

MILLWOOD PLANTATION

204, 225, 295 HERLONG AVE | ROCK HILL, SC 29732



Parcel for Sale
±3.38 Acres



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23,400 VPD
HERLONG AVE



PROPERTY HIGHLIGHTS

The Providence Group is pleased to offer for lease Millwood Plantation in Rock Hill, S.C. With strong co-tenancy and a high growth market, Millwood Plantation is an excellent strip center fronting Herlong Ave which is one of Rock Hill prominent corridors. LA Fitness is located directly behind the center and provides high traffic volume to the center to go along with the 23k+ vehicles per day on Herlong Ave. Downtown Rock Hill, Wingate University and Piedmont Medical Center are all in close proximity to Millwood Plantation. Surrounding area retailers include Harris Teeter, Publix, Earthfare, Foodlion, Walmart and LA Fitness.

LEASE INFORMATION

Lease Rate: Please Call
 NNN: Please Call
 Available Space: Suite 2 - 2,010 SF

SALE INFORMATION

Size: ±3.38 Acre Parcel
 Asking Price: Please Call

DEMOGRAPHICS (2020)

	1 MILE	3 MILE	5 MILE
POPULATION	8,182	53,711	95,760
AVERAGE HH INCOME	\$82,558	\$77,412	\$84,008
MEDIAN HH INCOME	\$59,623	\$60,373	\$63,637
BUSINESS ESTABLISHMENTS	591	2,276	3,606
DAYTIME EMPLOYMENT	6,674	25,197	45,552



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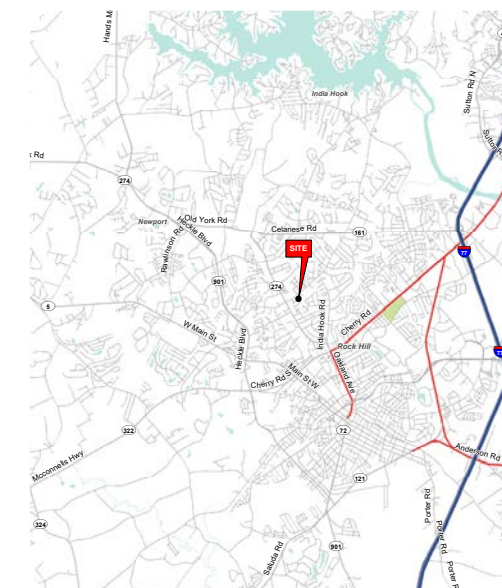
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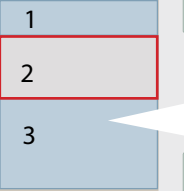
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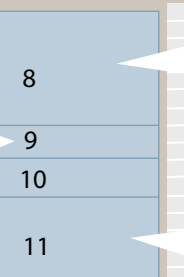
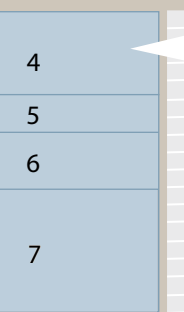
SITE PLAN

#	TENANT	SF
1	Corks, Cooks, & Books	1,942
2	AVAILABLE	2,010
3	Salsarita's	3,032
4	Showmars	3,180
5	Hibachi Express	1,457
6	Polished Nails	2,002
7	Kind Dental	4,414
8	McAlister's Deli	3,542
9	Smoothie King	1,387
10	Merle Norman	1,925
11	Chicos	2,799
Total SF		27,690
Occupancy		77%
Parking Spaces		206
Parking Ratio		7.44:1000

Herlong Ave - 23.4 K VPD



±3.38 Acre Parcel FOR SALE



chico's

**Parcel for Sale
±3.38 Acres**

**Space Available
For Lease**

In addition to the spaces available for lease, a ±3.38 acre parcel is being offered for sale.
Please call for more information

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