



FOR SALE

Restaurant Building and Self- Storage

1411 CHERRY ROAD

Rock Hill, SC 29732

PRESENTED BY:

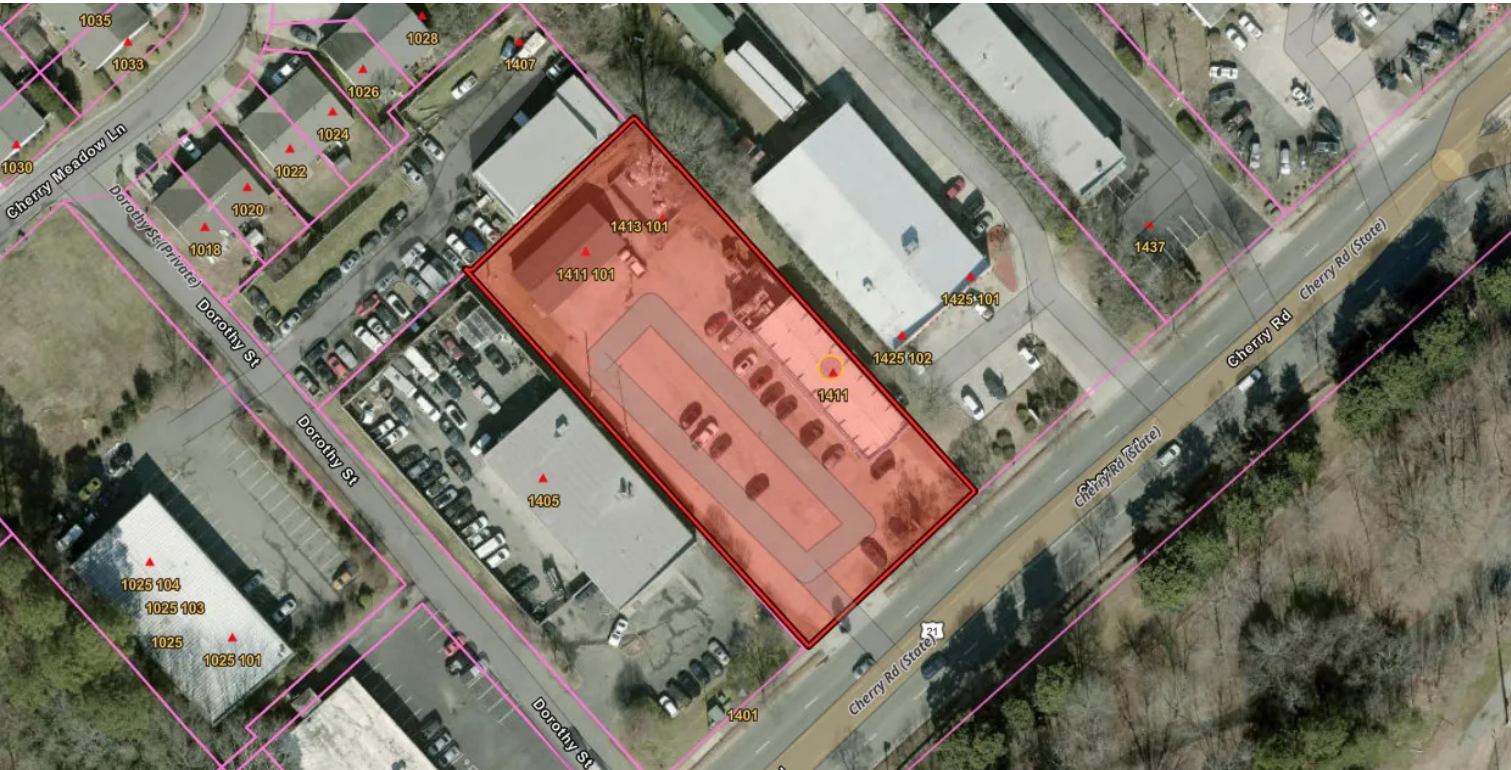
MARK MAYFIELD

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mark.mayfield@svn.com

South Carolina #18972

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,200,000
PRICE PER SF	\$231.93/SF
LOT SIZE:	0.91 Acres
CONCRETE BLOCK SELF-STORAGE FACILITY:	1,800 SF
RETAIL/RESTAURANT BUILDING:	3,374 SF
COMBINED BUILDINGS SIZE:	5,174 SF

PROPERTY DESCRIPTION

1411 Cherry Road in Rock Hill, SC is situated on a 0.91-acre parcel along a high-volume commercial corridor. This property features a 3,374 SF retail/restaurant building paired with an 1,800 SF concrete block self-storage facility. The site offers outstanding visibility, flexible usability for an owner-user or investor, and seamless access to major thoroughfares and downtown Rock Hill. The projected net income from the self storage building is approximately \$15,000 per year.

