

# ROCK HILL SIGNALIZED FREE STANDING RETAIL BUILDING / PARCEL AVAILABLE

499 S. HERLONG AVE | ROCK HILL, SC 29732



**CONTACT**

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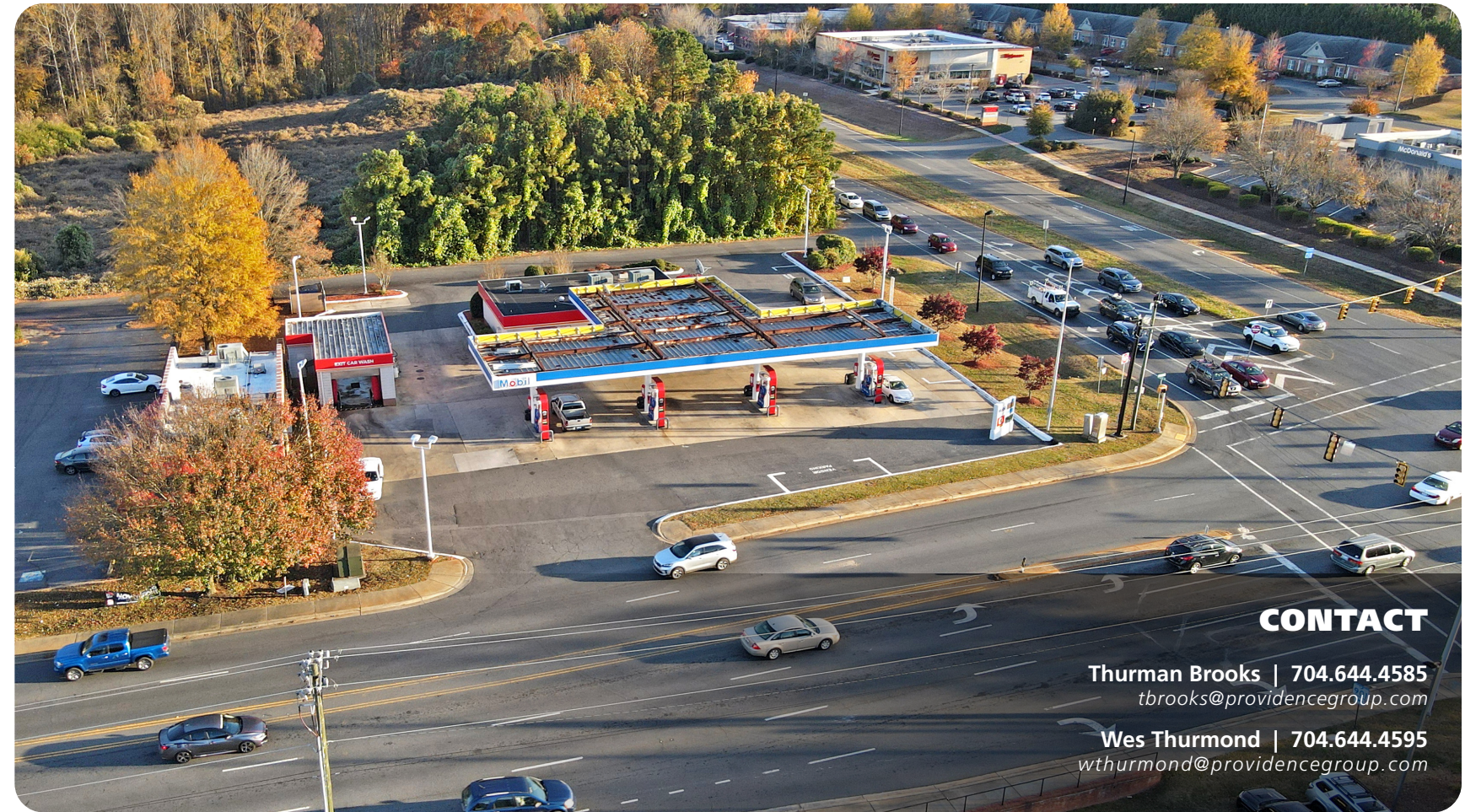


## LEASE / INFORMATION OVERVIEW

LEASE RATE - PLEASE CALL  
 TAXES AND INSURANCE - PLEASE CALL  
 PARCEL SIZE - 0.76 AC.  
 BUILDING SIZE - 1,838 SF  
 CAR WASH - 723 SF  
 YORK CO. PIN - 5930801023  
 CITY OF ROCK HILL ZONING - GC  
 FRONTAGE - APPROX. 220' +/- S HERLONG AVE

## PROPERTY HIGHLIGHTS

Rare signalized parcel at Herlong Ave. and Heckle Ave.  
 Full access intersection  
 Across intersection from Publix - Wedgewood Square  
 Excellent for fast food, retail, automotive, sit-down restaurant, gas  
 Former convenience store

