

\$3,400,000

1990 Oak Pond Road, Rock Hill, SC

88 +/- acres of prime development land just minutes from I-77 via Porter and Oak Pond Road. This property is zoned UD which is very flexible and allows for most commercial and industrial uses. The city of Rock Hill has designated this area as "Interstate Employment" for future development. Several corporate, warehouse and distribution facilities are already in the area and more are on the way. This parcel could be ideal for an industrial or office park, manufacturing, warehouse or distribution facility. Combined with an adjacent property also listed for sale, almost 200 acres could be available. The property has a relatively flat topo and is currently wooded. Water line is on Oak Pond road and other utilities are close by. Approximately 20 miles to I-485/ Charlotte and 1 hour to Columbia SC makes this a great location for many types of businesses.

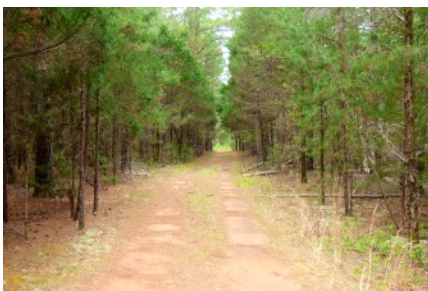


Lee Whitley
Real Estate Consultant

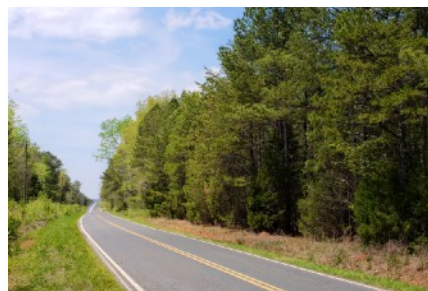
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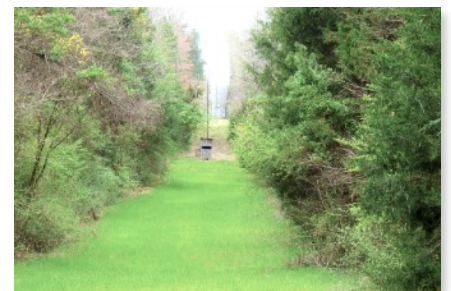
PHOTOS



