



ASCENT
REAL ESTATE PARTNERS



ROCK HILL SC, 29732

775 ADDISON AVE #102

1,435 SF OFFICE AVAILABLE FOR SUBLEASE



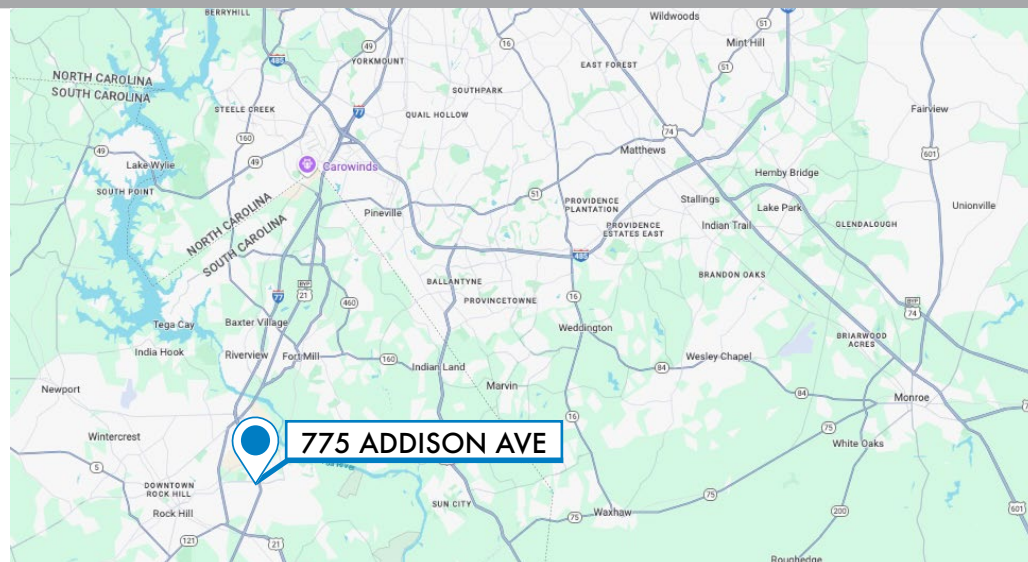
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PROPERTY INFORMATION

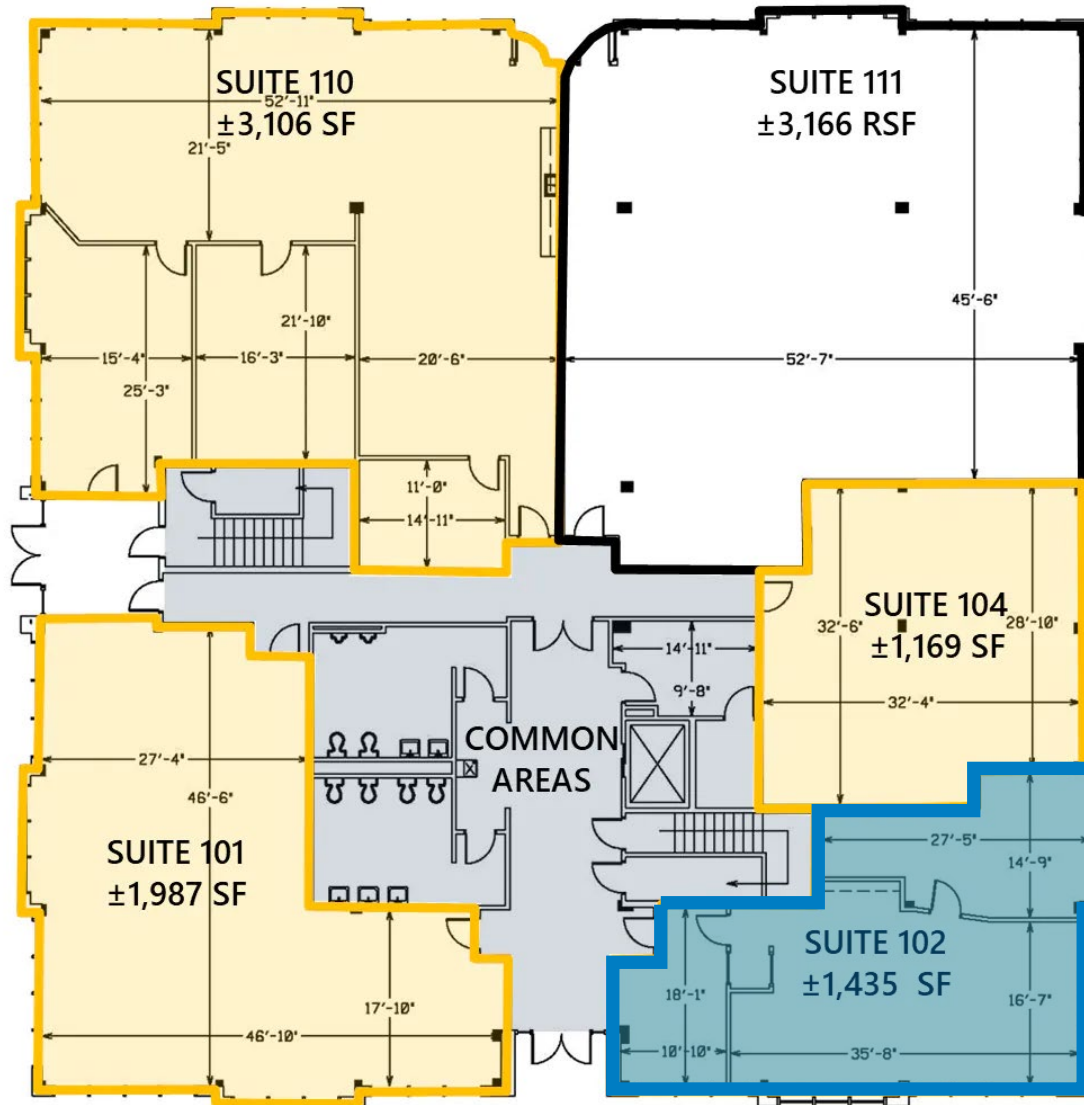
- 1,435 SF Second floor office with elevator
- Term expires February 28, 2027
- Surrounded by national retailers including Target, TJ-Maxx, Circle K, Regal Cinema, Target, Chili's and many more
- Less than 30 minutes to Uptown Charlotte and less than 10 minutes from Downtown Rock Hill
- Easily accessible from major thruways including I-77 and Dave Lyle Blvd



