

# Amendment Office

154 Amendment Ave Suite 107, Rock Hill SC 29732

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Constitution

Available



ARDOR COMMERCIAL  
ADVISORS, LLC

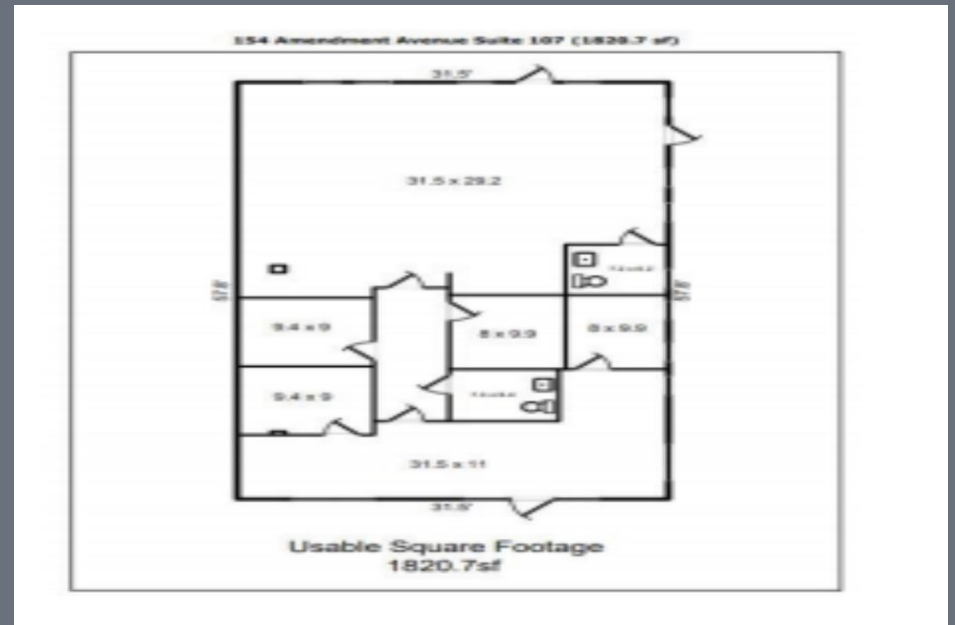
# THE SPACE

Location	154 Amendment Ave Suite 107, Rock Hill, SC, 29732
COUNTY	York
Cross Street	Constitution Blvd
Square Feet	1820
Annual Rent PSF	\$19.00
Lease Type	NNN

**Notes** Finished space freshly painted

# HIGHLIGHTS

- Close Proximity to Piedmont Medical Center
- Close to Restaurants and Financial Institutions
- Ample Parking



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,390	55,107	100,617



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$77,763	\$82,974	\$86,637



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,496	22,148	40,593

## PROPERTY FEATURES

TOTAL TENANTS	8
BUILDING SF	14,639
LAND ACRES	1.62
ZONING TYPE	Commercial
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	Multiple
NUMBER OF PARKING SPACES	75
CORNER LOCATION	Yes
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

## NEIGHBORING PROPERTIES

NORTH	Piedmont Medical Center
SOUTH	Rock Hill County Club
EAST	Winthrop University

## CONSTRUCTION

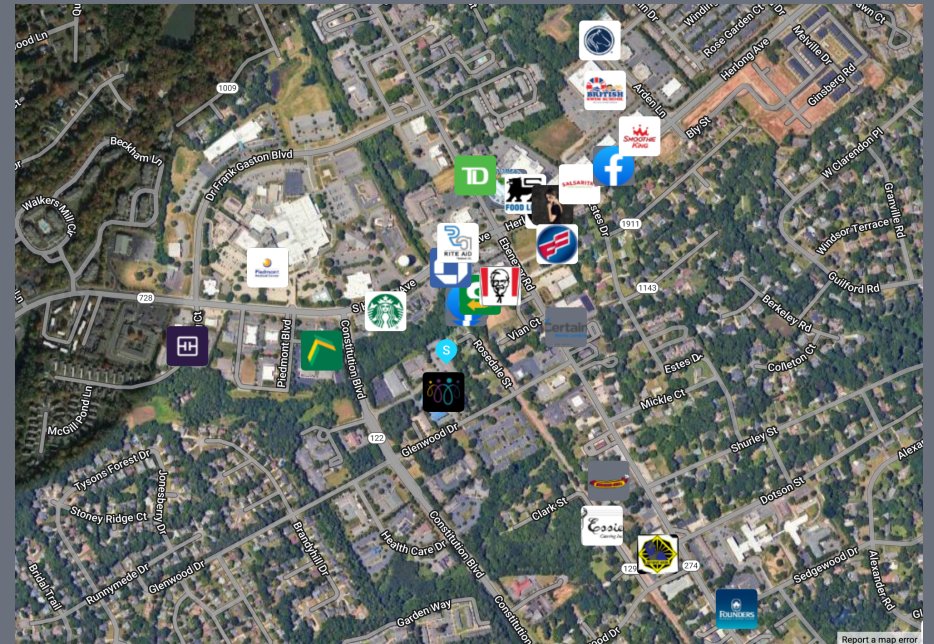
FOUNDATION	Concrete
EXTERIOR	Masonry
PARKING SURFACE	Asphalt

