



COLLETTO EYECARE

LEASE

Colletto Eyecare Retail/Office Building

247 E. MT. GALLANT ROAD

Rock Hill, SC 29730

PRESENTED BY:

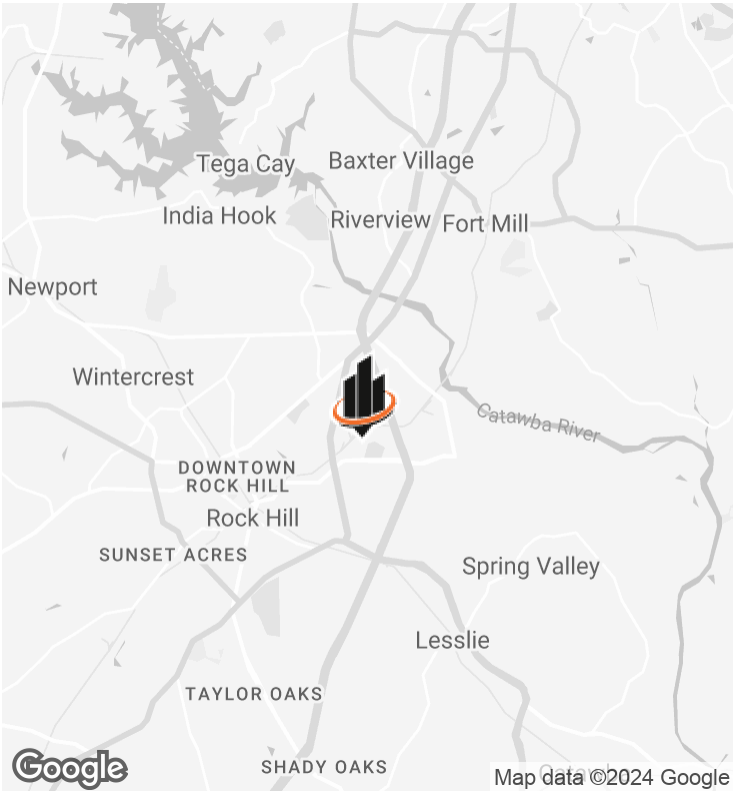
**MARK J. MAYFIELD, CCIM,
CPM, SEC**

O: 803.325.1000

mark.mayfield@svn.com

SC #18972

PROPERTY SUMMARY



OFFERING SUMMARY

RETAIL LEASE RATE:	\$22.00 - 24.00 SF/yr NNN
TICAM:	\$4.75/SF
OFFICE LEASE RATE:	\$20.00 SF/yr Full Service
BUILDING SIZE:	20,790 SF
AVAILABLE RETAIL SF:	1,200 - 5,600 SF
AVAILABLE OFFICE SF:	2,275 SF
YEAR BUILT:	2020
MARKET:	Charlotte Metro
SUBMARKET:	Rock Hill

PROPERTY OVERVIEW

High visibility retail space located across from the Manchester Meadows soccer complex near Dave Lyle Blvd. and I-77 and the Manchester Village development.

PROPERTY HIGHLIGHTS

- 1,200 - 5,600 SF of contiguous retail space that can be subdivided into increments of 1,200 SF
- 1st generation space that can be built out to Tenant’s specs
- \$60 PSF TI allowance
- Outdoor patio space for restaurant users

