



ROCK HILL, SC

5053 OLD YORK RD

AVAILABLE FOR FOR SALE, BTS, OR GROUNDLEASE



PROJECT DETAILS

AVAILABLE SPACE

Outparcel 1: ±1.11 Acres
 Outparcel 2: ±1.21 Acres
 Outparcel 3: ±1.07 Acres
 Outparcel 4: ±1.07 Acres
 Outparcel 5: ±1.07 Acres
 Outparcel 6: ±1.06 Acres
 Outparcel 7: ±2.69 Acres

TRAFFIC COUNTS

Old York Road - 38,200 ADT

PROPERTY HIGHLIGHTS

- New Development located in rapidly growing Rock Hill / Newport SC market
- Pads available for Sale, BTS, or GL
- Strong visibility to Old York Road with 38,200 VPD
- Multiple points of access including 2 full access movements along the primary road
- Nearby retailers include Aldi, Walmart, and a planned Target

LEASE RATE

Call to discuss

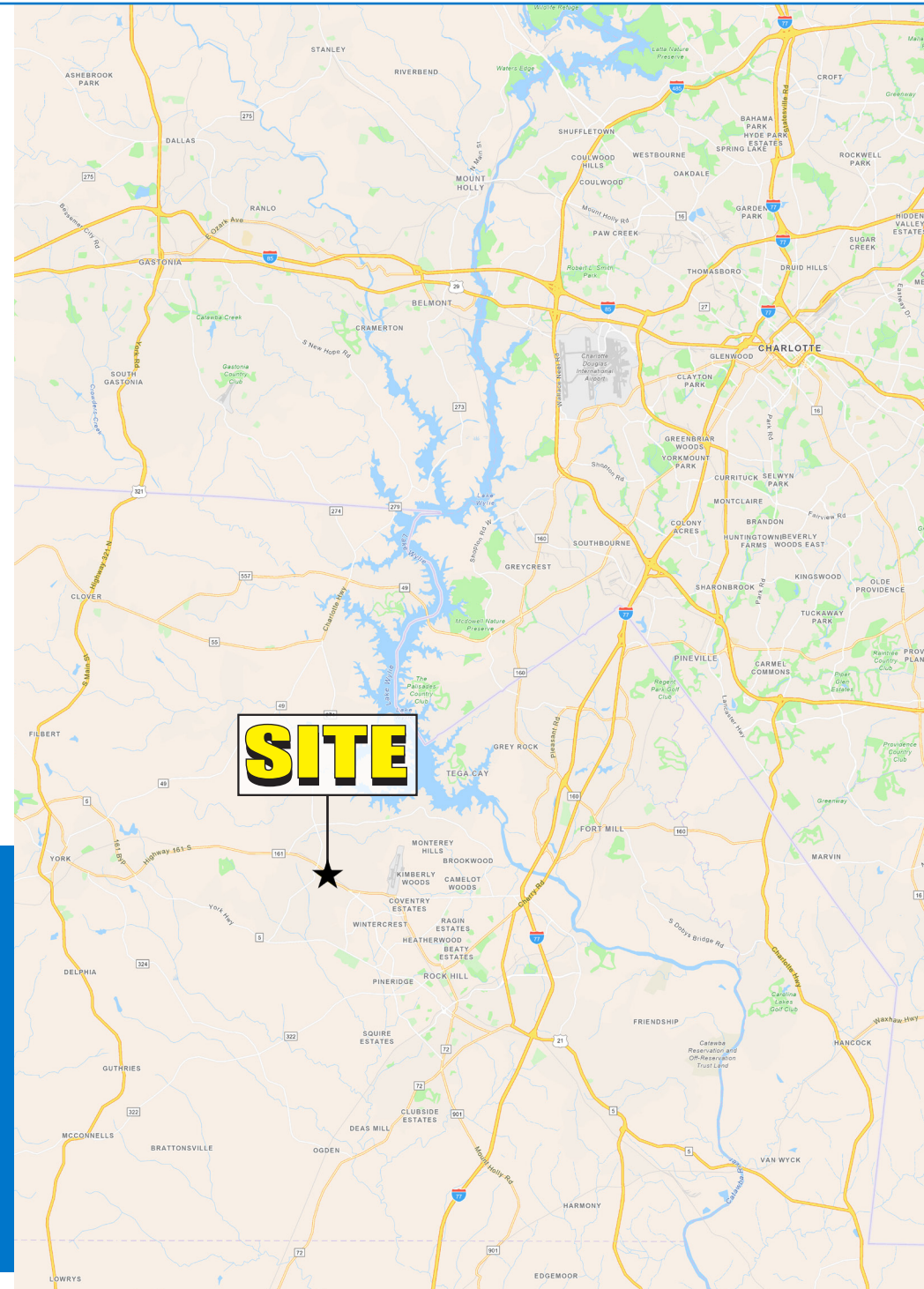
COUNTY

York

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,570	8,401	26,474
TOTAL POPULATION	3,986	21,033	66,609
MEDIAN HH INCOME	\$104,486	\$105,608	\$89,716



SITE
AERIAL



SITE PLAN





SOUTH CAROLINA

ROCK HILL

Rock Hill, South Carolina is a vibrant, growing city that blends small-town charm with big-city access. Located just south of Charlotte, Rock Hill benefits from proximity to a major employment hub while maintaining lower taxes, business-friendly policies, and a strong sense of community—making it an attractive choice for residents, employers, and investors alike.

The city is home to approximately 75,000 residents and continues to experience steady population and economic growth. Rock Hill offers a revitalized downtown, nationally recognized sports facilities that attract year-round tournaments and visitors, and extensive outdoor recreation along the Catawba River, including trails, parks, and water activities. With a young and diverse population, strong public and private schools, and a high high-school graduation rate, the city places a clear emphasis on education and workforce development. Family-friendly neighborhoods, rising home values, and access to higher education and healthcare further enhance Rock Hill's appeal as a desirable place to live, work, and visit in the Carolinas.



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