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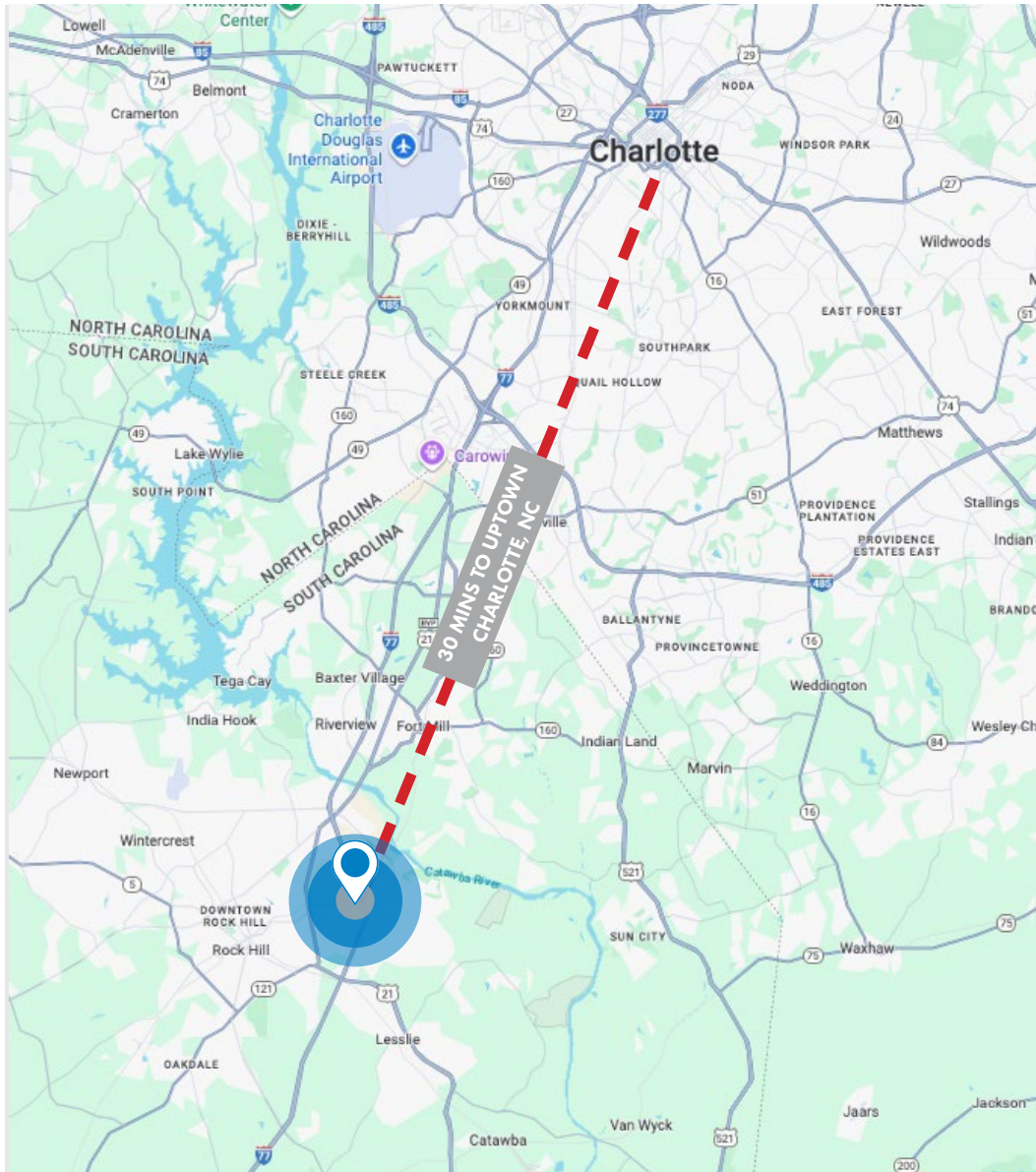


