

THE PERCH

502 CHERRY ROAD, ROCK HILL, SC 29732



Warren Norman
COMPANY

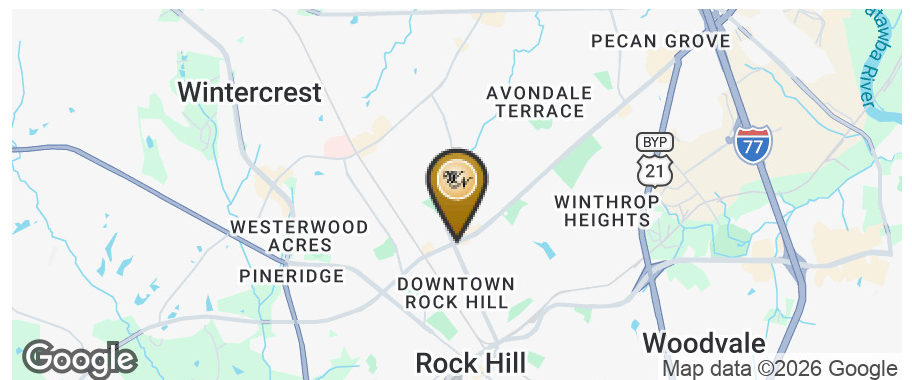


OFFERING SUMMARY

Available SF:	1,319 SF
Lease Rate:	\$35.00 SF/yr (NNN)
Lot Size:	2.57 Acres
Building Size:	28,694 SF
Zoning:	GC
Market:	York County

PROPERTY OVERVIEW

Mixed-use development now open at the corner of Cherry Road and Oakland Avenue in Rock Hill, SC. The development includes a new +/-22,000 SF mixed-use building and the +/-6,843 SF former Coca-Cola bottling plant building. Hobo's, a Fort Mill favorite is now open in the old Coca-Cola bottling plant building after a full renovation. The development also features a family-friendly outdoor amenity area between the two buildings.



for more information, contact:

ANDREA WALTERS

803.366.8141

andrea@warrennorman.com



THE PERCH AMENITY AREA

502 CHERRY ROAD, ROCK HILL, SC 29732



Warren Norman
COMPANY



for more information, contact:

ANDREA WALTERS

803.366.8141

andrea@warrennorman.com



THE PERCH

502 CHERRY ROAD, ROCK HILL, SC 29732



Warren Norman
COMPANY



2 2ND FLR PROPOSED (LOD)

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

LEGEND

Available
Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
201	-	1,980 - 4,303 SF	NNN	-	Second-floor retail/office space overlooking Oakland Avenue.
202	-	2,323 - 4,303 SF	NNN	-	Second-floor corner retail/office space overlooking the intersection of Oakland Avenue and Cherry Road.
203	-	2,615 SF	NNN	-	Second-floor retail/office space overlooking Cherry Road.
204	Available	1,319 SF	NNN	\$35.00 SF/yr	Second-floor retail/office space
205	-	2,541 - 4,119 SF	NNN	-	Second-floor end cap retail/office space fronting Cherry Road. This space also overlooks the games area.

for more information, contact:

