



CONSTITUTION
PARK

154 Amendment
Rock Hill, SC 29732



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EXCLUSIVELY MARKETED & LISTED BY:



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PROPERTY SUMMARY

CONSTITUTION PROFESSIONAL PARK is a medical office condominium building, conveniently located just off of Constitution Boulevard at 154 Amendment Avenue in Rock Hill, South Carolina. Its close proximity to Piedmont Medical Center has attracted medical professionals and medically-related tenants to the Park since its origination. CONSTITUTION PROFESSIONAL PARK consists of ±13,200 square feet -- complete with a generous parking area, thoughtfully executed site design, and beautiful landscaping that provides a professional and pleasant environment for both patients and tenants.

OFFERING SUMMARY

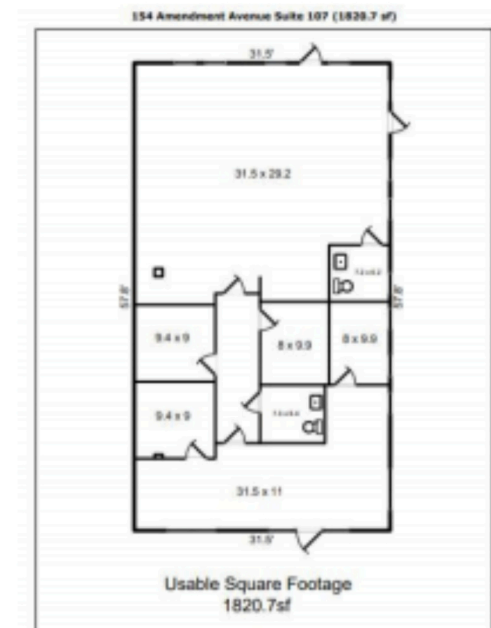
NUMBER OF UNITS	1
AVAILABLE SQUARE FEET	1,820 SF
LEASE RATE	\$19.00 SF/YR (MG)
LOT SIZE	0 ACRES
BUILDING SIZE	14,639 SF