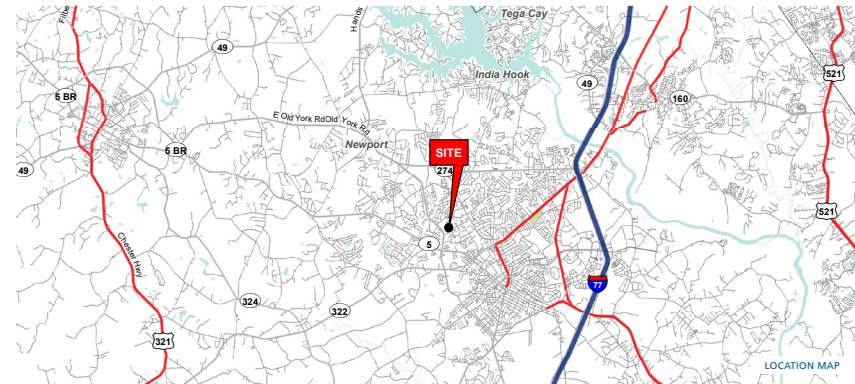


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## DEMOGRAPHICS (2021)

	1 MILE	3 MILE	5 MILE
POPULATION	7,588	46,639	90,831
AVERAGE HH INCOME	\$83,483	\$82,465	\$81,093
MEDIAN HH INCOME	\$63,368	\$63,360	\$62,034
BUSINESS ESTABLISHMENTS	346	1,924	3,286
DAYTIME EMPLOYMENT	4,112	21,903	38,772

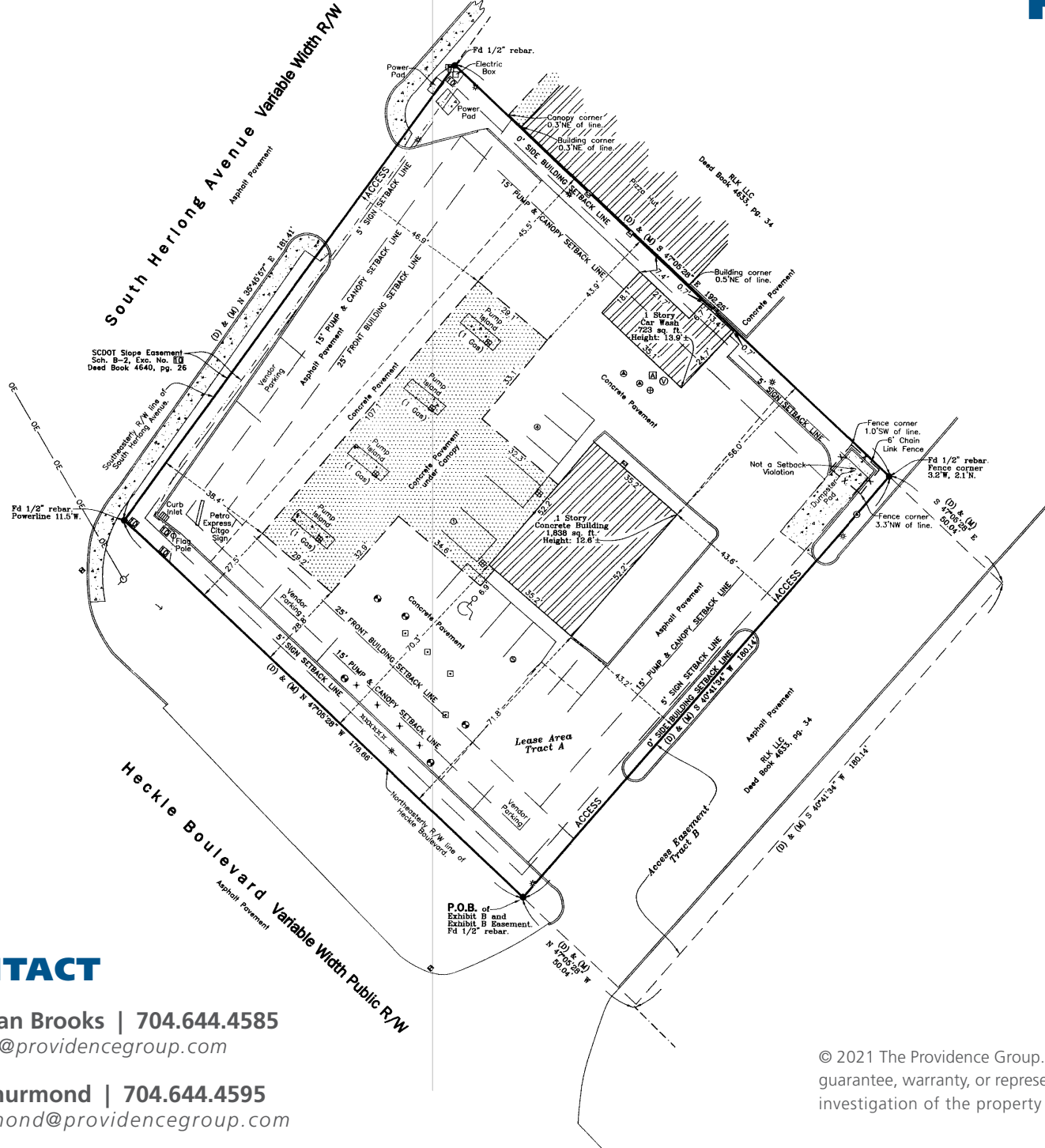


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723 SF Car Wash

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