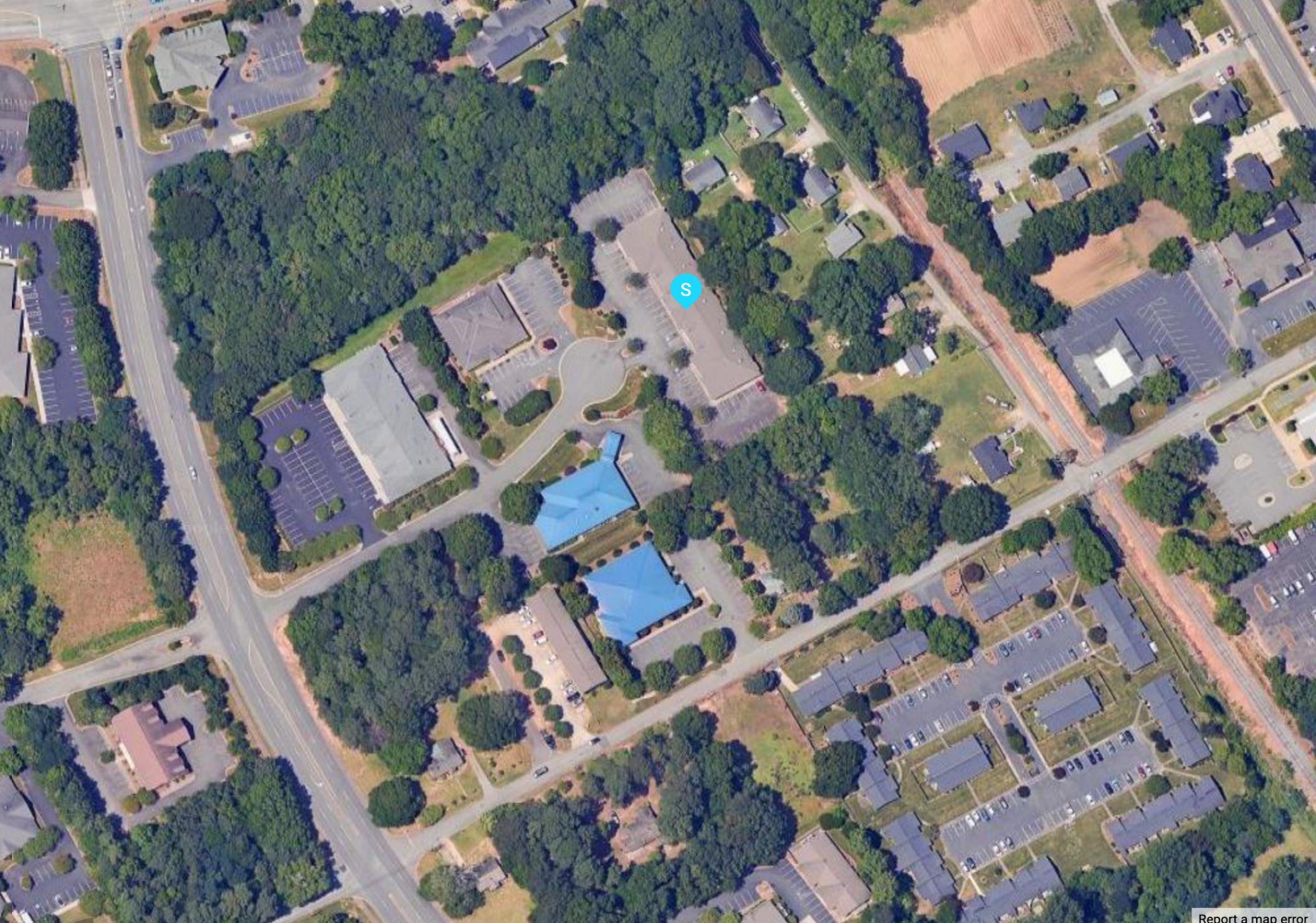


## Located in the Medical Hub of Rock Hill SC

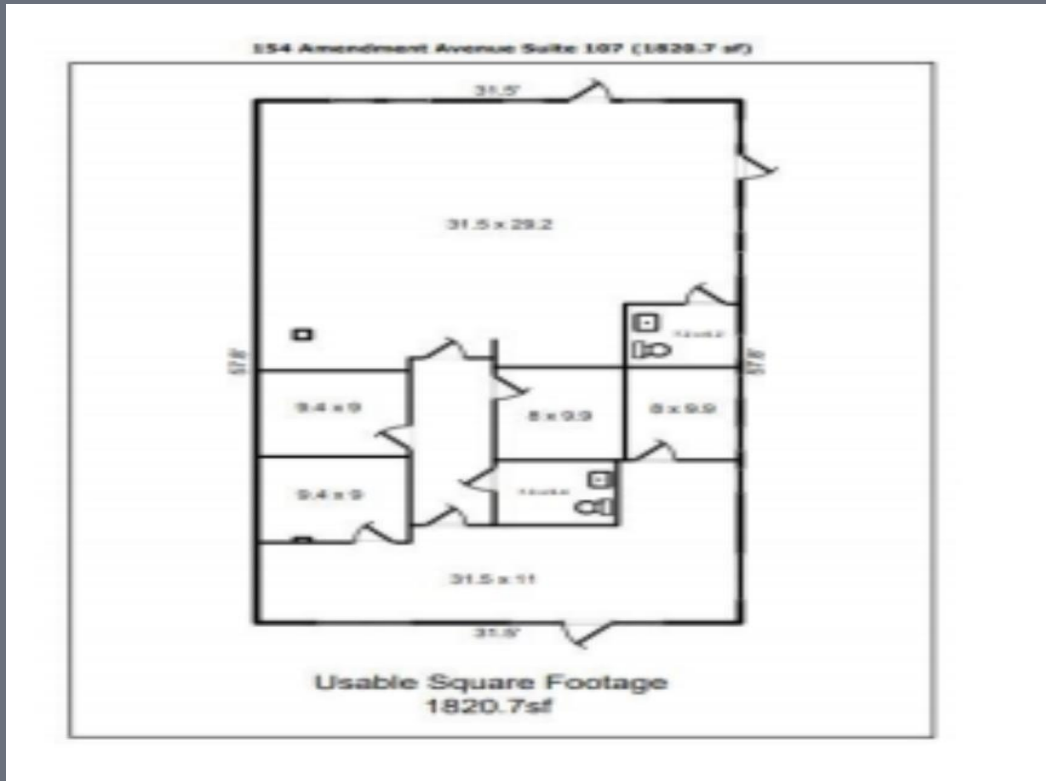
- 154 Amendment Avenue presents a prime office complex located in the heart of Rock Hill, South Carolina. This strategic location offers an advantageous position near the renowned Piedmont Medical Center, making it an ideal spot for businesses related to healthcare, professional services, and startups.

Locator Map





Report a map error



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,596	42,534	68,489
2010 Population	7,782	50,863	86,779
2023 Population	8,390	55,107	100,617
2028 Population	8,602	58,543	107,056
2023-2028: Population: Growth Rate	2.50 %	6.10 %	6.25 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	279	2,274	3,733
\$15,000-\$24,999	261	1,866	3,429
\$25,000-\$34,999	404	2,357	3,690
\$35,000-\$49,999	442	2,857	5,450
\$50,000-\$74,999	884	4,339	7,811
\$75,000-\$99,999	362	2,531	4,962
\$100,000-\$149,999	506	3,423	6,514
\$150,000-\$199,999	269	1,423	2,727
\$200,000 or greater	89	1,073	2,271
Median HH Income	\$57,546	\$57,577	\$60,318
Average HH Income	\$77,763	\$82,974	\$86,637

