



LAND FOR SALE

522-524 Anderson Road
Rock Hill, SC 29730

- Sold As-Is / Former Restuarant
- Prime Development Opportunity
- 0.86 Acres (Building and Adjacent Land)



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TABLE OF CONTENTS

Table of Contents

PROPERTY SUMMARY	3
ADDITIONAL PHOTOS	4
REGIONAL MAP	5
LOCATION MAP	6
RETAILER MAP	7
DEMOGRAPHICS MAP & REPORT	8

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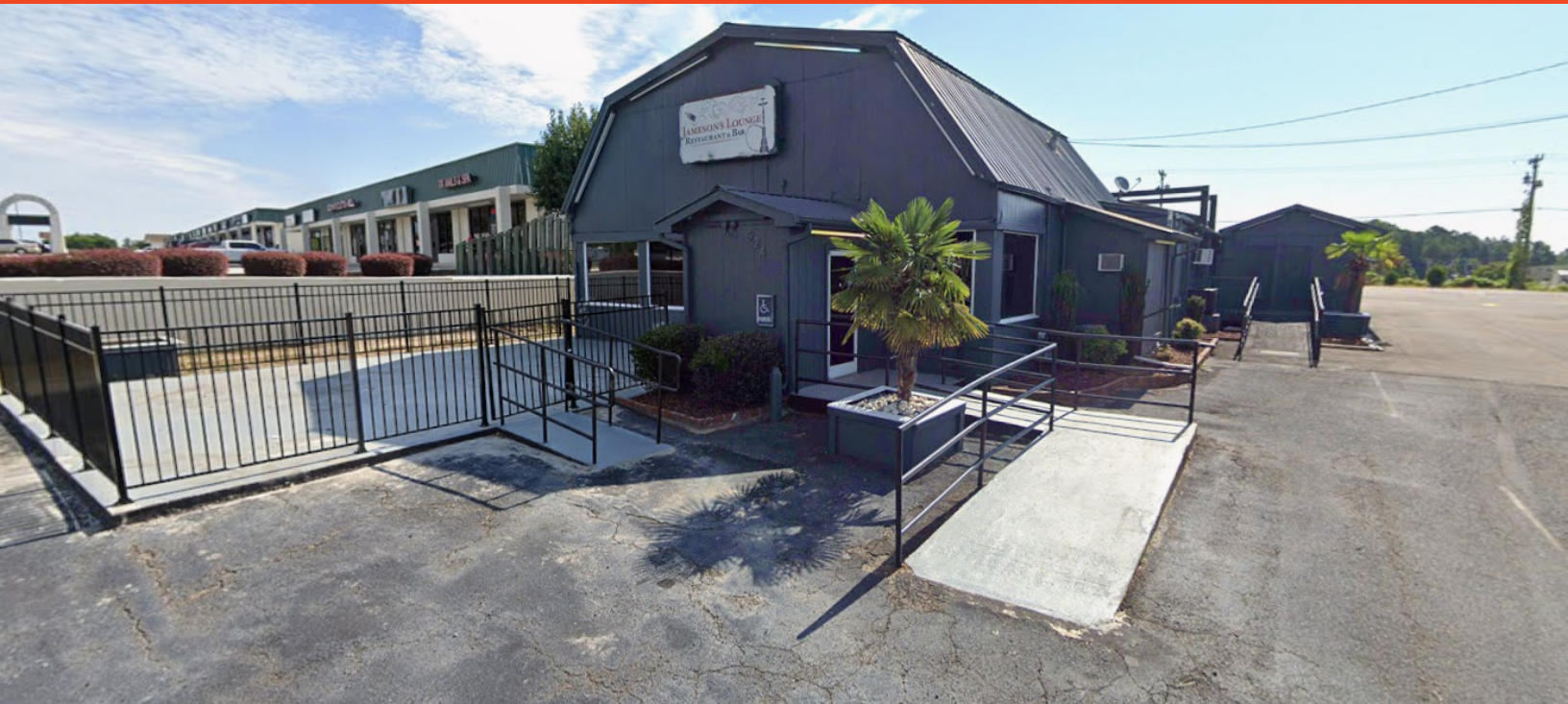
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PROPERTY SUMMARY



Property Description

Fire-Damaged Restaurant Site + Adjacent Land
Prime Redevelopment Opportunity in Rock Hill

Fire-Damaged Restaurant Site + Adjacent Land
Prime redevelopment opportunity in the heart of Rock Hill's thriving commercial corridor. This former restaurant property, offered with adjacent land, presents a rare blank slate for your next project. The existing fire-damaged structure is could be demolished or rehabilitated, clearing the way for restaurant, retail, office, or commercial development. With excellent visibility, strong accessibility, and significant growth potential, this site is positioned for success. Sold as-is.

