

# FORMER BURGER KING

2645 CELANESE RD, ROCK HILL, SC 29732



*Warren Norman*  
COMPANY



## OFFERING SUMMARY

Available SF: 0.903 Acres

Lease Rate: Negotiable

Lot Size: 0.9 Acres

Zoning: BD-III

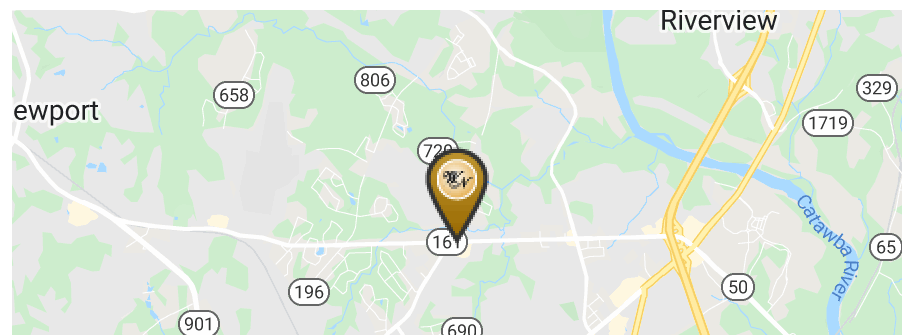
Traffic Count: 41,300

## PROPERTY OVERVIEW

Former Burger King available for lease in Rock Hill, SC. Existing building is +/-2,318 SF and +/-696 SF of patio area. Site is located on the "AM" side of the road.

## PROPERTY HIGHLIGHTS

- Located at the intersection of Celanese Road and India Hook Road
- +/- 2 miles from I-77
- +/- 2.2 miles from Piedmont Medical Center



for more information, contact:

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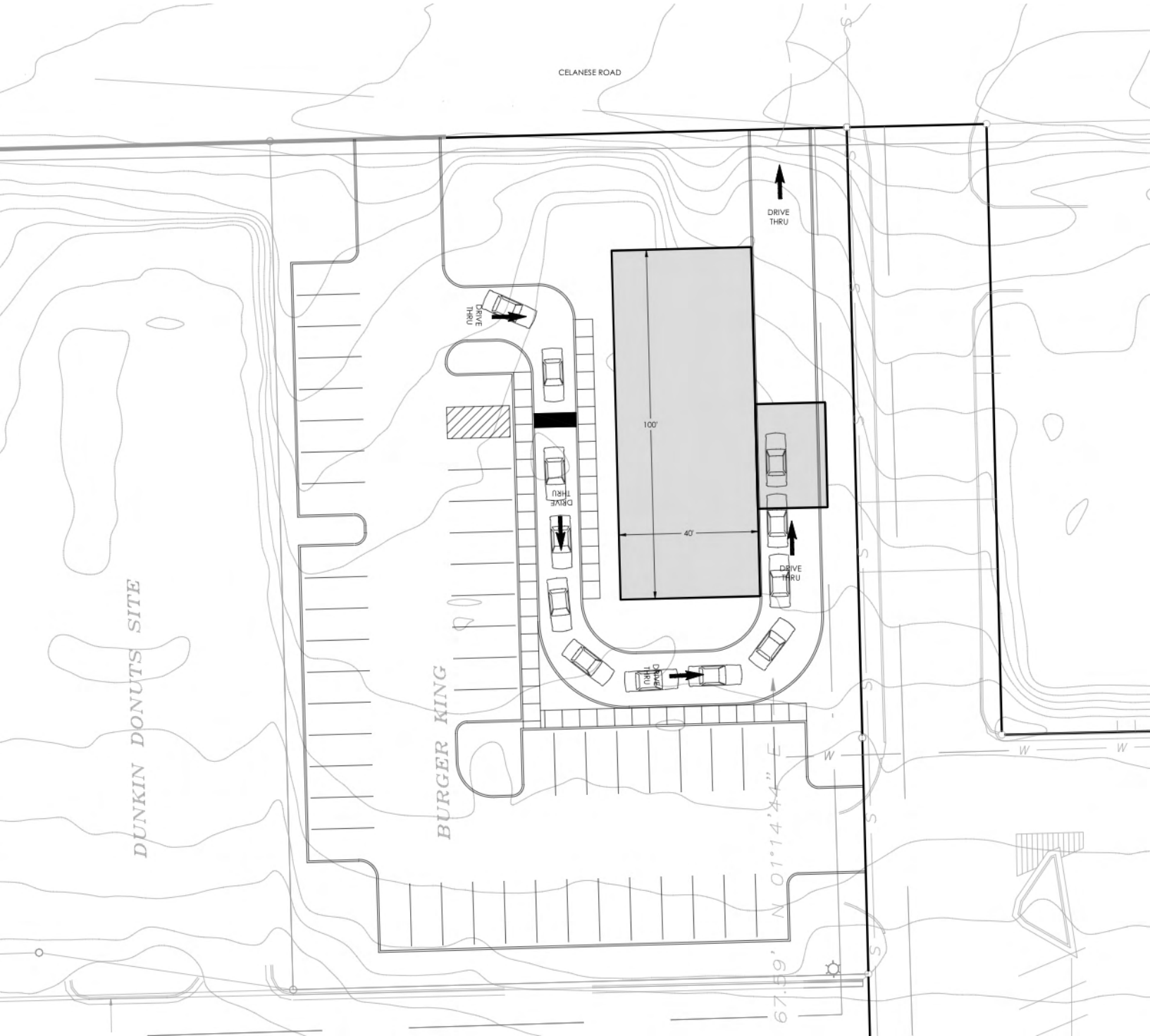


