

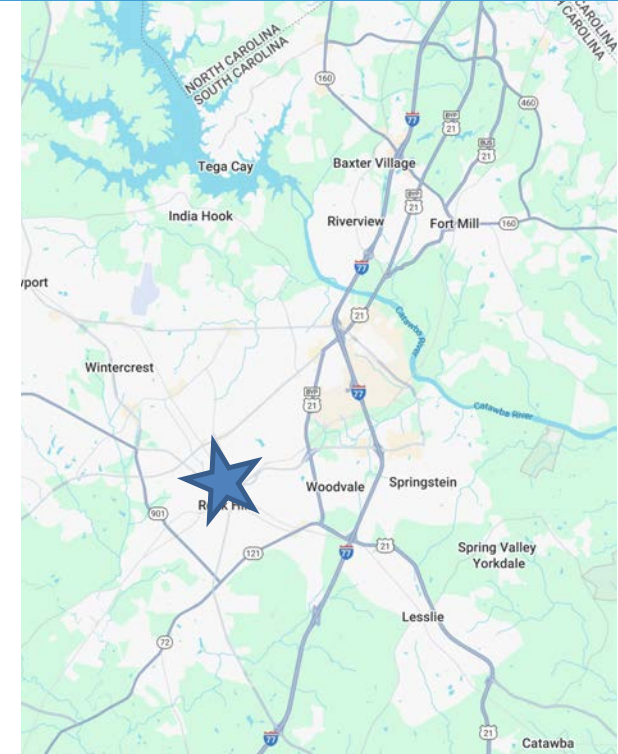
174 W. MAIN STREET

ROCK HILL, SC 29730

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 2,164 SF FORMER AUTOMOTIVE BUILDING AVAILABLE



PROPERTY HIGHLIGHTS

- ± 2,164 SF former automotive building available
- 2 service bays
- Full garage with 2 roll up garage doors
- Reception
- Excellent visibility on the hard corner of W Main St and N Wilson St
- Minutes away from downtown Rock Hill, The Thread, and across the street from The Common Market.
- This property can accommodate a wide variety of uses with its favorable DTWN zoning



CALL BROKERS FOR PRICING

BROKER CONTACT

SCOTT MILEHAM

704.927.2884

halexander@newsouthprop.com



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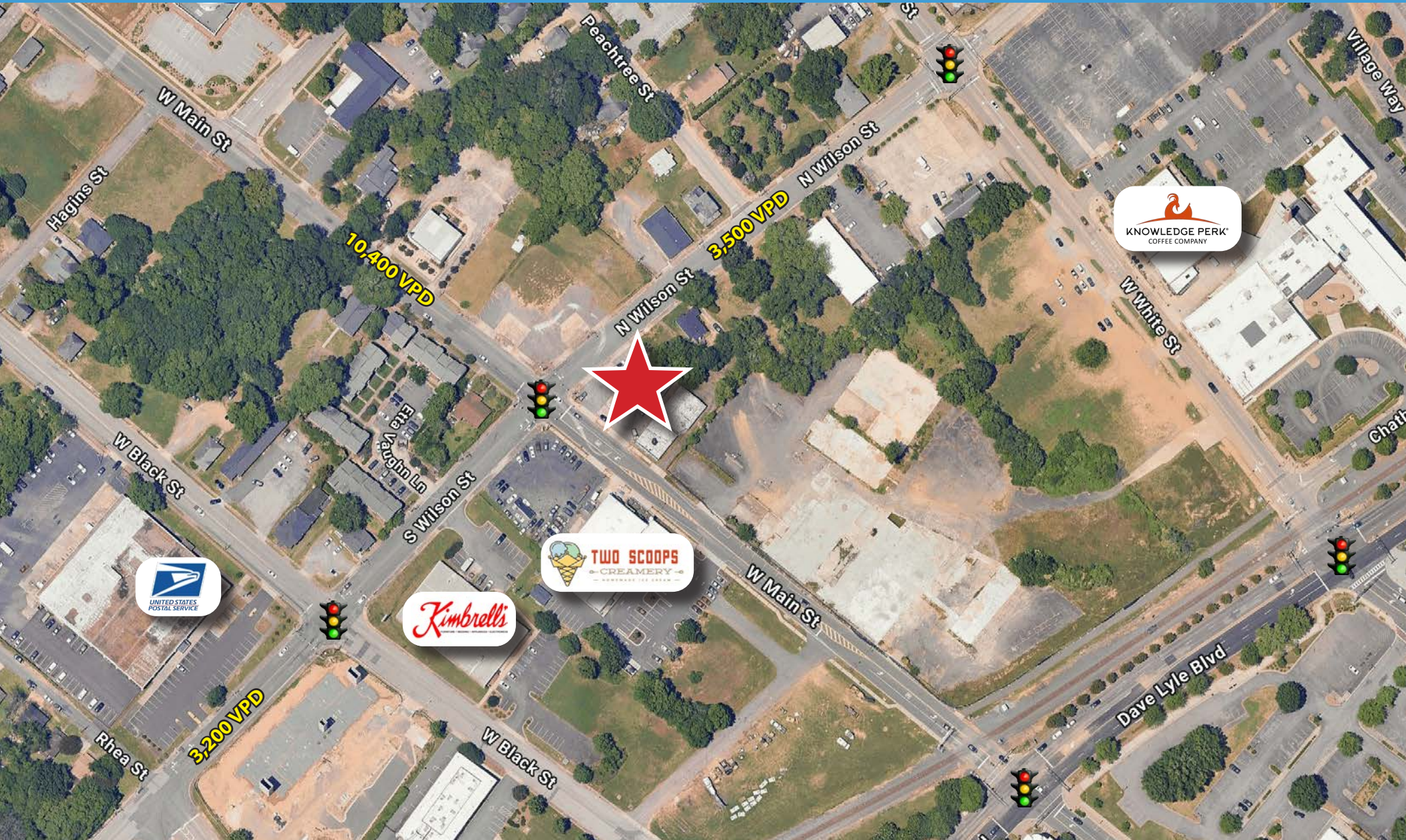
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SITE
AERIAL