Property Highlights

- Sold as-is
- Former Restaurant

Offering Summary

Sale Price:	Call for Details
Lot Size:	0.86 Acres

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	99	424	2,052
Total Population	217	941	4,682
Average HH Income	\$124,651	\$118,037	\$94,016



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AERIAL & ADDITIONAL PHOTO

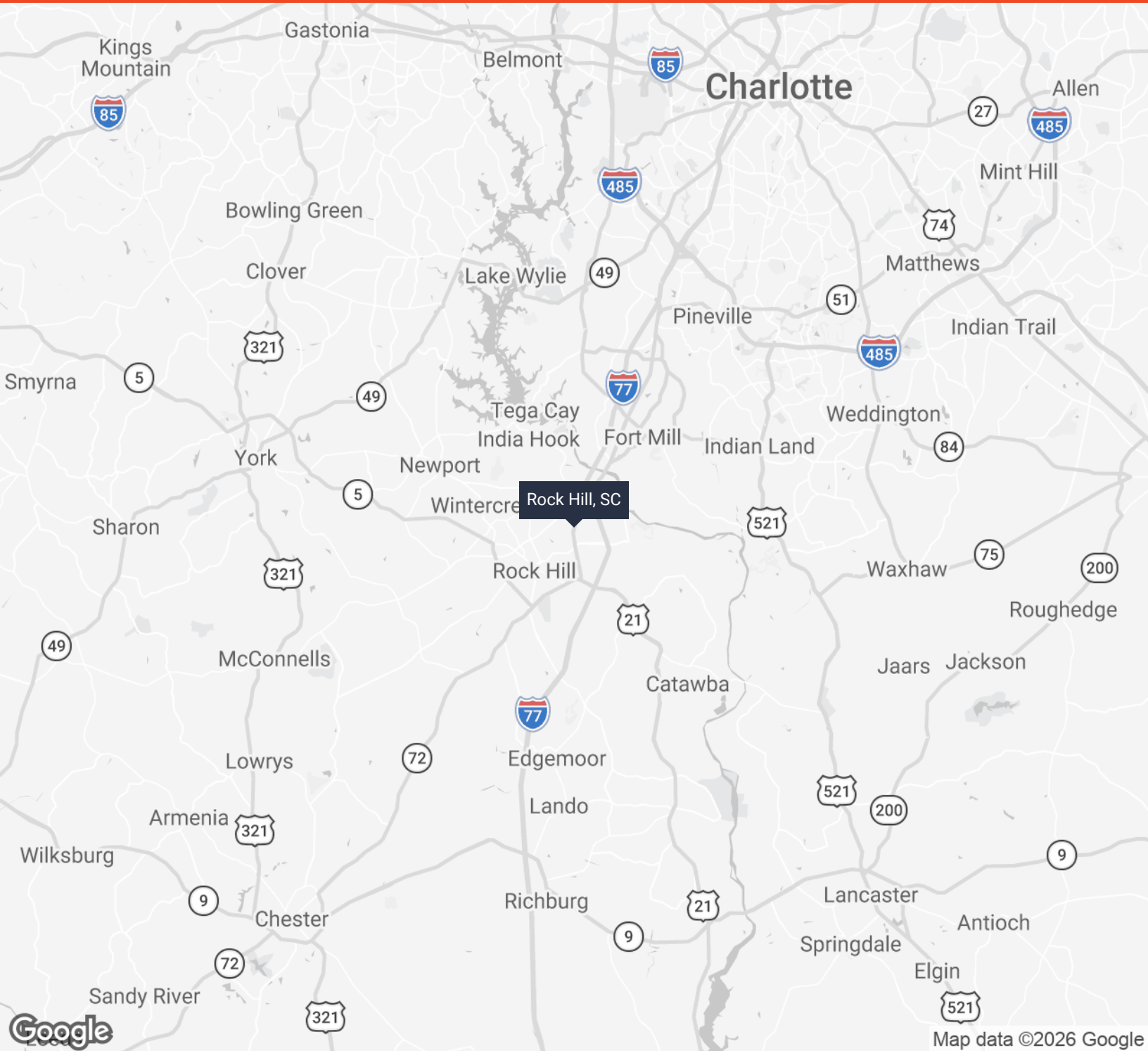


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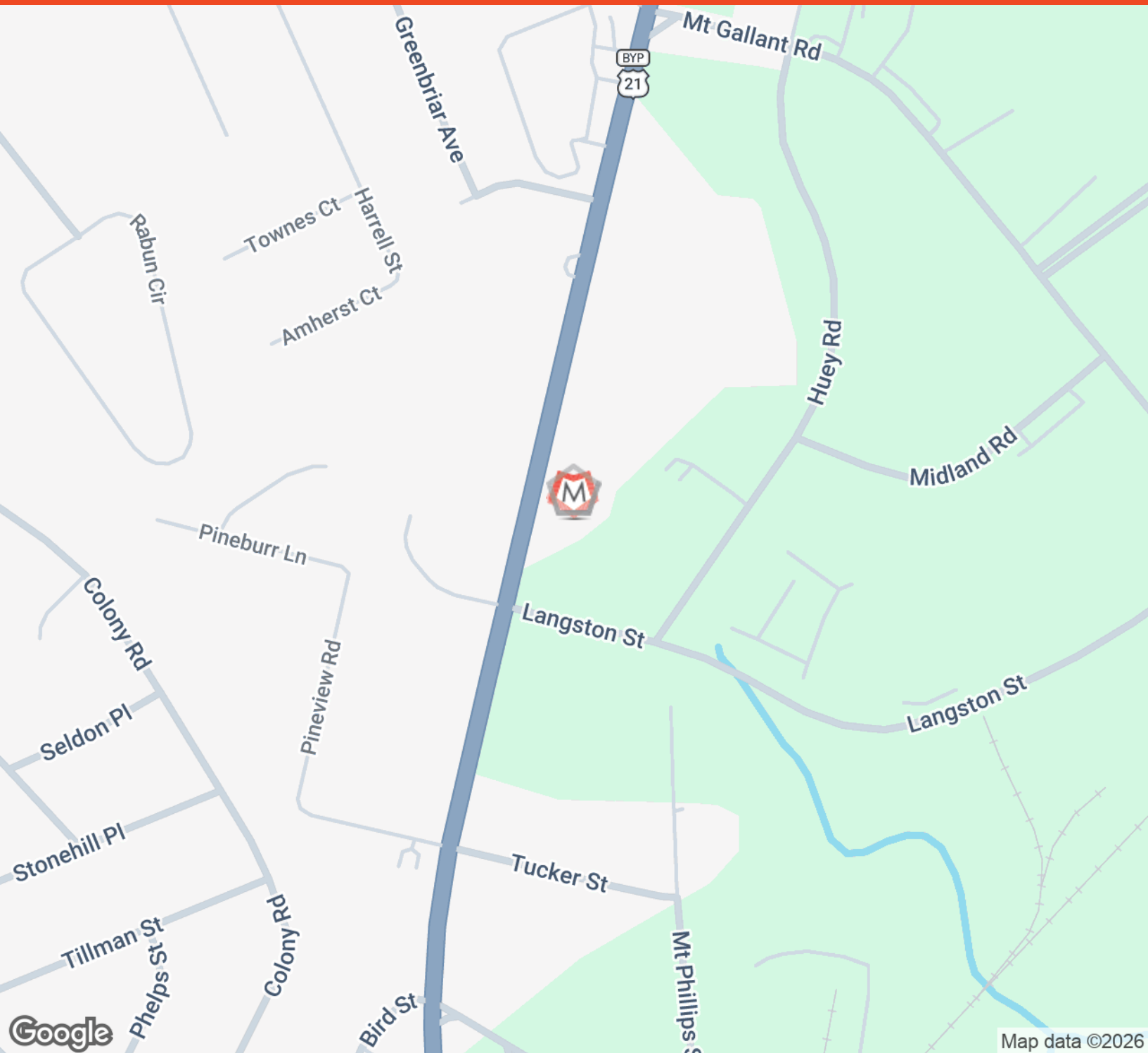
REGIONAL MAP