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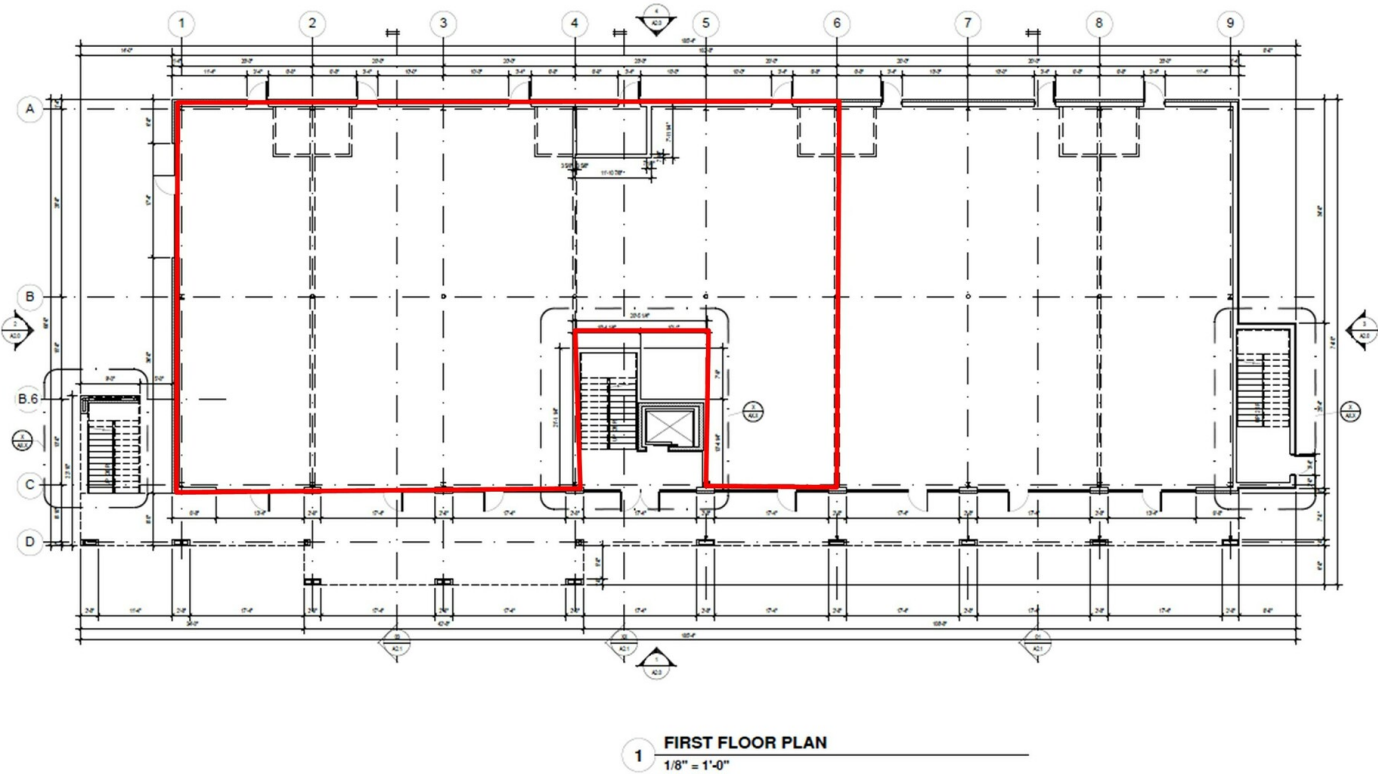
LEASE SPACES



AVAILABLE SPACES				
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Retail Space	Available	1,200 - 5,600 SF	NNN	\$22.00 - 24.00 SF/yr
Office Space	Available	2,275 SF	Full Service	\$20.00 SF/yr

