

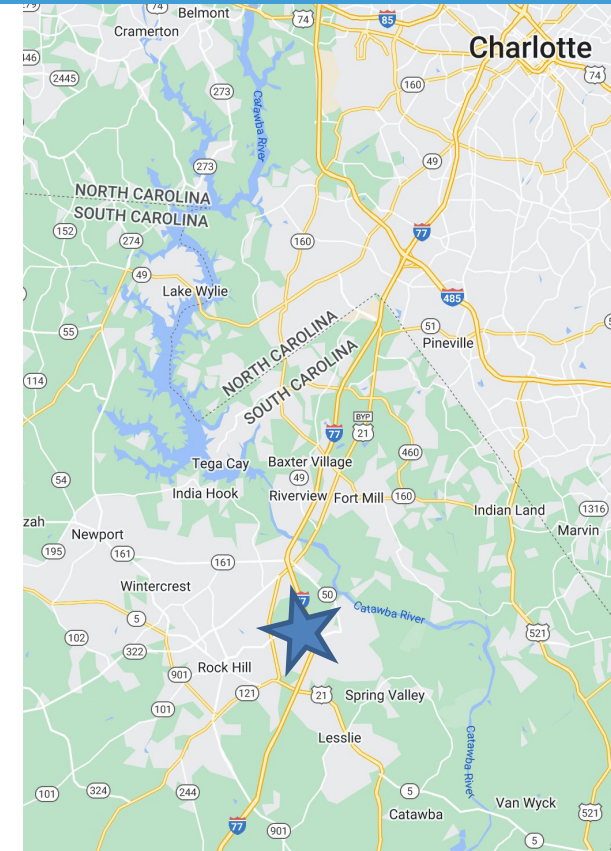