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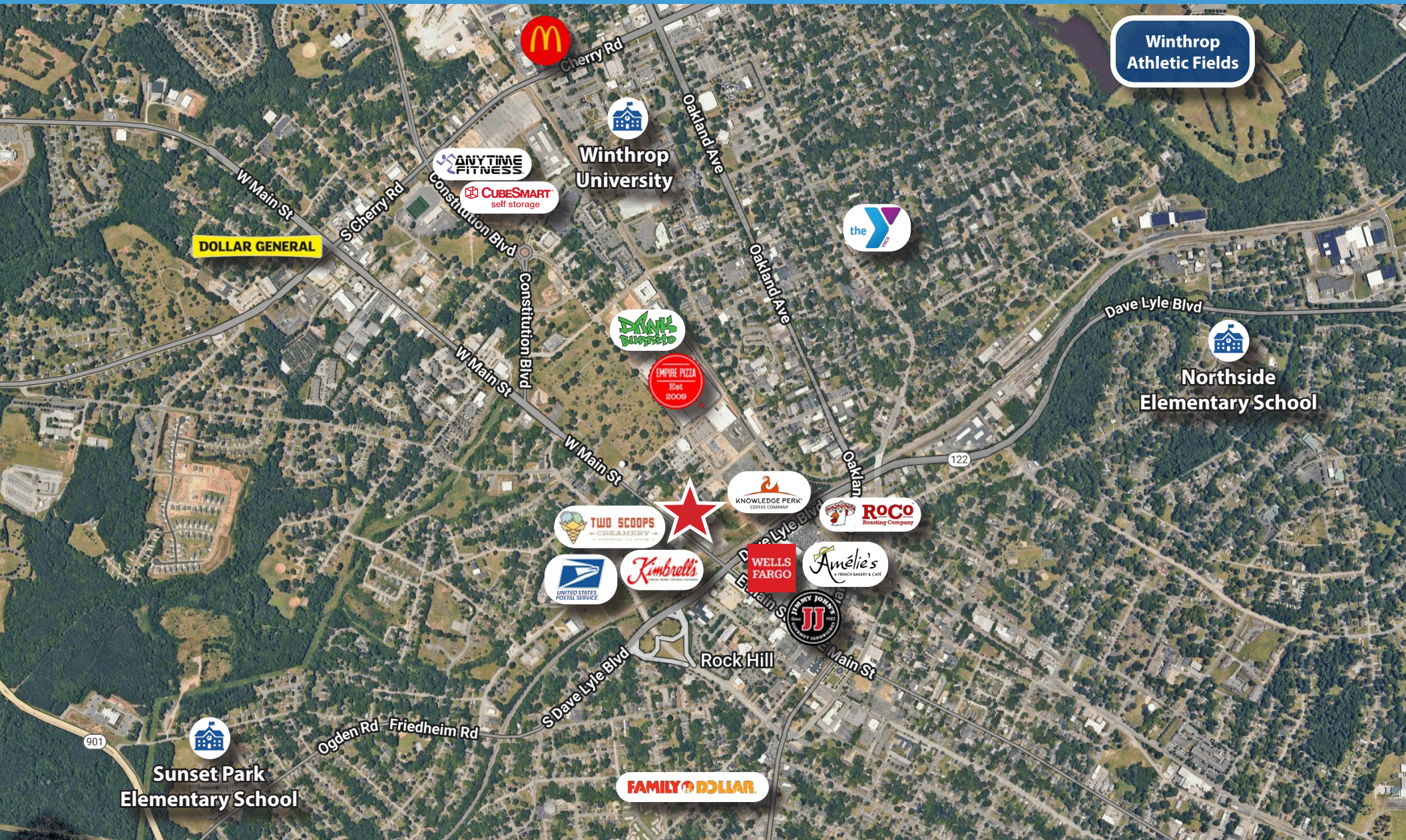
174 W. MAIN STREET