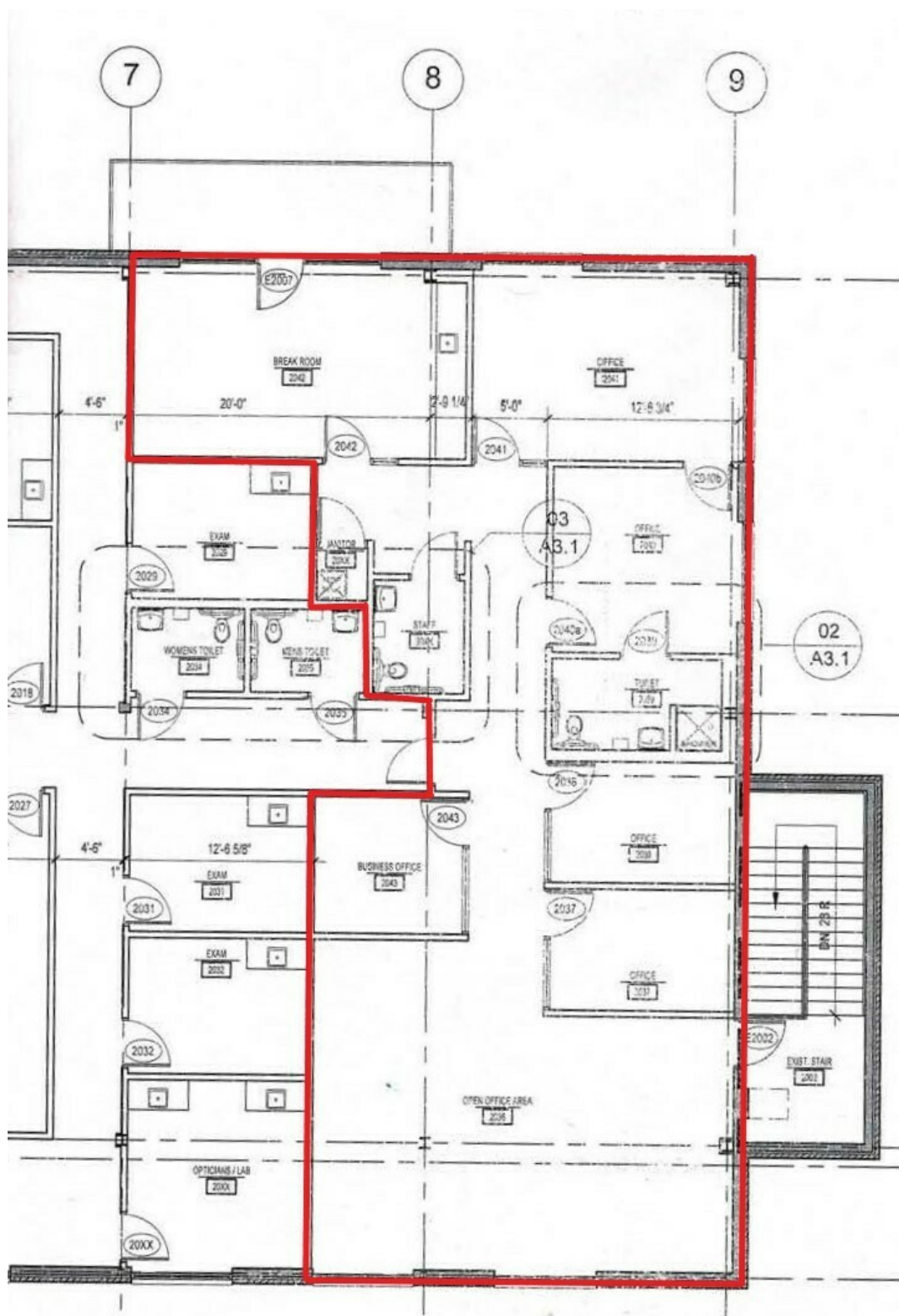
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RETAIL SPACE - FLOOR PLANS