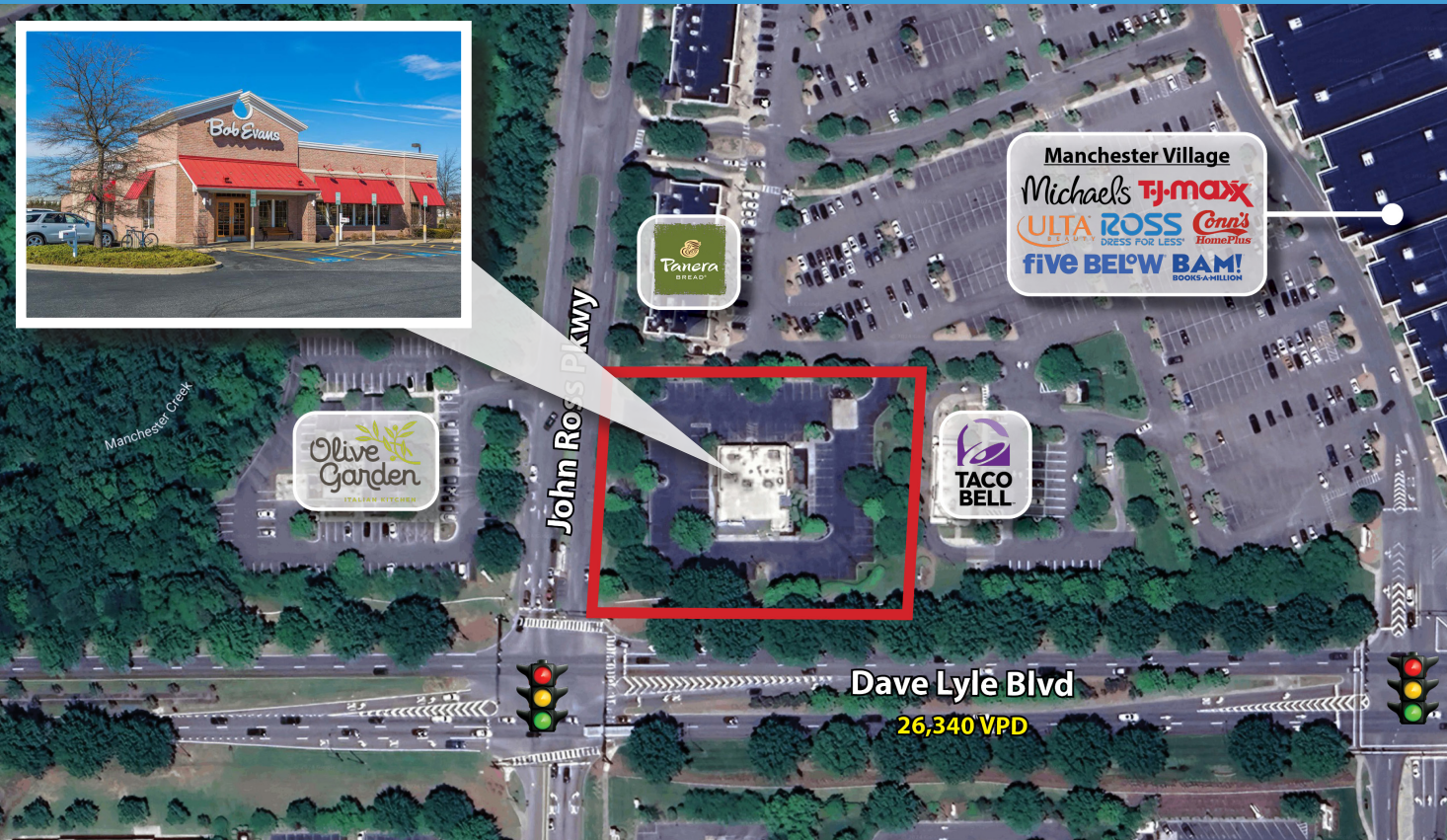
520 JOHN ROSS PARKWAY

