



PRIME RETAIL PARCELS AVAILABLE



GROUND LEASE OPPORTUNITY

4695 Old York Road , Rock Hill, SC 29732

Presented By

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VERIS PROPERTIES

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EXECUTIVE SUMMARY

GROUND LEASE PARCELS

4695 OLD YORK ROAD , ROCK HILL, SC 29732



OFFERING SUMMARY

Lease Rate: Call for pricing (NNN; Ground)

PROPERTY OVERVIEW

Ground Lease Opportunity. These prime retail outparcels to the Super Walmart are located in a high-traffic area, with an impressive 39,200 vehicles passing by each day. They are ideally located for businesses seeking to establish a strong presence in the market. The parcels can range from less than an acre up to 5 acres.

AVAILABLE SPACES

Lot Size: 5 Acres

Market: Rock Hill

Zoning: Planned Development

SPACE	LEASE RATE	SIZE (SF)
4715 Old York Road	Negotiable	5 Acres
4695 Old York Road	Negotiable	3.75 Acres



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ADDITIONAL PHOTOS

GROUND LEASE PARCELS

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RENDERINGS

GROUND LEASE PARCELS

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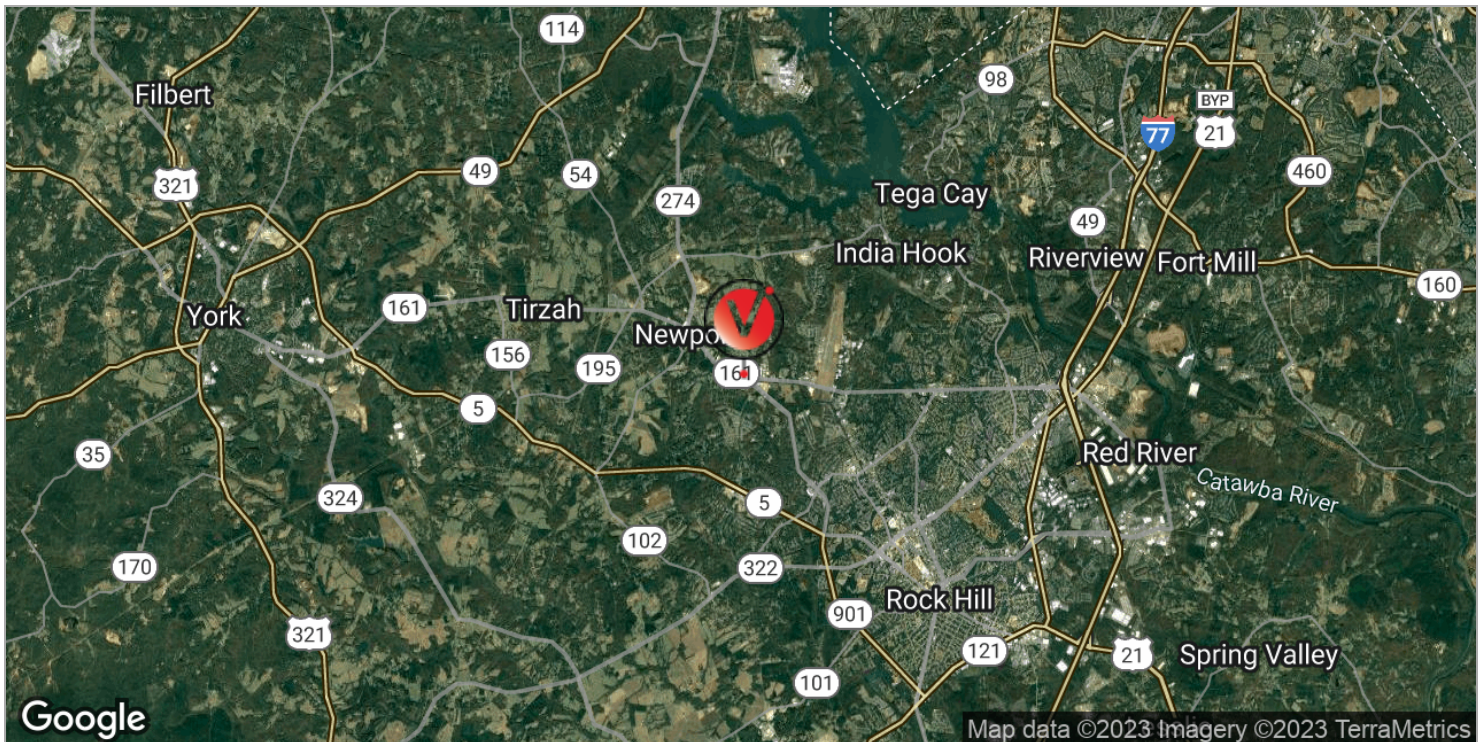
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LOCATION MAPS