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CORRIDOR
AERIAL

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174 W. MAIN STREET
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MARKET
AERIAL

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174 W. MAIN STREET

ROCK HILL, SC 29730

EXTERIOR
PHOTOS

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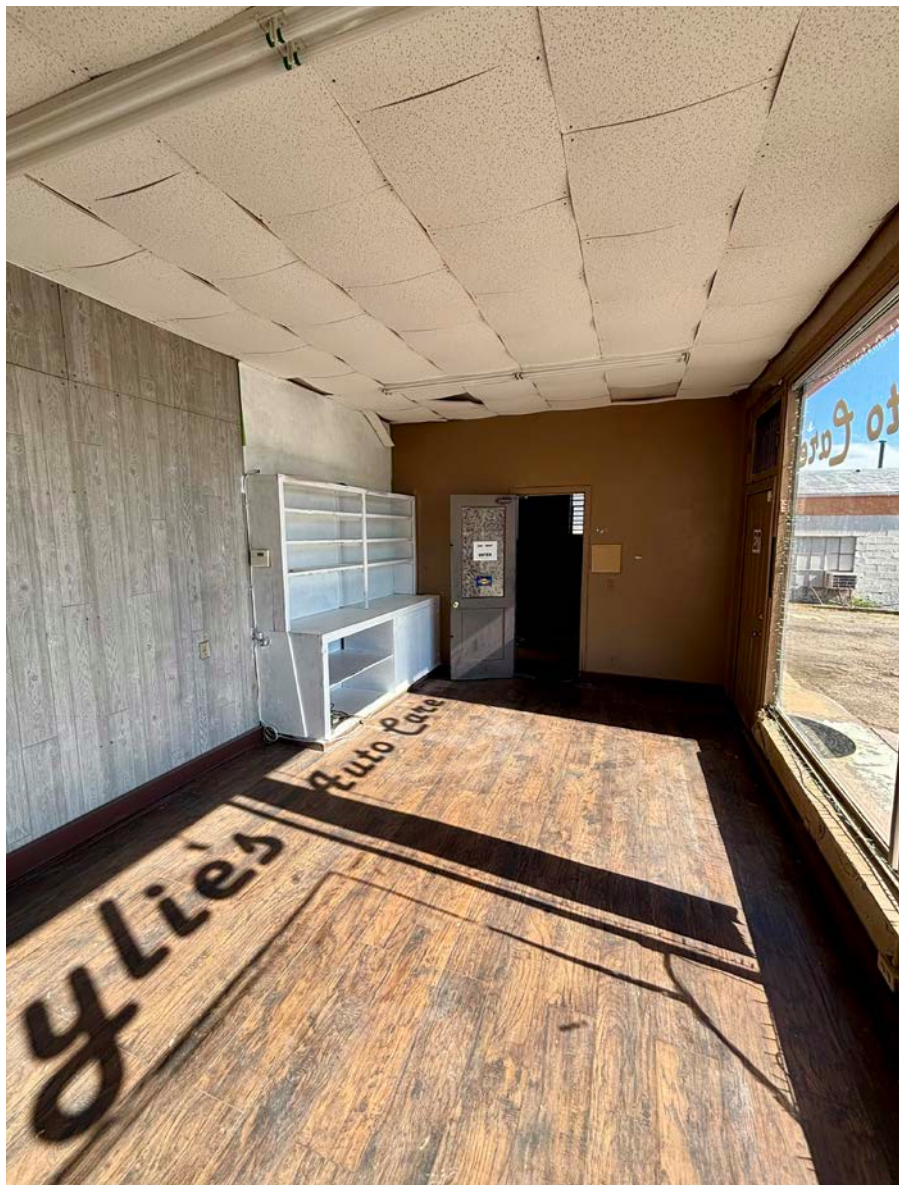
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174 W. MAIN STREET
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INTERIOR
PHOTOS