PROPERTY HIGHLIGHTS

Close Proximity to Piedmont Medical Center

Close to Restaurants and Financial Institutions

Ample Parking

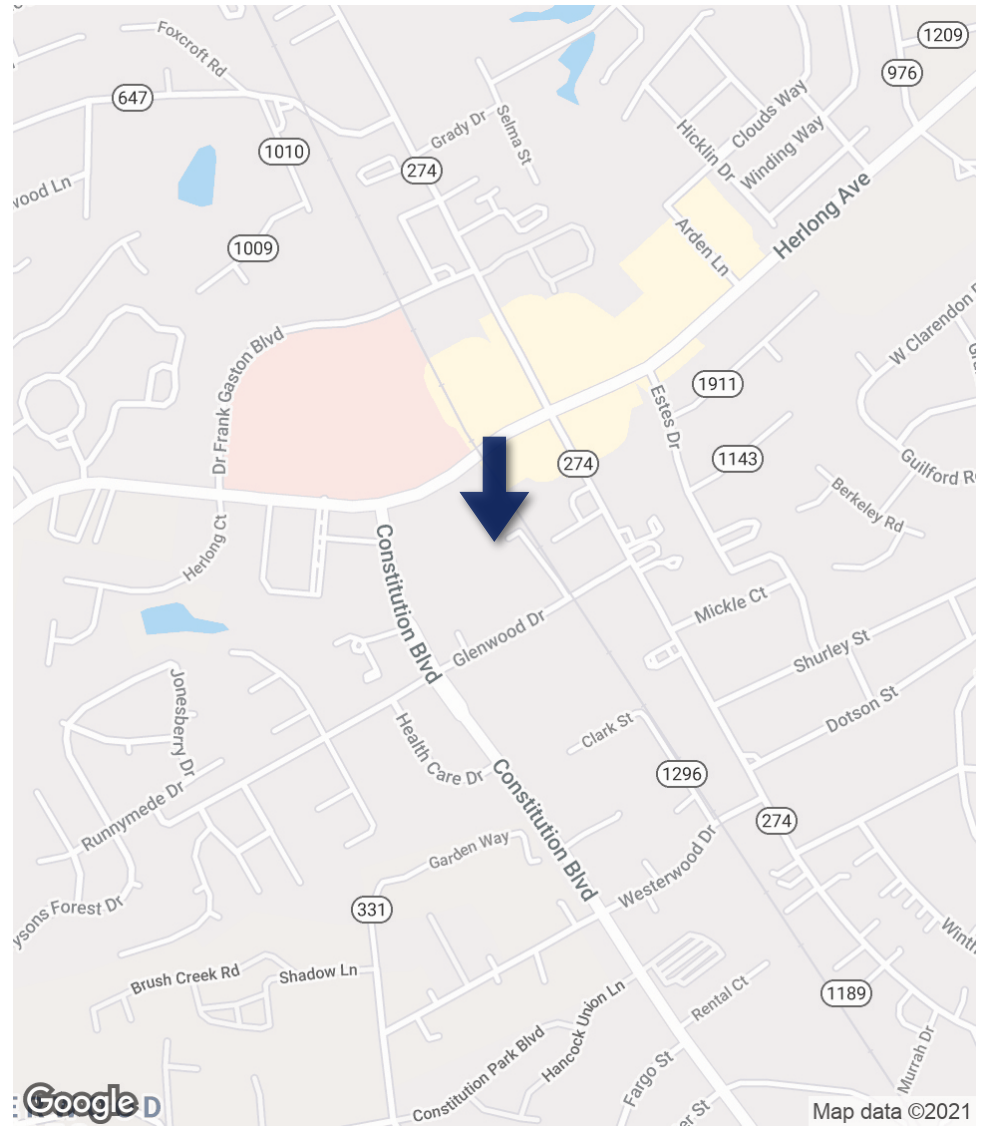
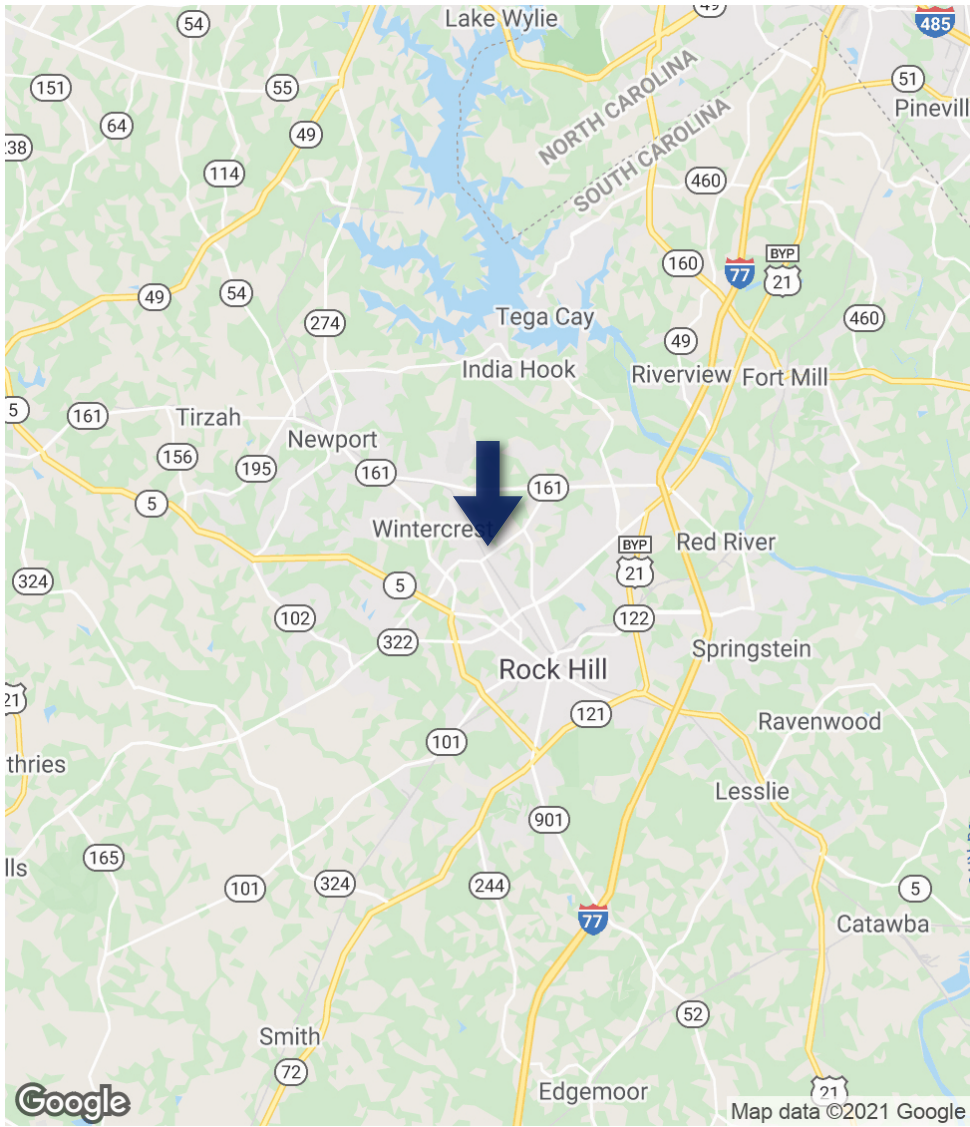