AVAILABLE SPACE



AREA OVERVIEW

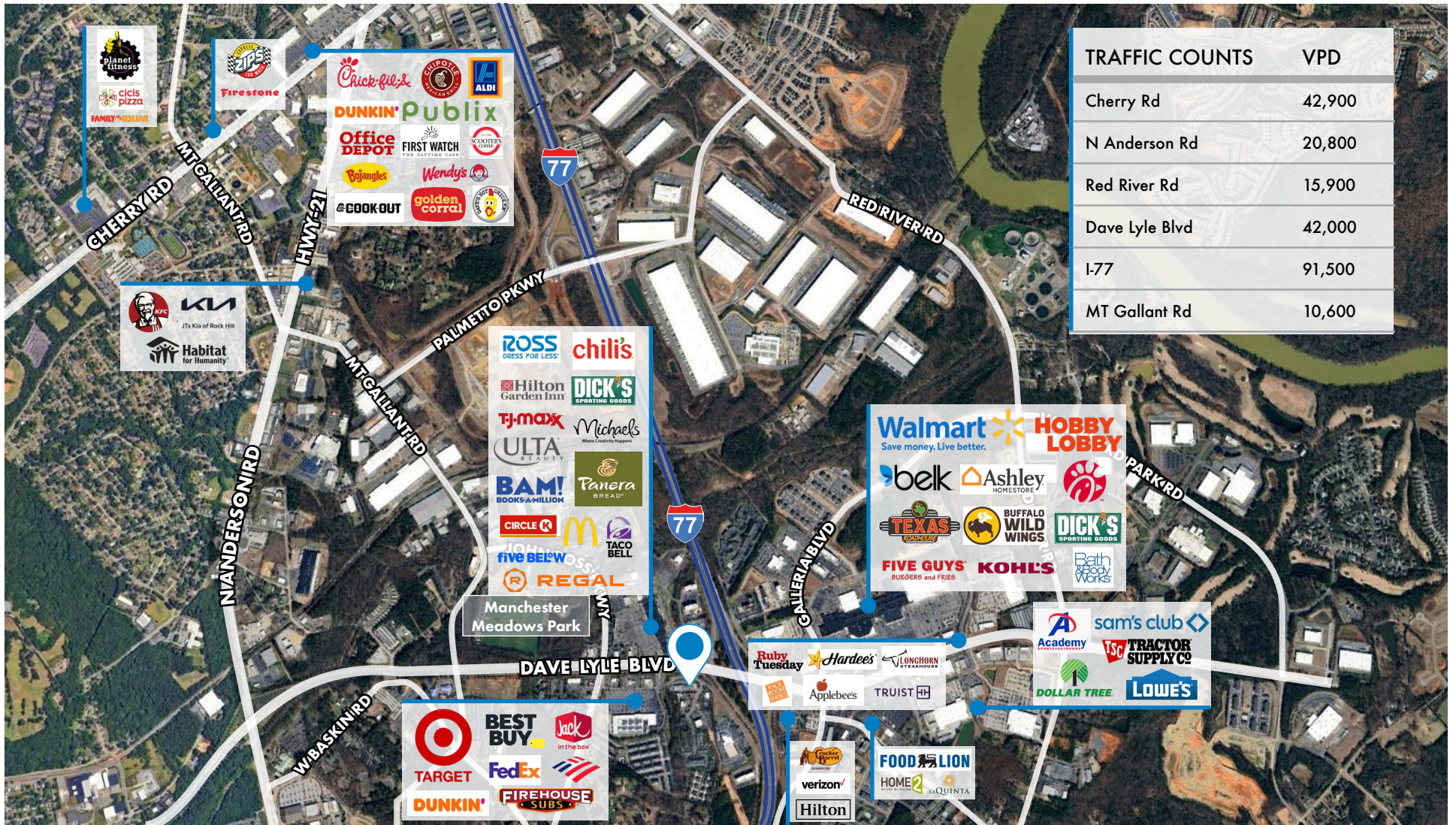
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,698	35,662	94,841
Projected Population (2028)	4,986	37,540	100,898
Median Age	35.4	37.3	37.7
Avg Household Income	\$63,302	\$74,005	\$82,752
Median Home Value	\$221,193	\$204,993	\$247,099
Employees	4,561	19,871	45,232
Businesses	368	2,144	5,230

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TRAFFIC COUNTS	VPD
Cherry Rd	42,900
N Anderson Rd	20,800
Red River Rd	15,900
Dave Lyle Blvd	42,000
I-77	91,500
MT Gallant Rd	10,600

SPACE PHOTOS

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