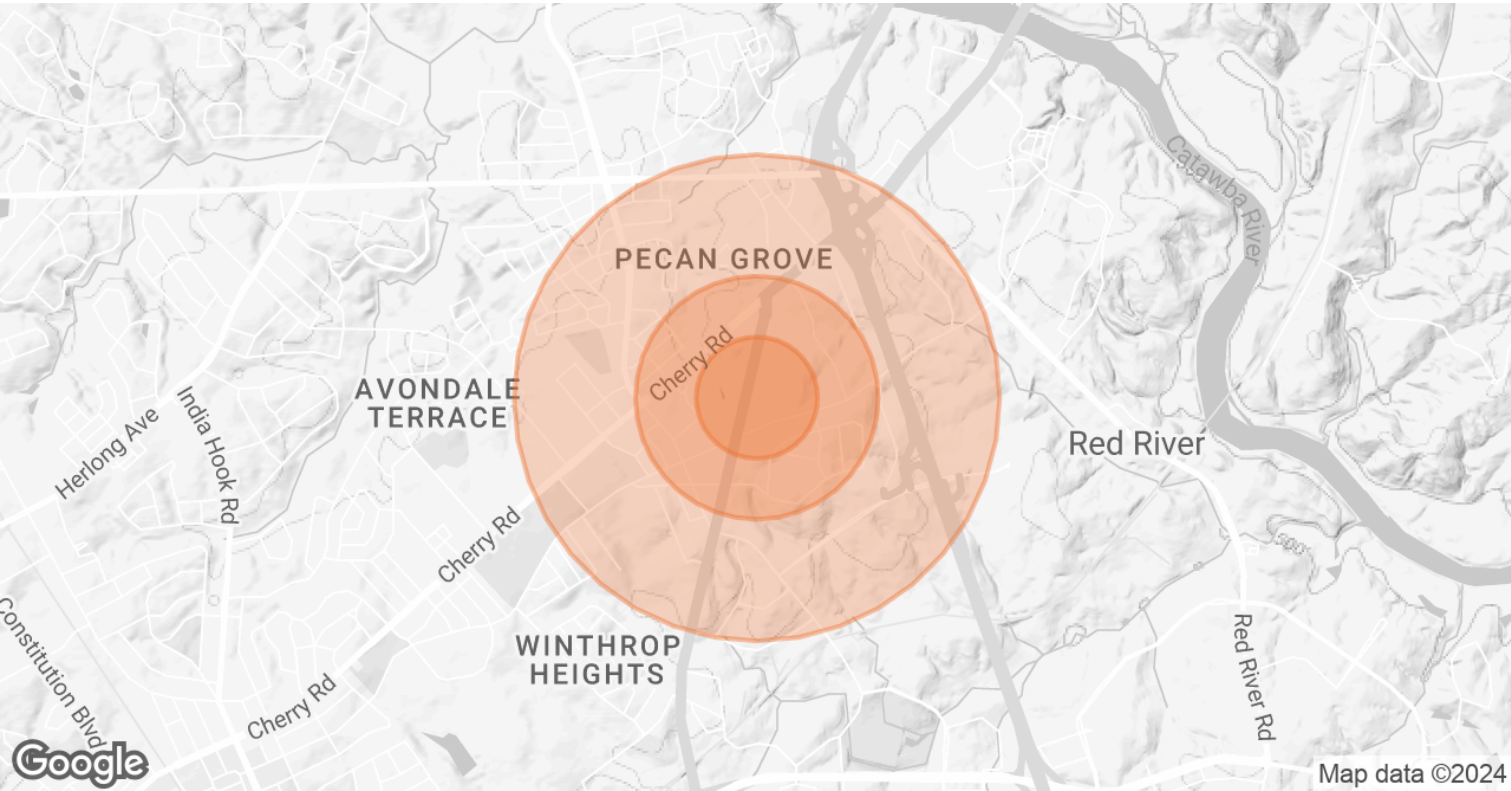
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	628	2,013	6,408
AVERAGE AGE	30.9	31.8	33.5
AVERAGE AGE (MALE)	28.5	30.0	33.6
AVERAGE AGE (FEMALE)	30.5	31.4	32.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	310	1,005	3,157
# OF PERSONS PER HH	2.0	2.0	2.0
AVERAGE HH INCOME	\$46,356	\$48,657	\$54,459
AVERAGE HOUSE VALUE	\$37,017	\$60,047	\$114,787

2020 American Community Survey (ACS)

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