FLAT AND WOODED



PAVED FRONTAGE



UTILITIES CLOSE BY



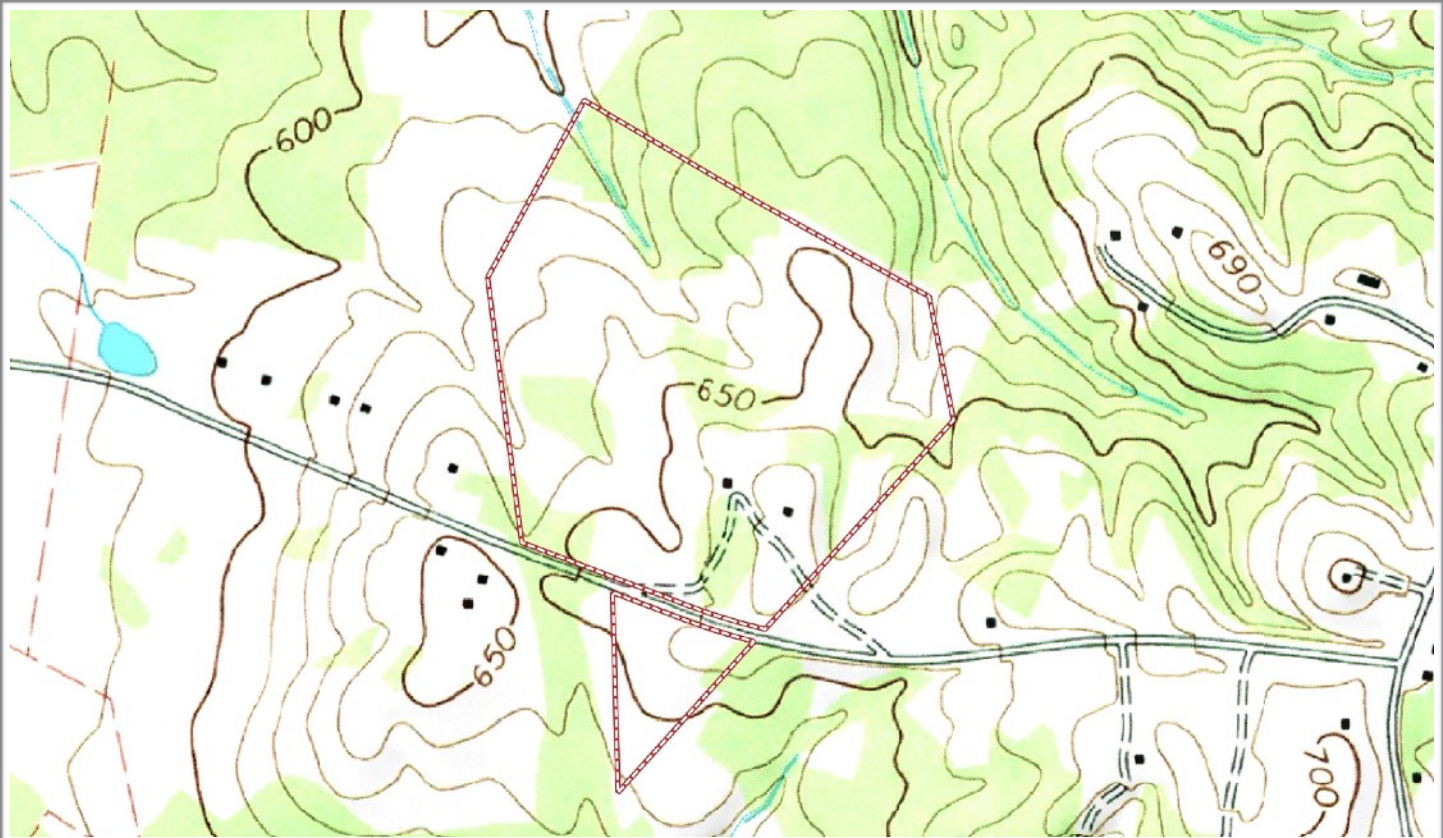
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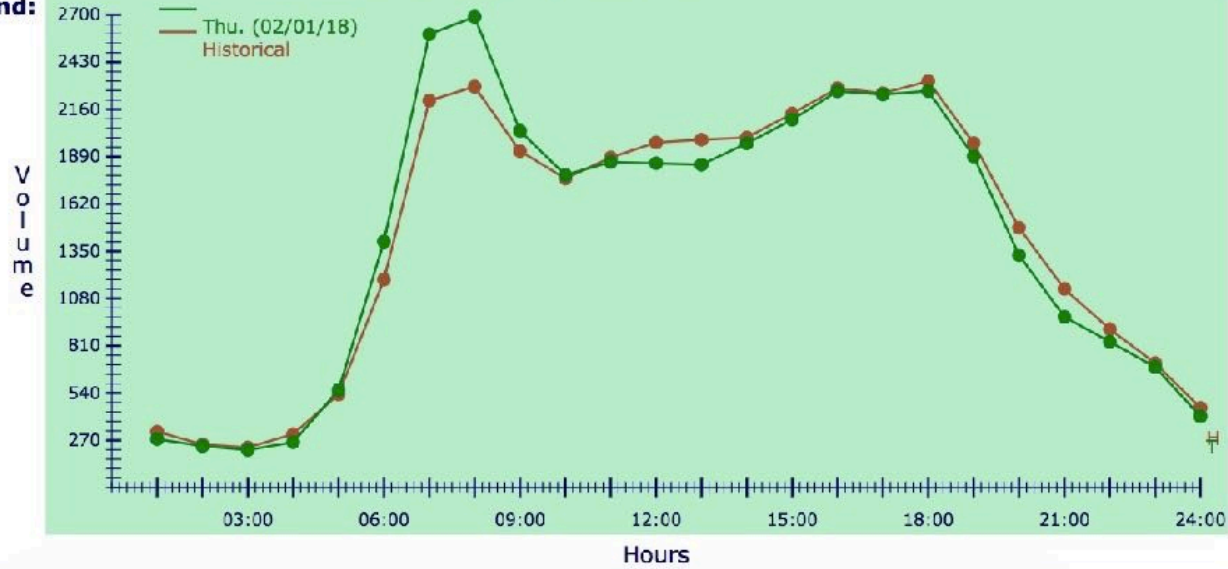
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TRAFFIC COUNT DATA PROVIDED BY SCDOT
BUSINESS DEMOGRAPHICS PROVIDED BY DATAMETRIX

Site: 0069-VORK for Thursday, 02/01/2018
Site Location: I-77 Between US-21 & SC-122 (MP 76.07 - MP 76.09)

Northbound:



Southbound:



Business Employment By Type	# Businesses			# Employees		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total Businesses	76	1,447	3,153	1,369	15,572	36,911
Retail	15	231	461	290	3,005	5,608
Wholesale	12	64	112	280	755	1,846
Hospitality & Food Service	7	86	192	72	1,865	3,817
Real Estate, Renting, Leasing	3	74	182	10	276	974
Finance & Insurance	3	150	297	11	696	1,291
Management of Companies	0	1	2	0	3	6
Health Care & Social Assistance	3	173	756	14	1,481	5,817
Education Services	3	39	71	331	1,750	7,094
Public Administration & Sales	1	87	130	3	1,186	2,044
Arts, Entertainment, Recreation	3	34	58	8	406	647
Utilities	1	2	5	6	12	108
Admin Support & Waste Management	2	60	98	18	868	1,280
Construction	5	125	197	156	825	1,245
Manufacturing	5	55	112	117	1,360	3,069
Agriculture, Mining, Fishing	0	0	1	0	0	2
Other Services	13	266	479	53	1,084	2,063



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