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LOCATION MAP

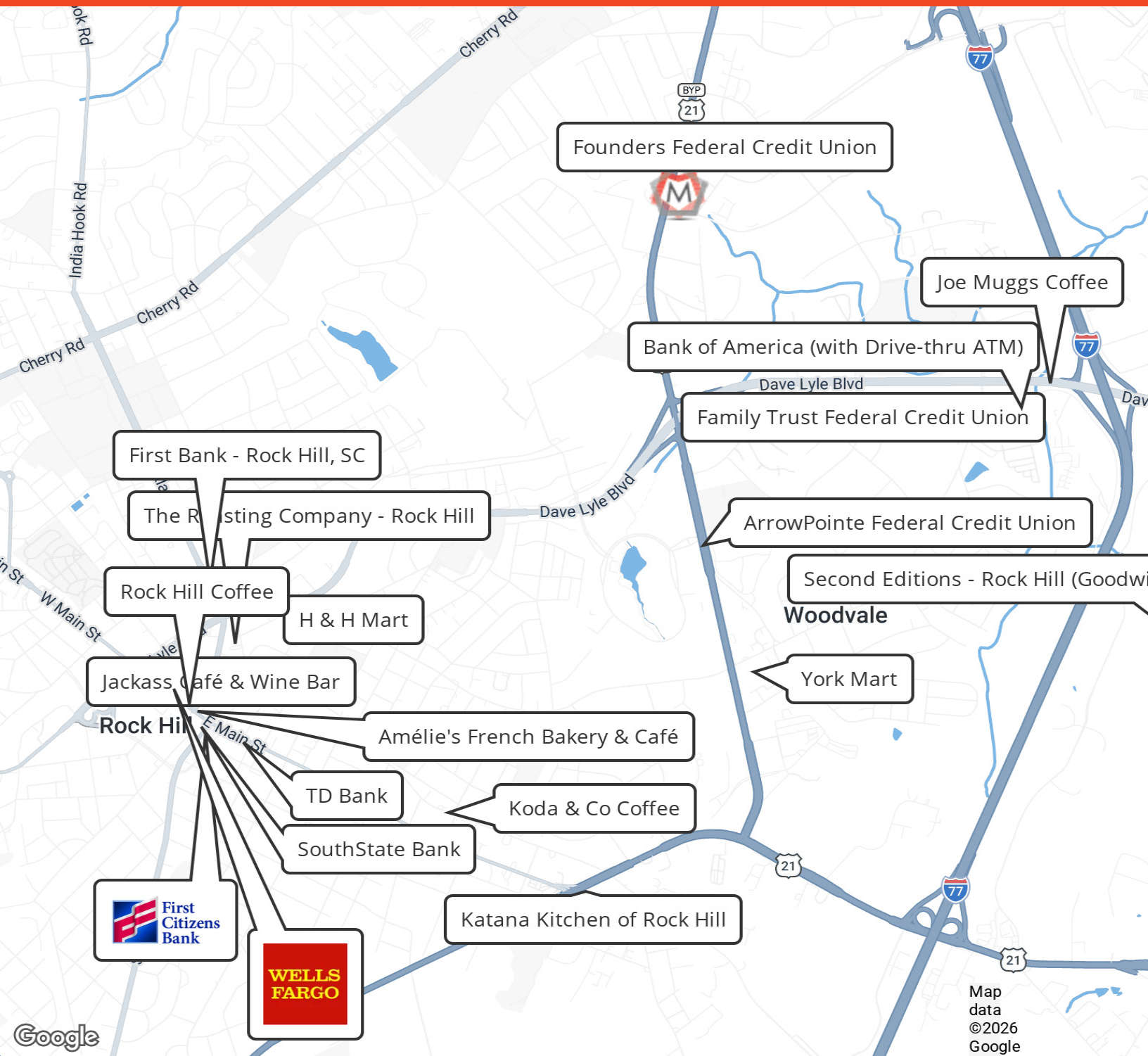


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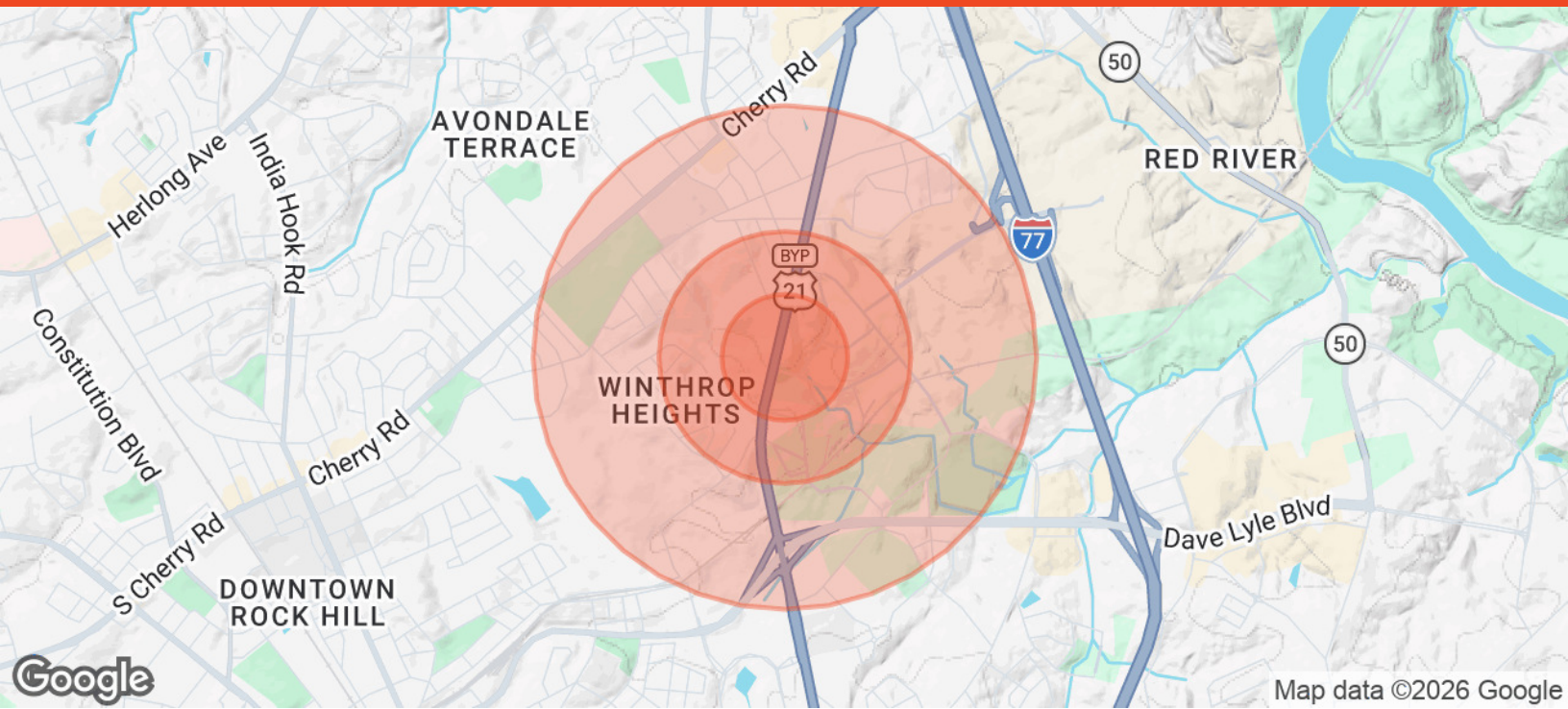
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RETAILER MAP



DEMOGRAPHICS MAP & REPORT



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	217	941	4,682
Average Age	41.7	41.0	36.4
Average Age (Male)	41.6	40.9	35.6
Average Age (Female)	41.1	40.7	37.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	99	424	2,052
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$124,651	\$118,037	\$94,016
Average House Value	\$299,677	\$285,310	\$270,265

2023 American Community Survey (ACS)



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