

OAKLAND AND CHERRY MIXED USE DEVELOPMENT

520 CHERRY ROAD, ROCK HILL, SC 29732



Warren Norman
COMPANY



OFFERING SUMMARY

Available SF: +/- 27,350

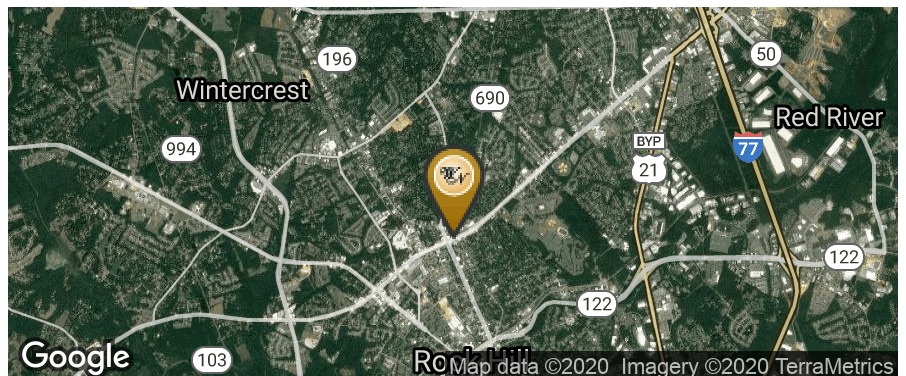
Lot Size: 2.57 Acres

Zoning: GC

Market: York County

PROPERTY OVERVIEW

Redevelopment site located at the corner of Cherry Road and Oakland Avenue in Rock Hill, SC. Ideal retail/office/restaurant location beside Winthrop University. The development includes a new +/- 22,000 SF mixed-use building and the +/- 5,343 SF former Coca-Cola bottling plant building.



for more information, contact:

WARREN NORMAN

803.366.8141

rw@warrennorman.com

ANDREA WALTERS

803.366.8141

andrea@warrennorman.com



OAKLAND AND CHERRY MIXED USE DEVELOPMENT

520 CHERRY ROAD, ROCK HILL, SC 29732



Warren Norman
COMPANY



for more information, contact:

WARREN NORMAN

803.366.8141

rw@warrennorman.com

ANDREA WALTERS

803.366.8141

andrea@warrennorman.com

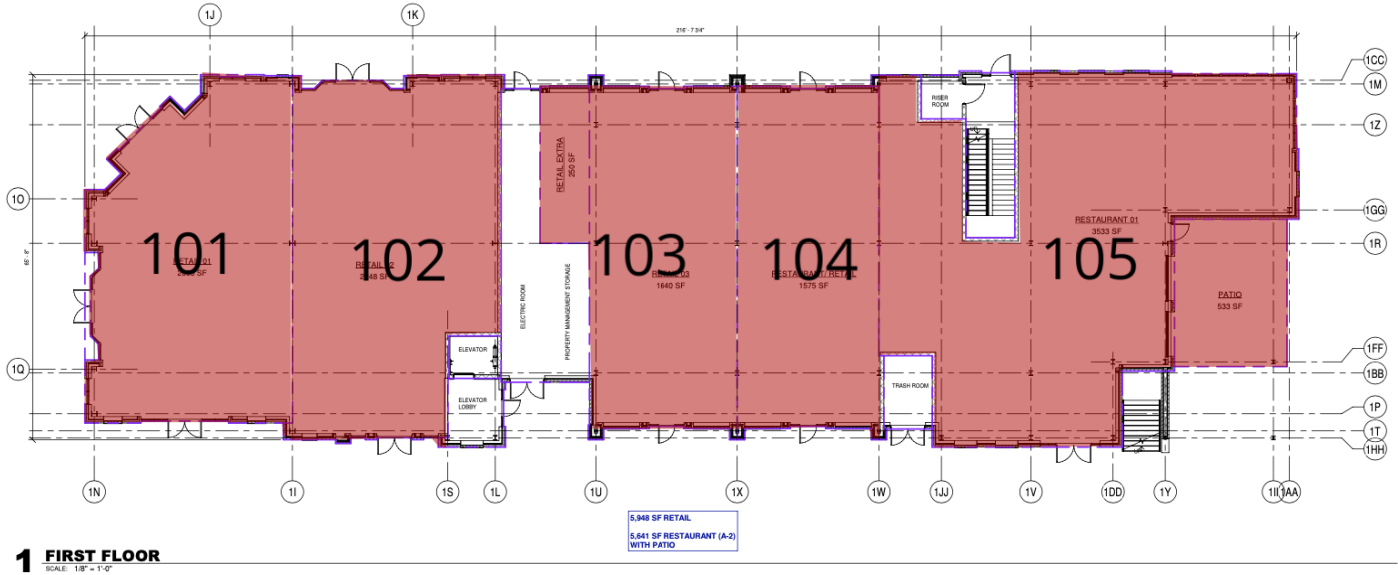


OAKLAND AND CHERRY MIXED USE DEVELOPMENT

520 CHERRY ROAD, ROCK HILL, SC 29732



Warren Norman
COMPANY



LEGEND

Available

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
101	Available	2,060 - 4,308 SF	NNN	\$32.00 - \$37.00 SF/yr	First-floor space at the corner of Oakland Avenue and Cherry Road
102	Available	2,248 - 4,308 SF	NNN	\$32.00 - \$37.00 SF/yr	First-floor space fronting Cherry Road
103	Available	1,890 - 6,998 SF	NNN	\$32.00 - \$37.00 SF/yr	First-floor space fronting Cherry Road
104	Available	1,575 - 6,998 SF	NNN	\$32.00 - \$37.00 SF/yr	First-floor restaurant/retail space fronting Cherry Road
105	Available	4,066 - 7,531 SF	NNN	\$32.00 - \$37.00 SF/yr	First-floor end cap restaurant space with access to a 533 SF patio for outdoor seating.

for more information, contact:

WARREN NORMAN

803.366.8141

rw@warrennorman.com

ANDREA WALTERS

803.366.8141

andrea@warrennorman.com

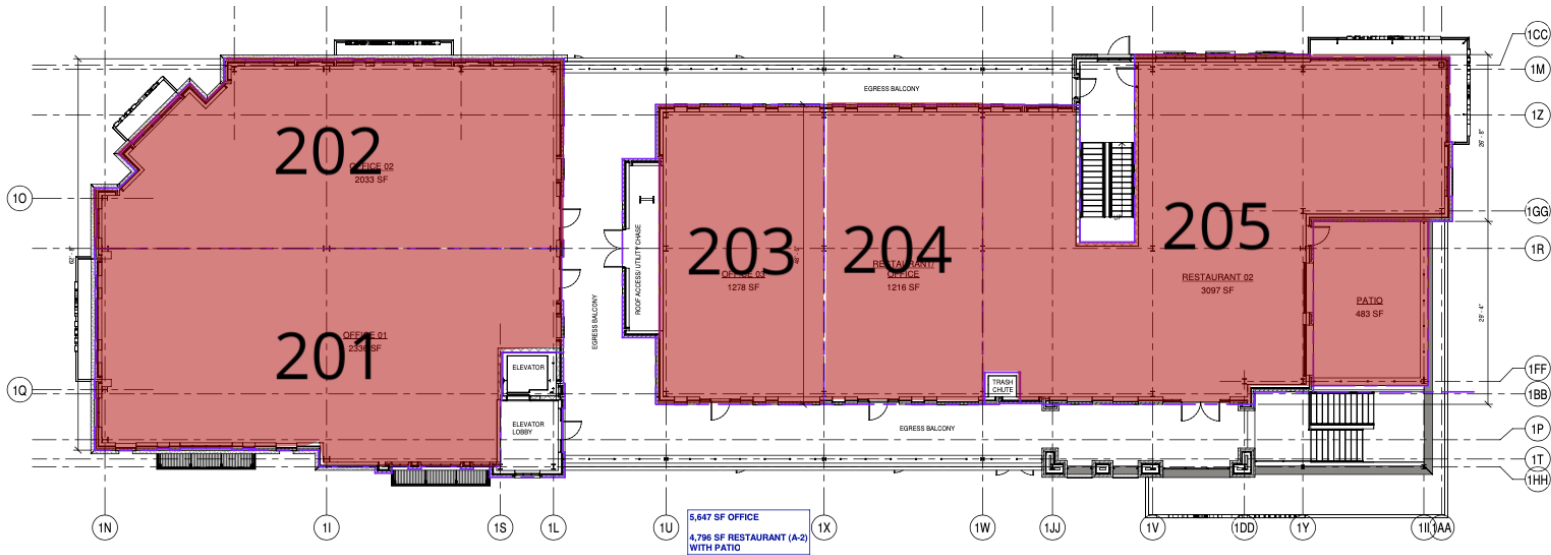


OAKLAND AND CHERRY MIXED USE DEVELOPMENT

520 CHERRY ROAD, ROCK HILL, SC 29732



Warren Norman
COMPANY



2 SECOND FLOOR

SCALE: 1/8" = 1'-0"