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,245	16,957	27,793
2010 Total Households	3,187	19,776	33,960
2023 Total Households	3,496	22,148	40,593
2028 Total Households	3,611	23,795	43,616
2023 Average Household Size	2.28	2.34	2.40
2000 Owner Occupied Housing	1,358	9,724	16,009
2000 Renter Occupied Housing	689	5,932	9,657
2023 Owner Occupied Housing	2,255	13,432	25,244
2023 Renter Occupied Housing	1,241	8,717	15,349
2023 Vacant Housing	204	1,753	2,772
2023 Total Housing	3,700	23,901	43,365
2028 Owner Occupied Housing	2,411	14,467	27,540
2028 Renter Occupied Housing	1,200	9,327	16,076
2028 Vacant Housing	182	1,633	2,615
2028 Total Housing	3,793	25,428	46,231
2023-2028: Households: Growth Rate	3.25 %	7.20 %	7.25 %

Source: esri

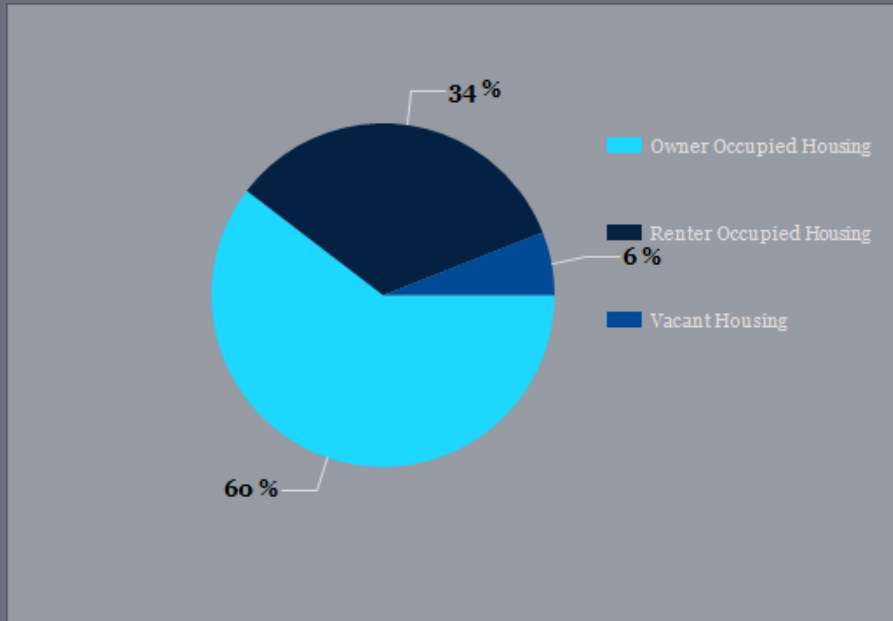
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	677	3,765	7,226
2023 Population Age 35-39	548	3,499	6,616
2023 Population Age 40-44	518	3,338	6,522
2023 Population Age 45-49	467	3,028	5,891
2023 Population Age 50-54	443	3,166	5,965
2023 Population Age 55-59	439	3,174	5,848
2023 Population Age 60-64	499	3,258	5,968
2023 Population Age 65-69	424	2,955	5,352
2023 Population Age 70-74	369	2,457	4,447
2023 Population Age 75-79	293	1,689	2,926
2023 Population Age 80-84	215	1,087	1,777
2023 Population Age 85+	282	1,257	1,716
2023 Population Age 18+	6,364	43,200	77,892
2023 Median Age	38	37	37

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,680	\$58,257	\$59,005
Average Household Income 25-34	\$73,090	\$77,713	\$80,742
Median Household Income 35-44	\$68,292	\$70,695	\$76,583
Average Household Income 35-44	\$93,132	\$96,905	\$102,623
Median Household Income 45-54	\$66,197	\$73,019	\$77,488
Average Household Income 45-54	\$86,239	\$98,574	\$103,148
Median Household Income 55-64	\$65,646	\$65,360	\$66,511
Average Household Income 55-64	\$87,215	\$94,990	\$95,073
Median Household Income 65-74	\$55,316	\$52,538	\$54,682
Average Household Income 65-74	\$73,650	\$78,427	\$80,959
Average Household Income 75+	\$62,024	\$56,765	\$56,594