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OFFICE SPACE - FLOOR PLANS



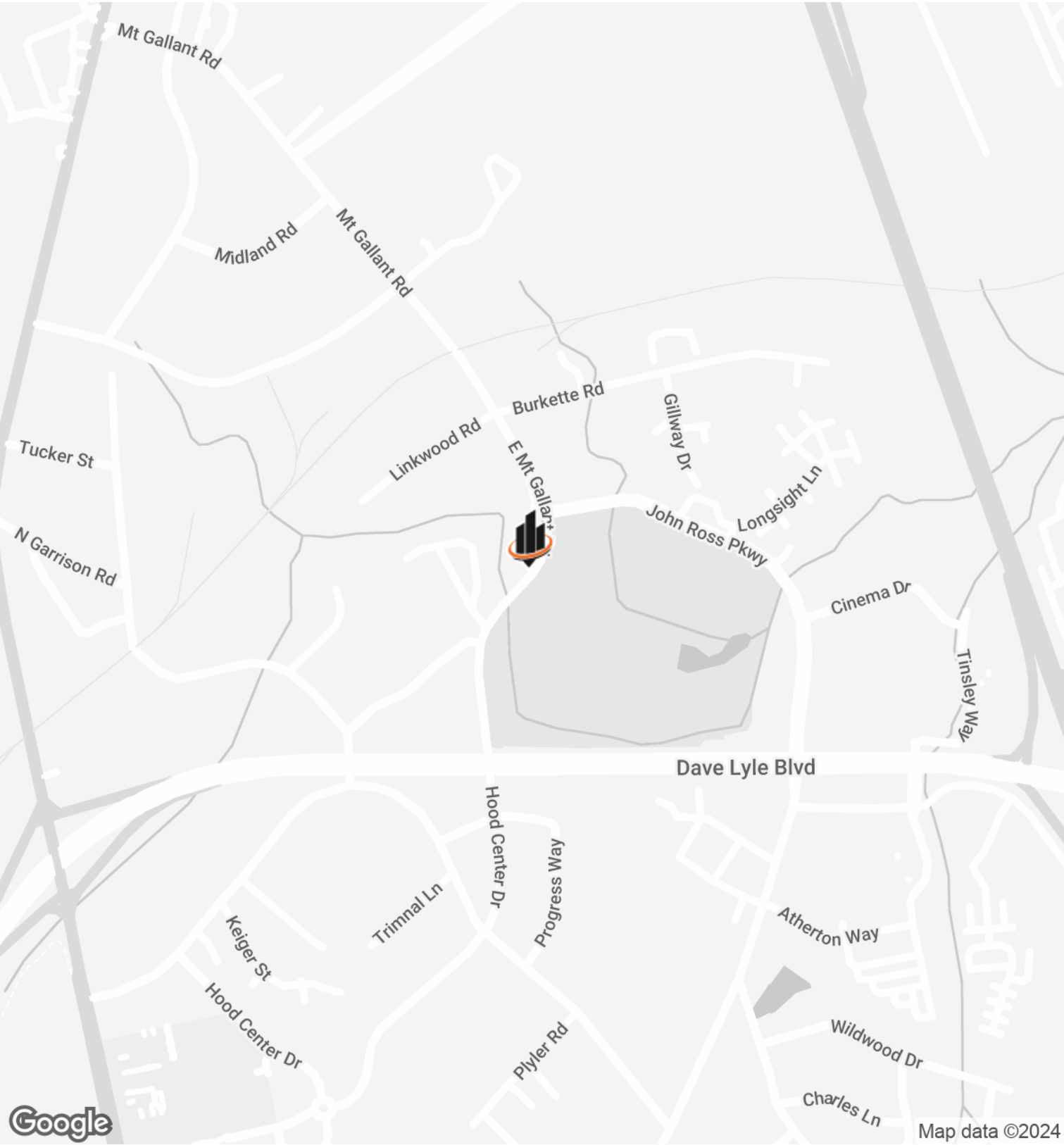
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RETAILER MAP