GROUND LEASE PARCELS

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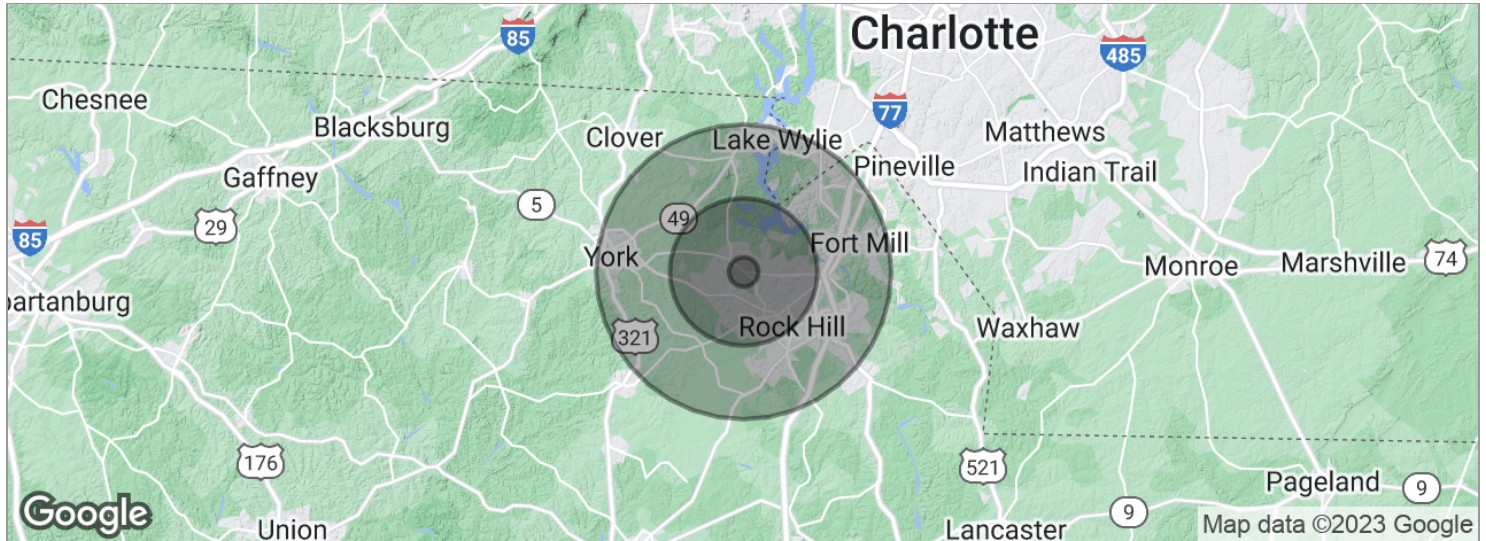


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DEMOGRAPHICS MAP

GROUND LEASE PARCELS

4695 OLD YORK ROAD , ROCK HILL, SC 29732



POPULATION

1 MILE

5 MILES

10 MILES

Total population	2,907	73,791	216,559
Median age	43.3	40.5	39.3
Median age (Male)	45.2	39.9	37.9
Median age (Female)	41.4	40.9	40.0

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total households	1,113	29,889	86,868
# of persons per HH	2.6	2.5	2.5
Average HH income	\$91,991	\$81,265	\$88,477
Average house value	\$515,889	\$264,105	\$255,554

