



**274 Columbia Ave., Suite 102**  
**ROCK HILL RETAIL/ENTERTAINMENT SPACE FOR LEASE**

Position your concept in a true “park once, stay all evening” destination hotspot. Located in the heart of Rock Hill’s high-energy Knowledge Park, this 4,000 SF open footprint sits directly adjacent to Slow Play Brewing and within easy walking distance to Winthrop University. With its expansive layout and built-in neighborhood traffic, the space is perfectly primed for a complementary social anchor—whether that’s a barcade, indoor mini-golf, golf simulators, escape rooms, or a collaborative food hall.

*Property Highlights:*

- ▶ Expansive, flexible open layout adaptable for a variety of concepts
- ▶ Next door to Slow Play Brewing
- ▶ Walking distance to Winthrop University
- ▶ Excellent on-site parking and prominent signage opportunities
- ▶ Ideal for a variety of retail or entertainment concepts



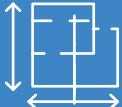
**3D MATTERPORT  
TOUR**




Rent  
**\$22/SF**



TICAM est.  
**\$6.74**



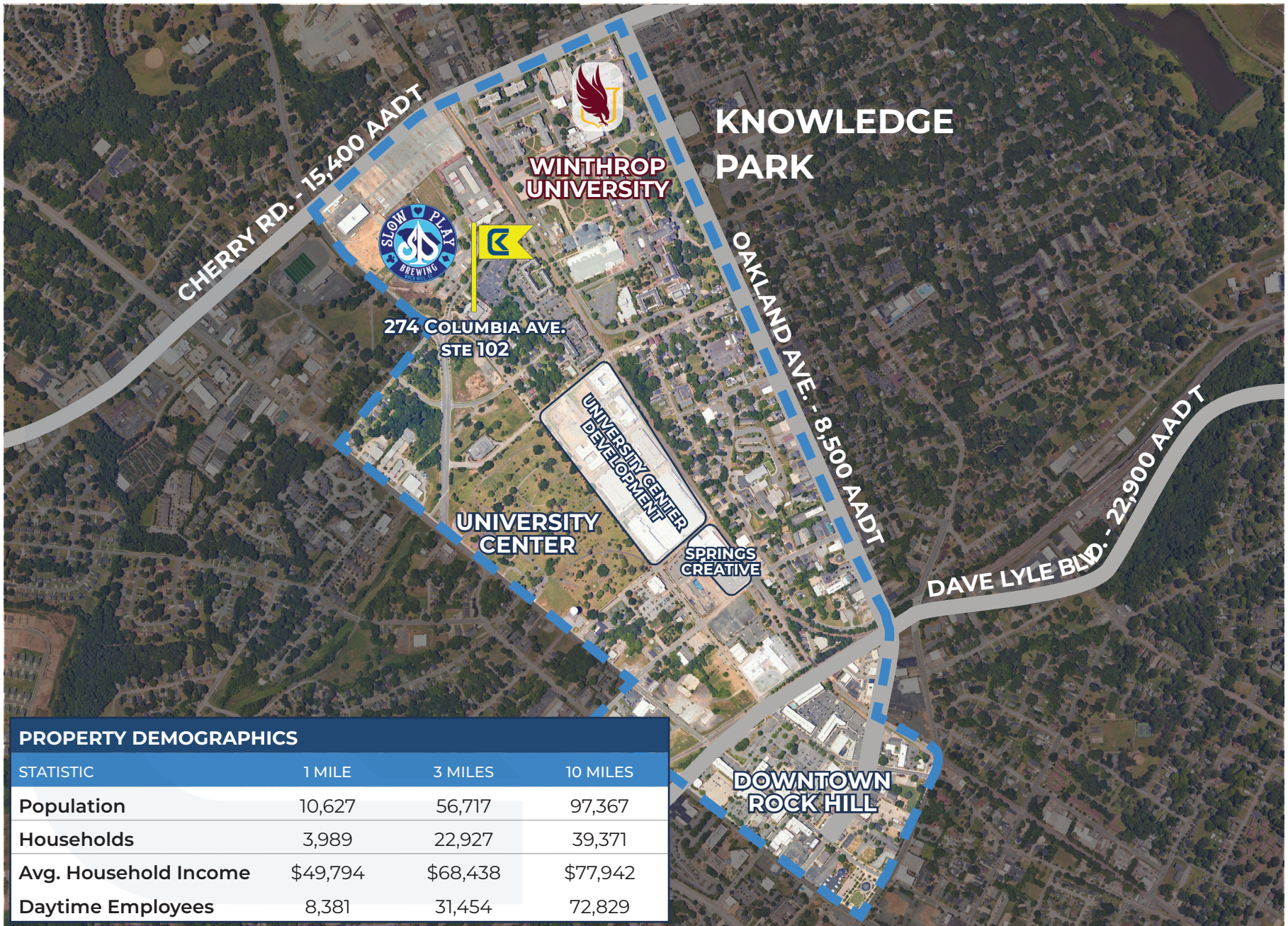
**4,000  
SF**



Lease Type  
**Triple Net  
(NNN)**

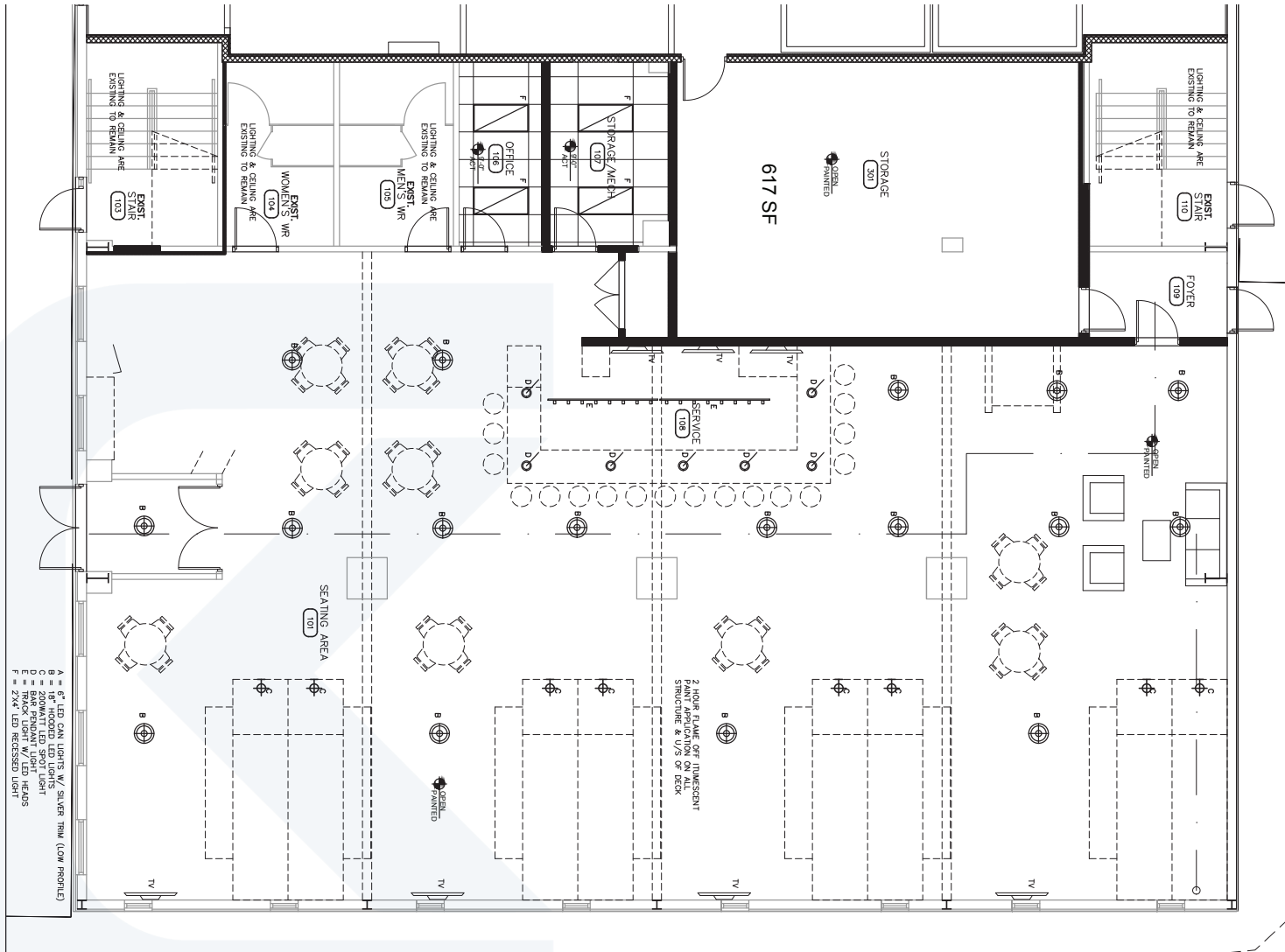


Zoning  
**Light  
Industrial  
(IB)**



PROPERTY DEMOGRAPHICS			
STATISTIC	1 MILE	3 MILES	10 MILES
Population	10,627	56,717	97,367
Households	3,989	22,927	39,371
Avg. Household Income	\$49,794	\$68,438	\$77,942
Daytime Employees	8,381	31,454	72,829

**FLOOR PLAN**



**3D MATTERPORT TOUR**



**PROPERTY DETAILS**

Address	274 Columbia Ave. Suite 102 Rock Hill, SC 29730
Zoning	Light Industrial (IB)
Square Footage	4,000 SF
Rent	\$22/SF
TICAM (est)	\$6.74
Lease Type	Triple Net (NNN)



**Kuester  
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