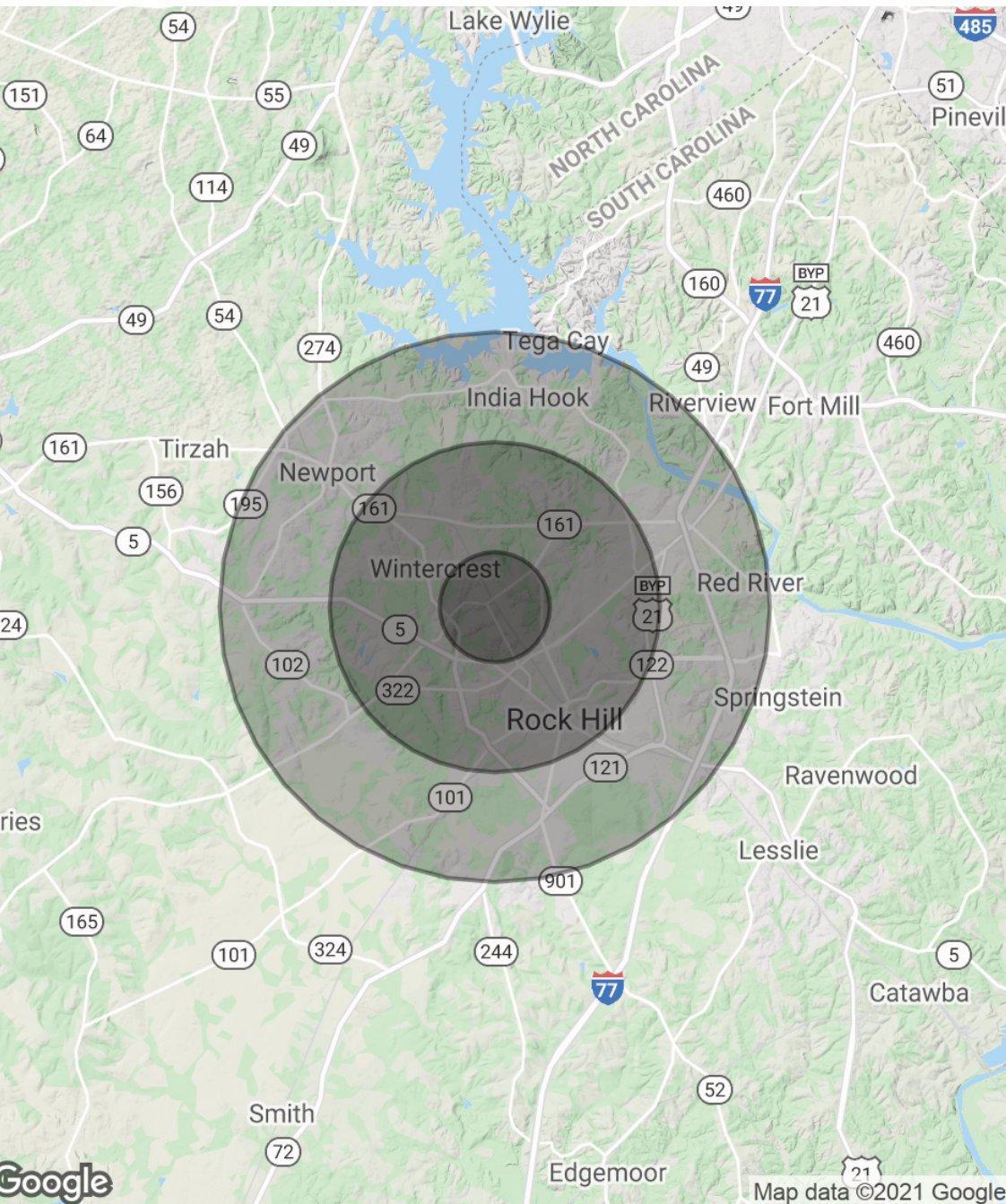




Piedmont Retail Pharmacy







DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,892	50,600	91,911
Median Age	38.1	34.8	34.8
Median Age (Male)	34.5	31.9	32.7
Median Age (Female)	38.3	36.1	35.9

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,356	19,177	35,230
# Of Persons per HH	2.5	2.6	2.6
Average HH Income	\$70,619	\$60,474	\$60,224
Average House Value	\$183,013	\$178,873	\$194,814

*Demographic data derived from 2010 US Census

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