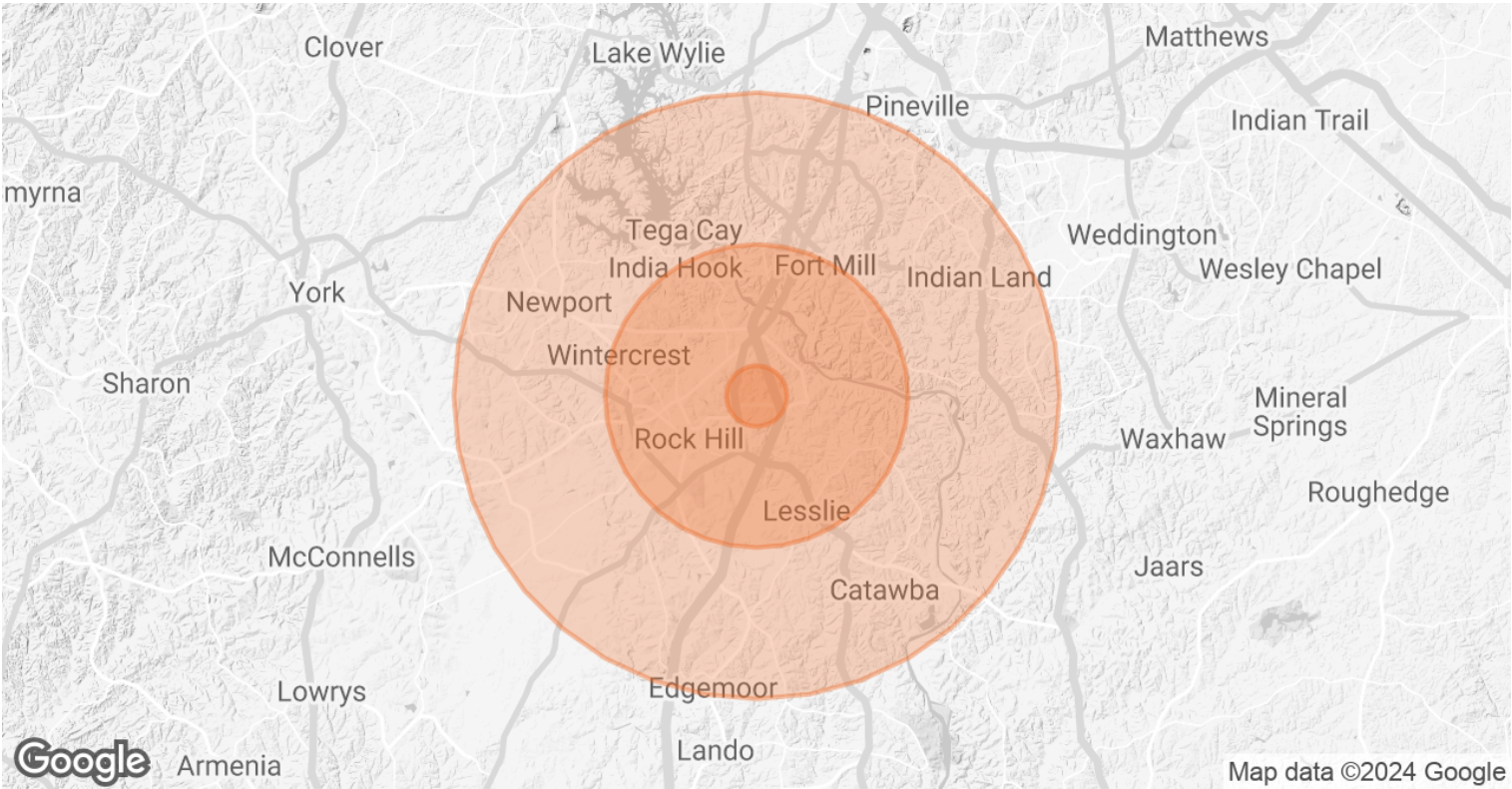
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,934	83,321	189,845
AVERAGE AGE	29.3	34.0	36.2
AVERAGE AGE (MALE)	31.3	31.9	34.7
AVERAGE AGE (FEMALE)	28.3	35.3	36.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	841	32,709	72,406
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$44,477	\$58,580	\$68,541
AVERAGE HOUSE VALUE	\$163,566	\$197,922	\$224,830

2020 American Community Survey (ACS)

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