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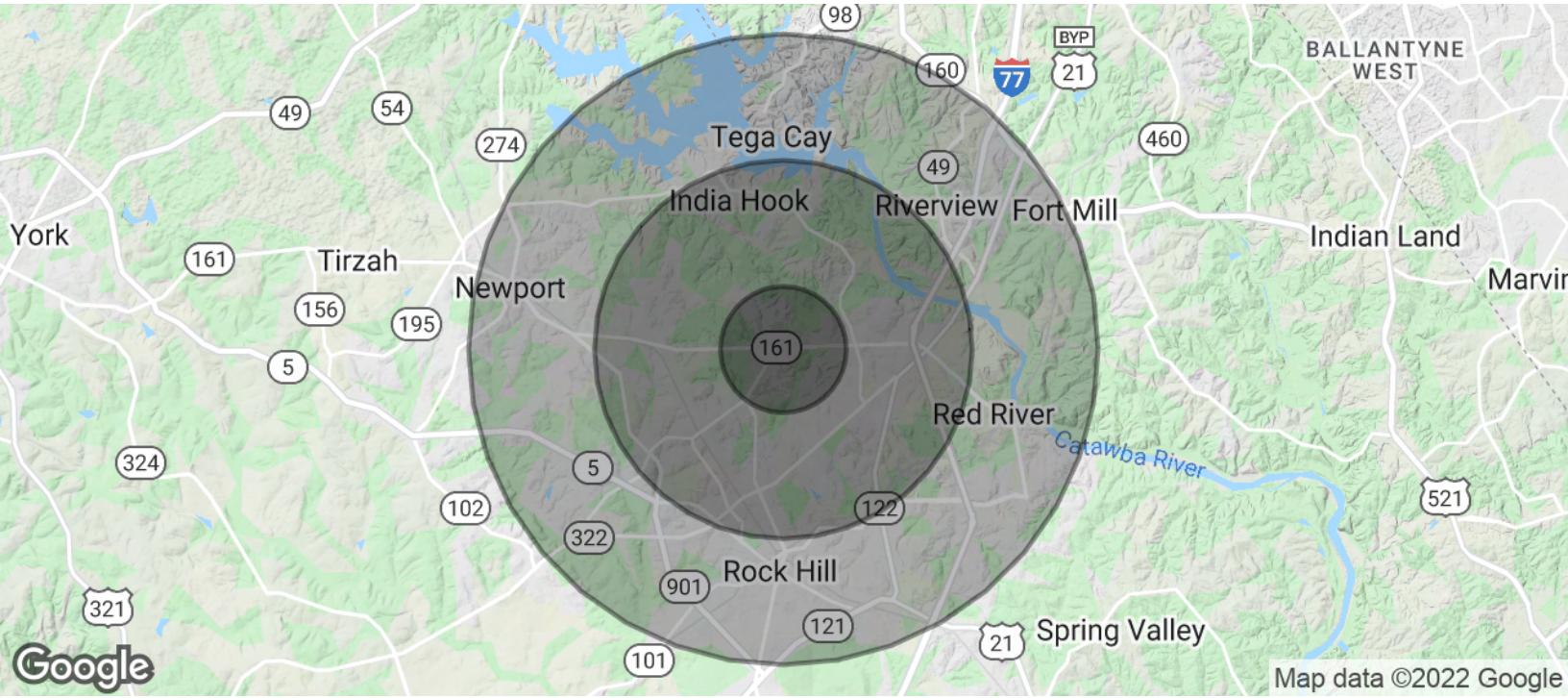


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,212	47,404	99,260
Average Age	33.8	33.5	34.7
Average Age (Male)	29.7	31.0	33.0
Average Age (Female)	35.3	34.4	35.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,924	18,164	38,303
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$60,679	\$64,452	\$64,314
Average House Value	\$171,820	\$192,319	\$214,084

\* Demographic data derived from 2010 US Census

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