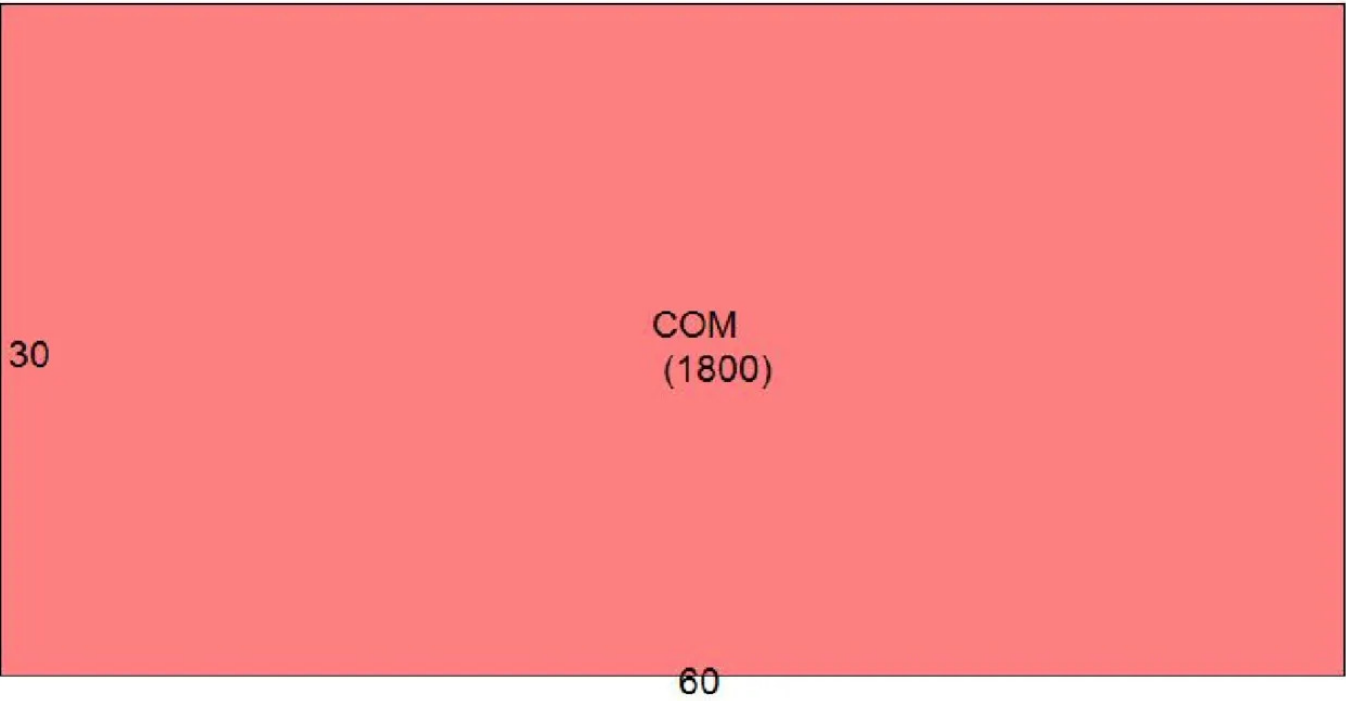
PROPERTY HIGHLIGHTS

- Property Composition: 3,374 SF Restaurant + 1,800 SF Self-Storage Building
- Land Area: 0.91 Acres on high-traffic Cherry Road corridor
- Furniture, Fixtures & Equipment (FF&E) for the restaurant is available for purchase at an additional cost.
- Existing restaurant will be moving to a different location.

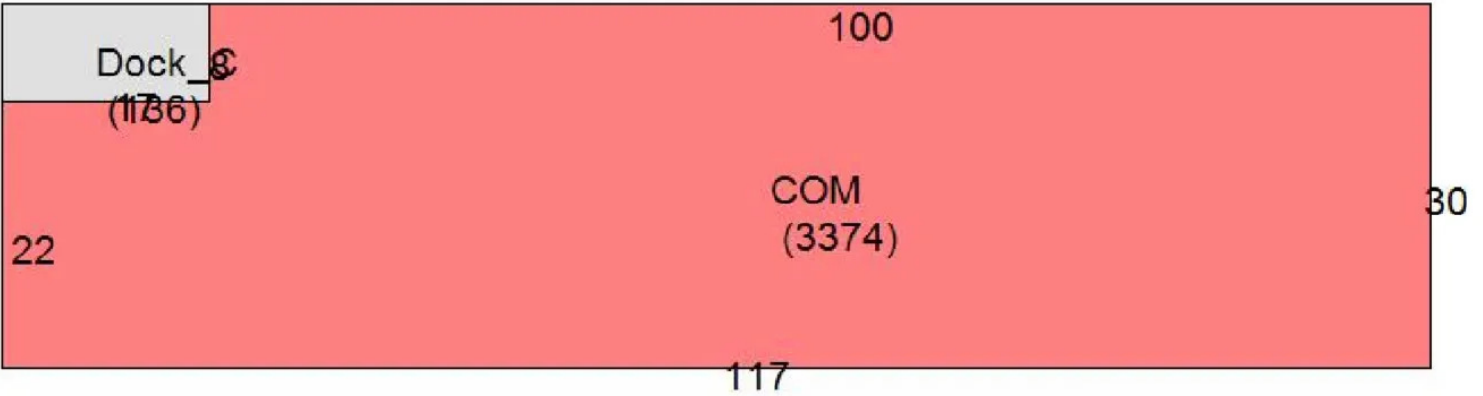
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FLOOR PLANS

Storage Building Dimensions



Restaurant Building Dimensions



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ADDITIONAL PHOTOS



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RETAILER MAP



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