ROCK HILL, SC 29730

FOR
GROUND LEASE

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RETAIL OUTPARCEL AVAILABLE FOR GROUND LEASE



PROPERTY HIGHLIGHTS

- Signalized corner outparcel at the dominant, regional corridor in the Rock Hill trade area
- **± 5,227 former Bob Evans restaurant space available**
- Outstanding market co-tenancy and retail traffic generators including Target, Best Buy, TJ Maxx, Ross, Ulta, etc.
- Excellent F&B synergy with Olive Garden, Panera, McDonald's, Taco Bell, Chili's, Wendy's, etc.

DEMOGRAPHICS (2024)

	1 Mile	3 Miles	5 Miles
Population	5,563	43,296	101,684
Avg. HH Income	\$94,201	\$92,711	\$97,365
Daytime Pop.	5,915	38,257	69,958

TRAFFIC COUNTS

Dave Lyle Blvd: 26,340 VPD
I-77: 50,602 VPD

BROKER

SCOTT MILEHAM
704.927.2886
smileham@newsouthprop.com



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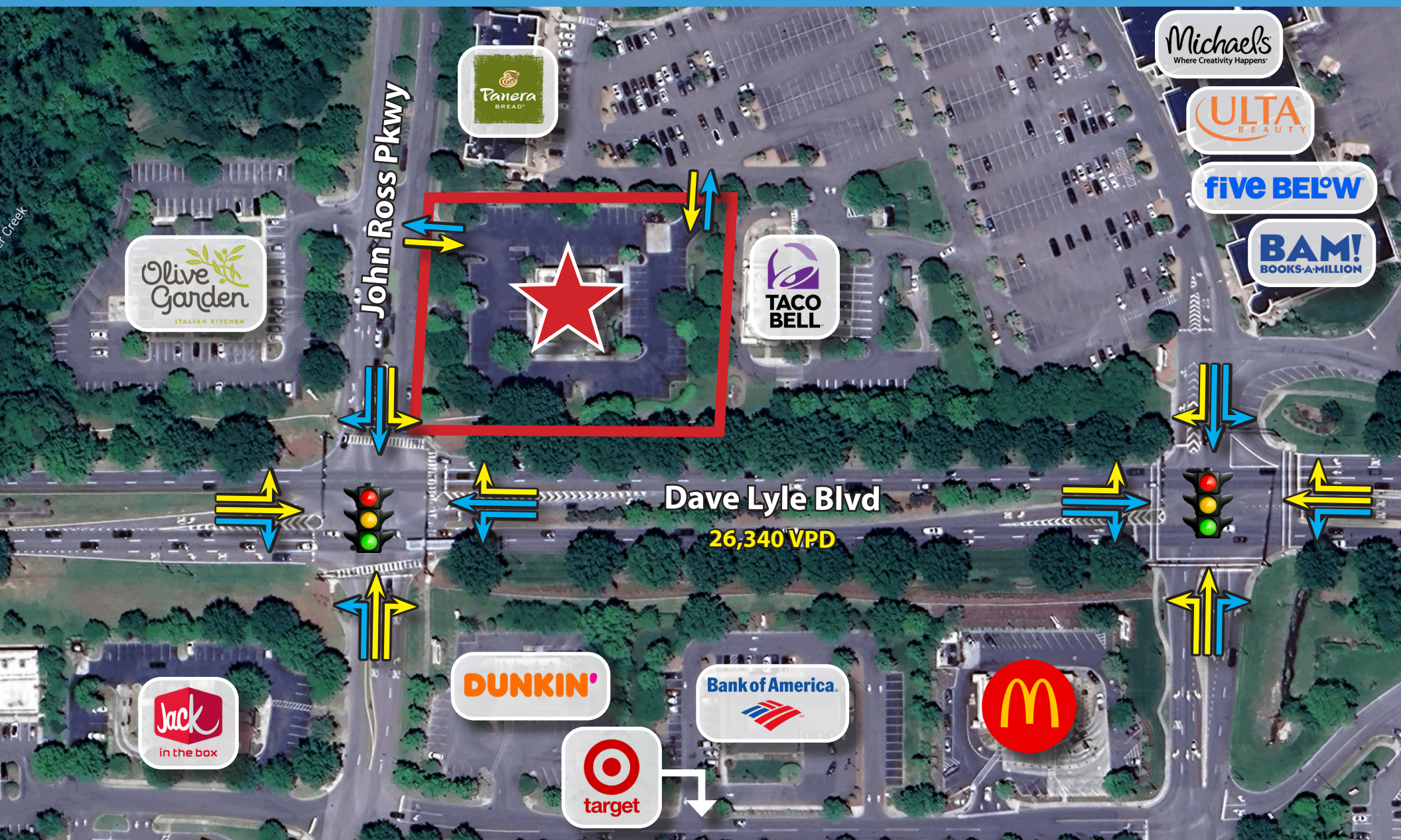
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SITE
AERIAL