LEGEND

Available

AVAILABLE SPACE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
201	Available	2,336 - 4,369 SF	NNN	\$32.00 - \$37.00 SF/yr	Second-floor office space overlooking Oakland Avenue.
202	Available	2,033 - 4,369 SF	NNN	\$32.00 - \$37.00 SF/yr	Second-floor corner office space overlooking the intersection of Oakland Avenue and Cherry Road.
203	Available	1,278 - 5,591 SF	NNN	\$32.00 - \$37.00 SF/yr	Second-floor office space overlooking Cherry Road.
204	Available	1,216 - 5,591 SF	NNN	\$32.00 - \$37.00 SF/yr	Second-floor restaurant/office space overlooking Cherry Road.
205	Available	3,580 - 6,074 SF	NNN	\$32.00 - \$37.00 SF/yr	Second-floor end cap restaurant space overlooking Cherry Road with access to a 483 SF patio for outdoor seating.

for more information, contact:

WARREN NORMAN

803.366.8141

rw@warrennorman.com

ANDREA WALTERS

803.366.8141

andrea@warrennorman.com

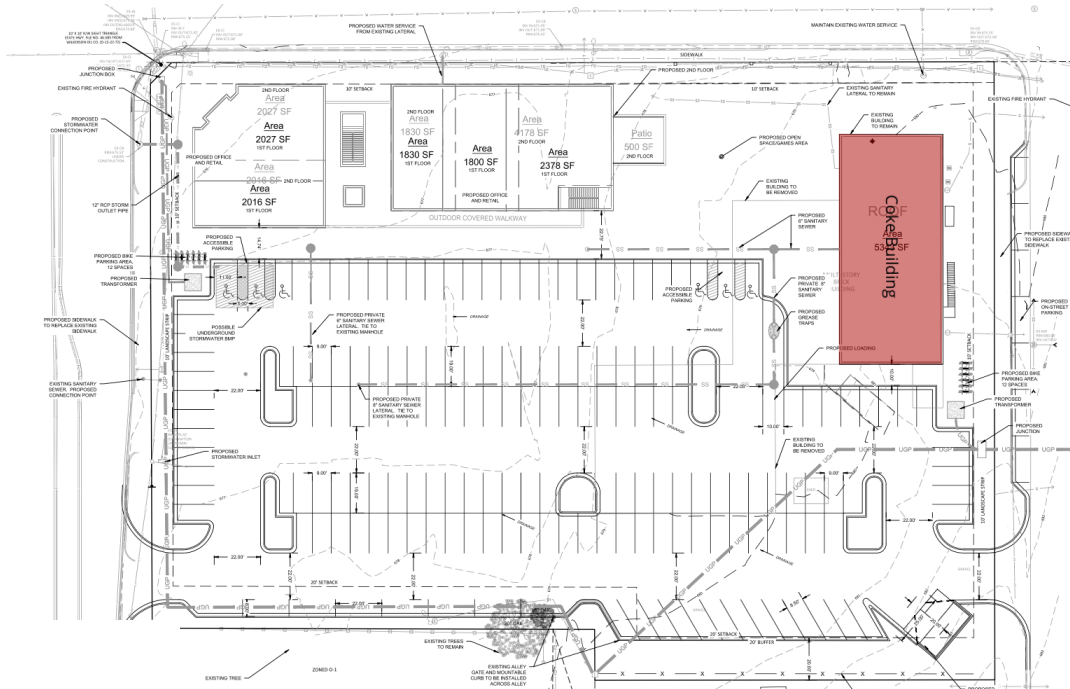


OAKLAND AND CHERRY MIXED USE DEVELOPMENT

520 CHERRY ROAD, ROCK HILL, SC 29732



Warren Norman
COMPANY



LEGEND

Available

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Coke Building	Available	5,343 SF	NNN	\$32.00 - \$37.00 SF/yr	Built in 1941, this building was home to the Rock Hill Coca-Cola Bottling Company for over 60 years.

for more information, contact:

WARREN NORMAN

803.366.8141

rw@warrennorman.com

ANDREA WALTERS

803.366.8141

andrea@warrennorman.com



COCA-COLA BUILDING

520 CHERRY ROAD, ROCK HILL, SC 29732



Warren Norman
COMPANY

OVERVIEW

Built in the early 1940s this building was home to the Rock Hill Coca-Cola Bottling Company from December 7, 1941 to June 1, 2002. With the planned re-development this building provides a restaurant, office, or retail user a unique chance to have a one of a kind establishment.



for more information, contact:

WARREN NORMAN

803.366.8141

rw@warrennorman.com

ANDREA WALTERS

803.366.8141

andrea@warrennorman.com



OAKLAND AND CHERRY MIXED USE DEVELOPMENT

520 CHERRY ROAD, ROCK HILL, SC 29732



Warren Norman
COMPANY



Map data ©2020 Imagery ©2020 , Maxar Technologies, Orbis Inc, USDA Farm Service Agency, York County Government, SC

for more information, contact:

WARREN NORMAN

803.366.8141

rw@warrennorman.com

ANDREA WALTERS

803.366.8141

andrea@warrennorman.com

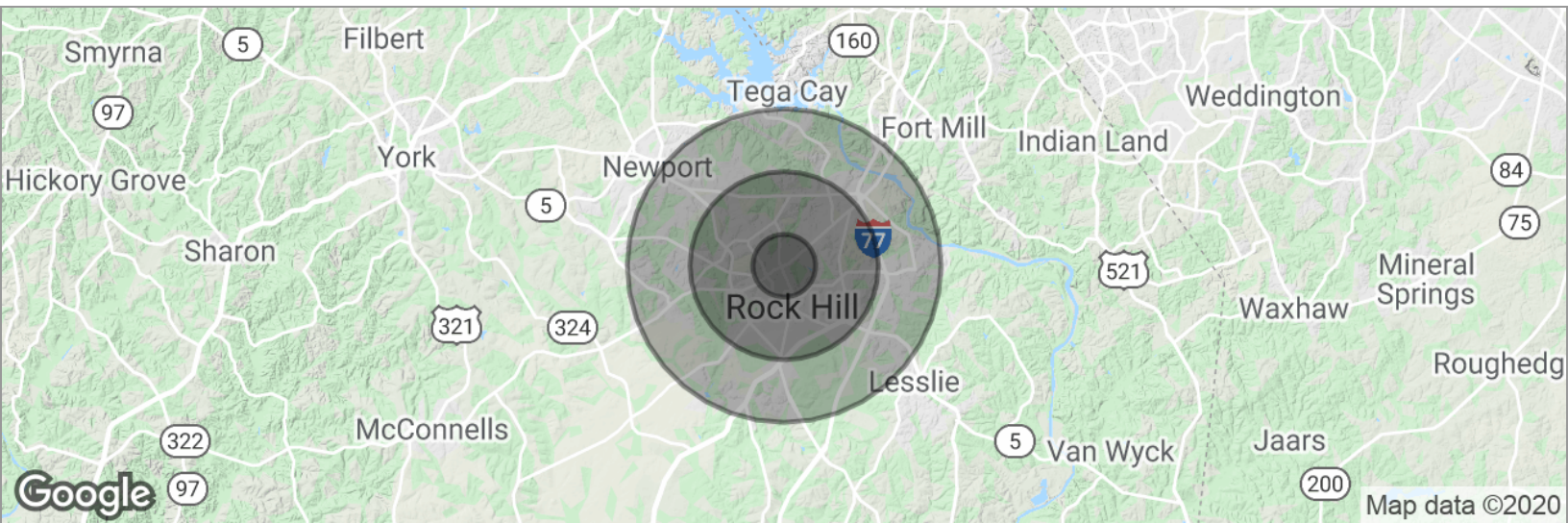


OAKLAND AND CHERRY MIXED USE DEVELOPMENT

520 CHERRY ROAD, ROCK HILL, SC 29732



Warren Norman
COMPANY



POPULATION

1 MILE

3 MILES

5 MILES

Total population	8,291	56,221	91,234
Median age	30.4	34.1	34.4
Median age (Male)	26.6	31.0	32.3
Median age (Female)	32.3	35.8	35.4

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	2,512	21,541	35,293
# of persons per HH	3.3	2.6	2.6
Average HH income	\$57,974	\$53,634	\$58,846
Average house value	\$181,719	\$173,454	\$190,014

* Demographic data derived from 2010 US Census

for more information, contact:

WARREN NORMAN

803.366.8141

rw@warrennorman.com

ANDREA WALTERS

803.366.8141

andrea@warrennorman.com