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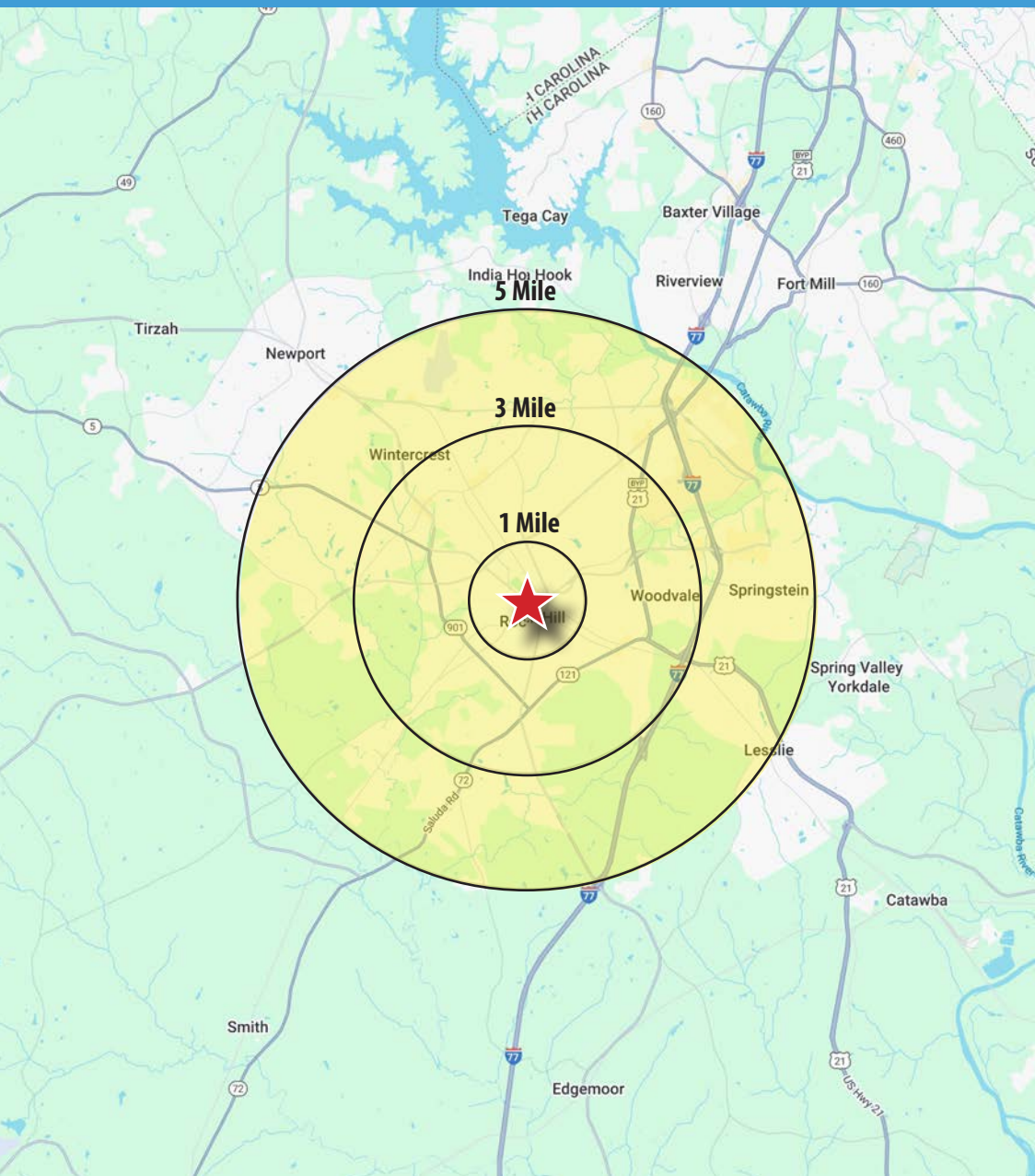
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DEMOGRAPHICS

NS New South
Properties
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POPULATION

	1 MILE	3 MILE	5 MILE
2025 Estimated Population	12,478	53,520	95,495
2030 Projected Population	13,405	55,475	98,245
Projected Annual Growth (2025-2030)	927 +1.5%	1,955 +0.7%	2,750 +0.6%

HOUSEHOLDS

2025 Estimated Households	5,014	22,443	39,941
2030 Projected Households	5,605	23,749	41,861

HOUSEHOLD INCOME

2025 Estimated Average Household Income	\$58,295	\$80,664	\$94,318
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BUSINESSES

2025 Estimated Total Businesses	716	2,562	4,098
2025 Estimated Total Employees	7,247	25,887	43,065

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