* Demographic data derived from 2020 ACS - US Census

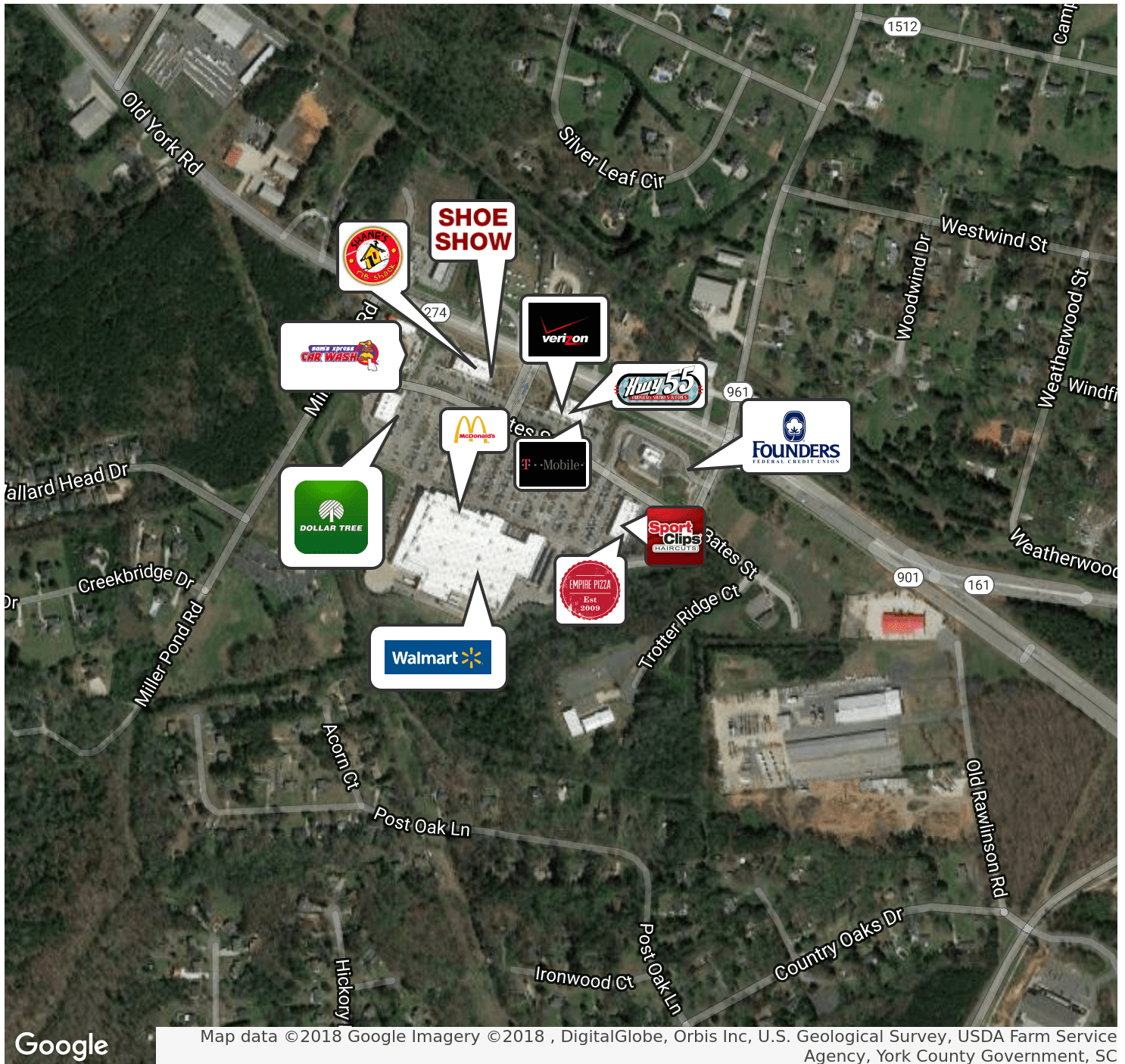


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RETAILER MAP

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