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RETAIL OUTPARCEL AVAILABLE FOR GROUND LEASE



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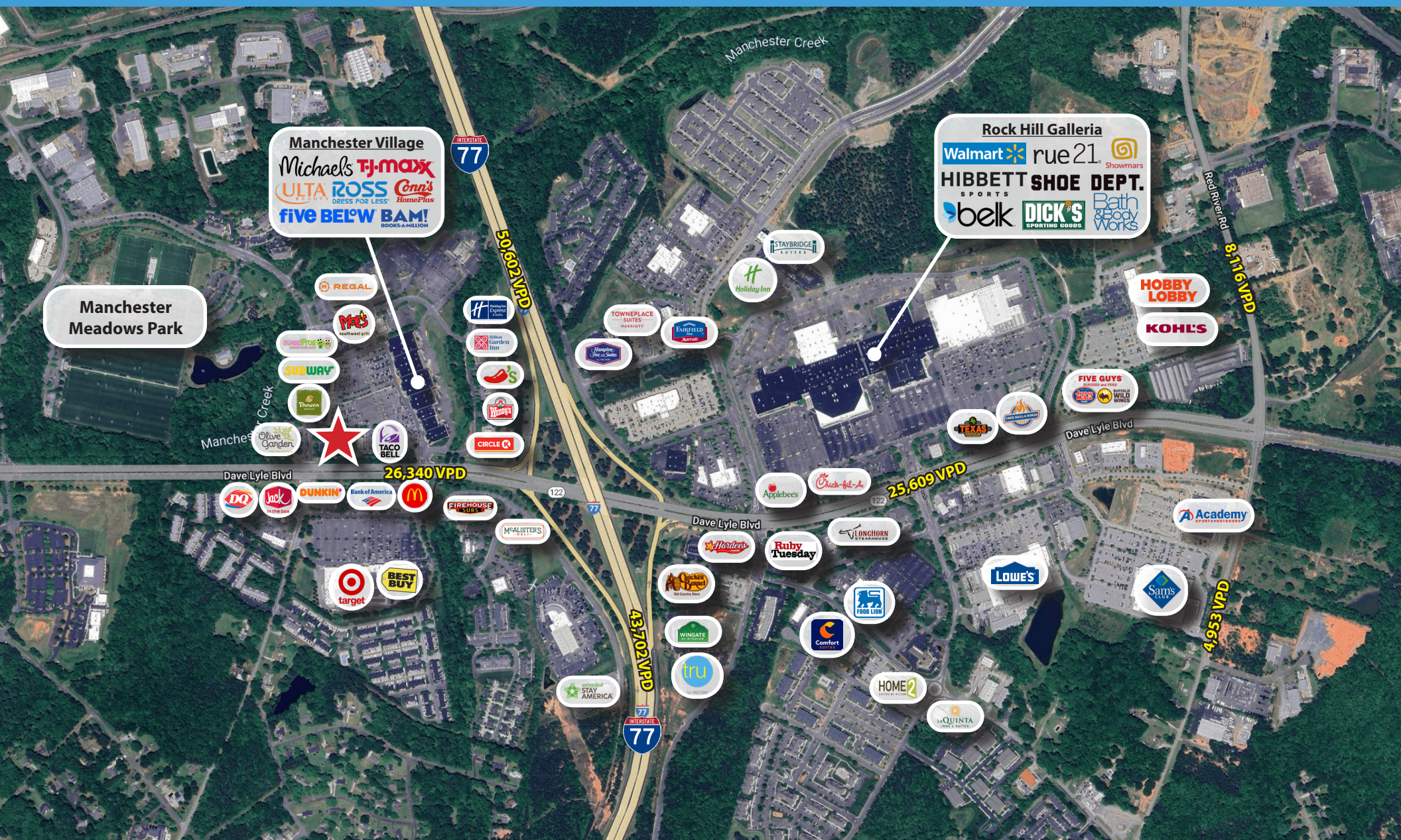
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MARKET
AERIAL