ANDREA WALTERS

803.366.8141

andrea@warrennorman.com

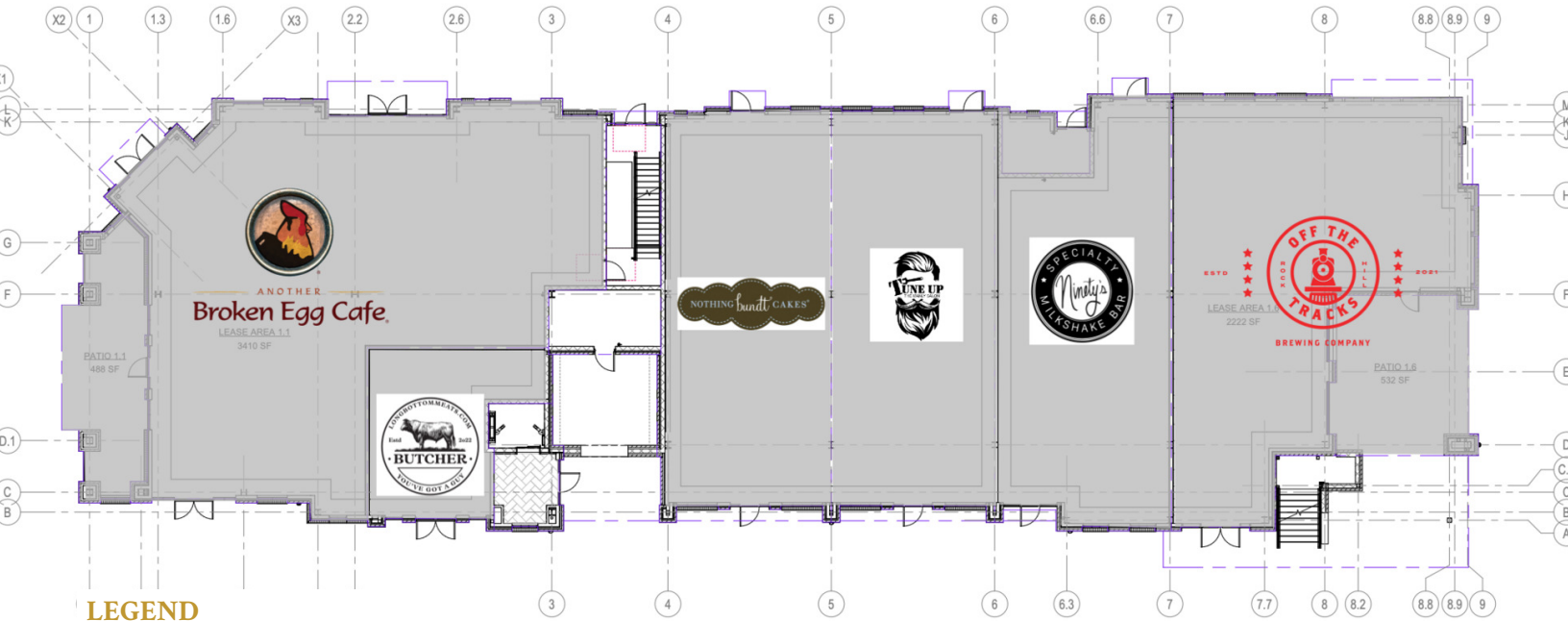


THE PERCH

502 CHERRY ROAD, ROCK HILL, SC 29732



Warren Norman
COMPANY



LEGEND

1 1 SC Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
101	-	3,410 SF	NNN	-	First-floor space at the corner of Oakland Avenue and Cherry Road. This space has access to a 488 SF patio.
102	-	600 SF	NNN	-	First-floor retail space
103	-	1,642 - 3,205 SF	NNN	-	First-floor retail space fronting Cherry Road
104	-	1,563 SF	NNN	-	First-floor retail space fronting Cherry Road
105	-	1,647 - 4,838 SF	NNN	-	First-floor retail space fronting Cherry Road
106	-	2,222 SF	NNN	-	First-floor end cap restaurant space with access to a 533 SF patio for outdoor seating.

for more information, contact:

ANDREA WALTERS

803.366.8141

andrea@warrennorman.com

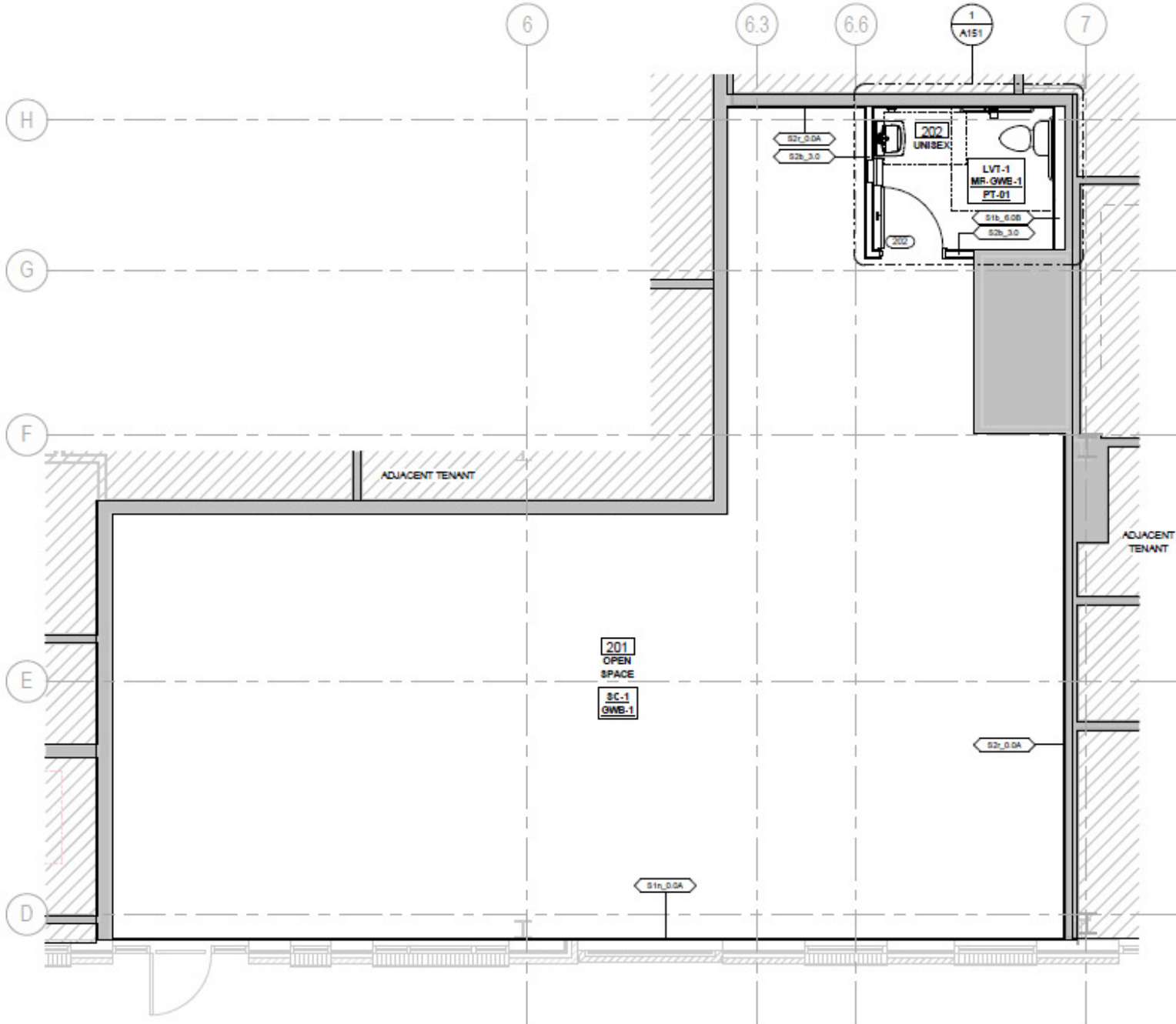


THE PERCH

502 CHERRY ROAD, ROCK HILL, SC 29732



Warren Norman
COMPANY



2 WHITE BOX FLOOR PLAN

SCALE: 1/4" = 1'-0"

for more information, contact:

ANDREA WALTERS

803.366.8141

andrea@warrennorman.com



THE PERCH MIXED USE DEVELOPMENT

502 CHERRY ROAD, ROCK HILL, SC 29732



Warren Norman
COMPANY



Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

for more information, contact:

ANDREA WALTERS

803.366.8141

andrea@warrennorman.com

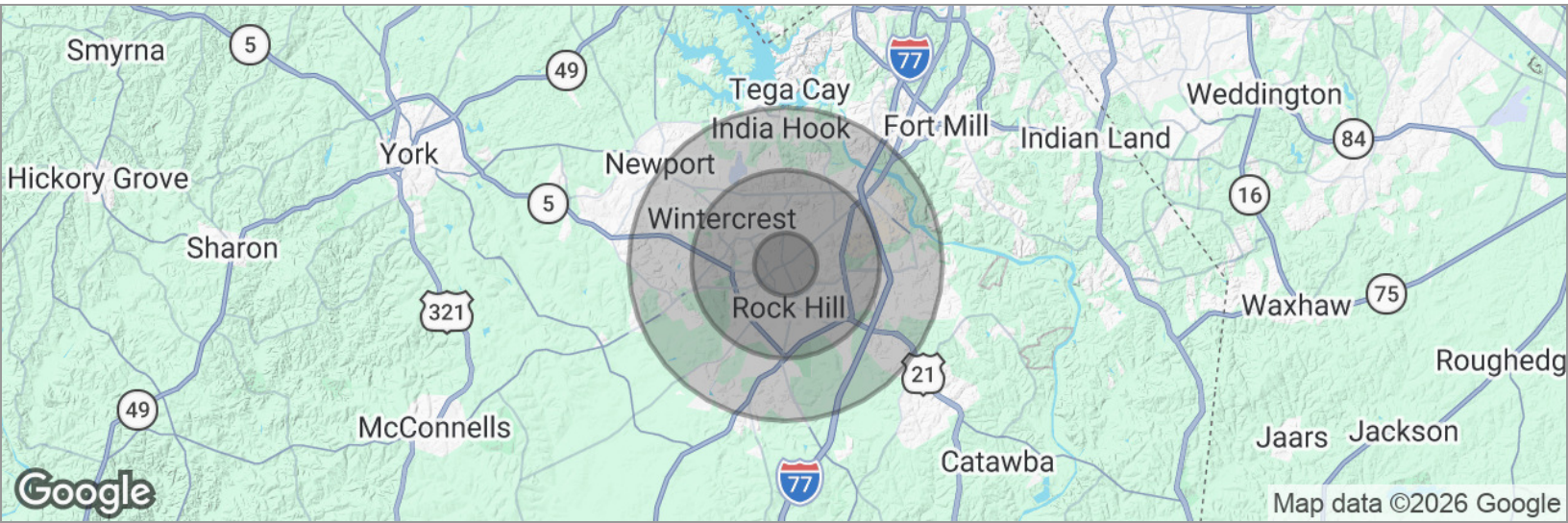


THE PERCH MIXED USE DEVELOPMENT

502 CHERRY ROAD, ROCK HILL, SC 29732



Warren Norman
COMPANY



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,040	57,473	95,006
Median age	32.2	37.3	37.9
Median age (Male)	31.7	35.3	36.3
Median age (Female)	33.3	39.3	39.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,298	24,169	39,988
# of persons per HH	2.7	2.4	2.4
Average HH income	\$51,336	\$60,933	\$71,362
Average house value	\$166,994	\$148,435	\$173,666

** Demographic data derived from 2020 ACS - US Census*

for more information, contact:

ANDREA WALTERS

803.366.8141

andrea@warrennorman.com