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	527	3,404	6,605
2028 Population Age 35-39	666	3,876	7,417
2028 Population Age 40-44	529	3,635	6,835
2028 Population Age 45-49	509	3,413	6,618
2028 Population Age 50-54	449	3,104	5,962
2028 Population Age 55-59	420	3,162	5,894
2028 Population Age 60-64	408	3,156	5,745
2028 Population Age 65-69	462	3,110	5,634
2028 Population Age 70-74	388	2,780	4,913
2028 Population Age 75-79	328	2,194	3,902
2028 Population Age 80-84	258	1,457	2,433
2028 Population Age 85+	305	1,431	2,081
2028 Population Age 18+	6,543	46,085	83,185
2028 Median Age	38	38	38

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,992	\$63,773	\$64,915
Average Household Income 25-34	\$81,524	\$86,953	\$90,246
Median Household Income 35-44	\$76,187	\$78,473	\$83,275
Average Household Income 35-44	\$103,535	\$107,141	\$113,155
Median Household Income 45-54	\$75,711	\$80,785	\$85,766
Average Household Income 45-54	\$99,097	\$109,279	\$114,609
Median Household Income 55-64	\$73,657	\$75,129	\$76,351
Average Household Income 55-64	\$98,598	\$107,536	\$107,854
Median Household Income 65-74	\$60,334	\$58,484	\$61,554
Average Household Income 65-74	\$84,857	\$90,099	\$92,732
Average Household Income 75+	\$71,138	\$65,474	\$65,737

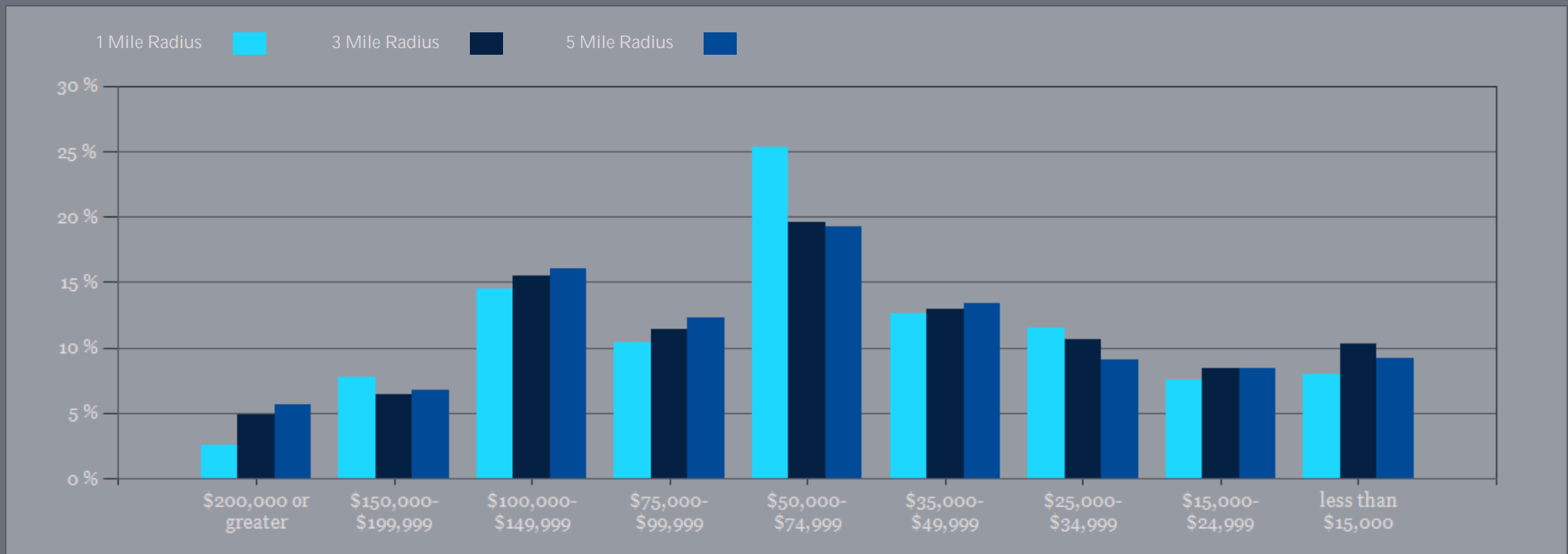
## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median



## 2023 Household Income



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*Ardor Commercial Advisors*



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