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RETAIL OUTPARCEL AVAILABLE FOR GROUND LEASE



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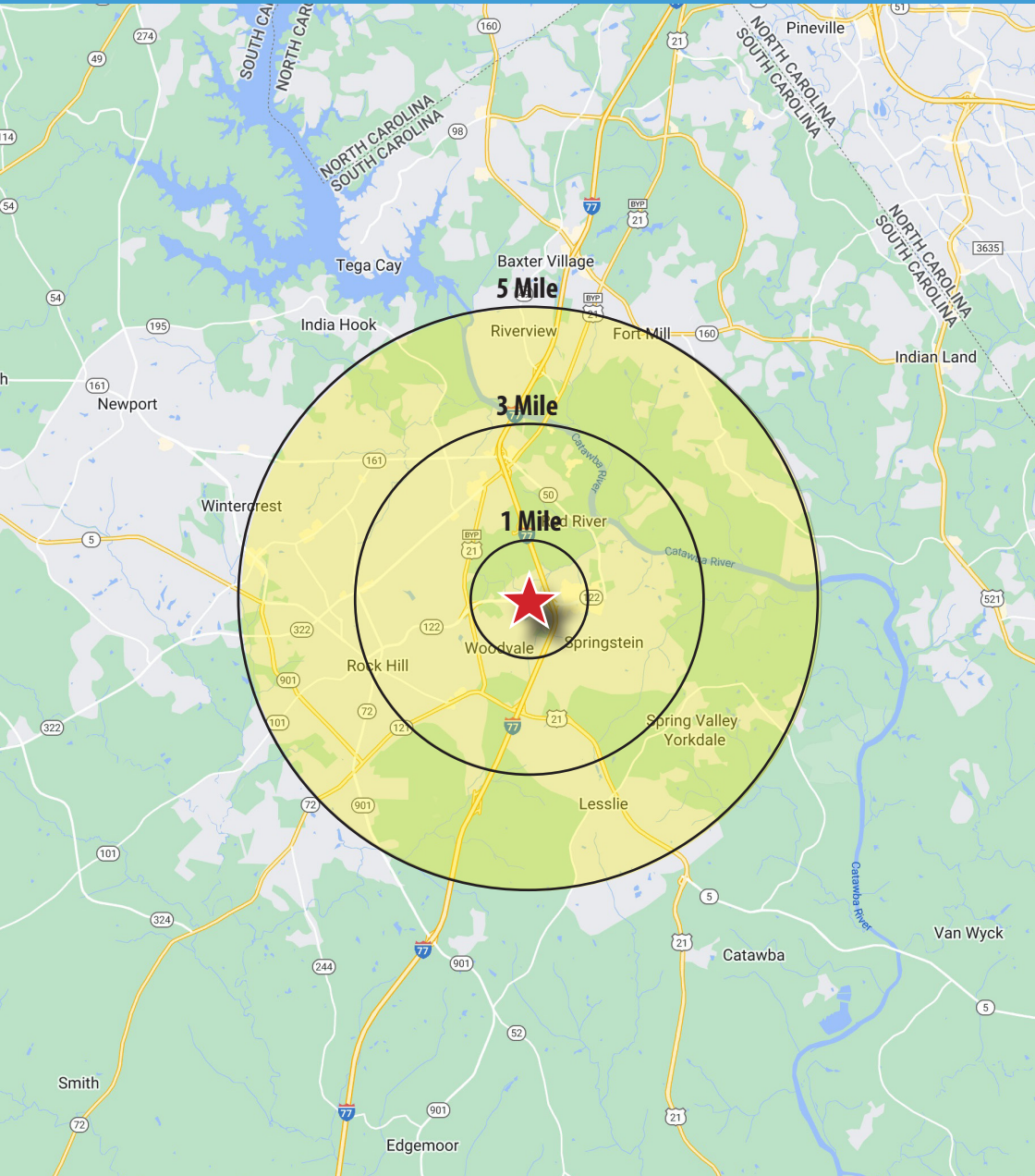
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ROCK HILL, SC 29730

DEMOGRAPHICS

RETAIL OUTPARCEL AVAILABLE FOR GROUND LEASE



POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimated Population	5,563	43,296	101,684
2029 Projected Population	6,025	45,271	107,626
Projected Annual Growth (2024-2029)	462 (+1.7%)	1,974 (+0.9%)	5,942 (+1.2%)
HOUSEHOLDS			
2024 Estimated Households	2,533	18,275	41,529
2029 Projected Households	2,753	19,332	44,458
HOUSEHOLD INCOME			
2024 Estimated Average Household Income	\$94,201	\$92,711	\$97,365
BUSINESSES			
2024 Estimated Total Businesses	304	2,102	3,858
2024 Estimated Total Employees	4,945	27,139	43,094

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