



140 East Main Street

Rock Hill, SC 29730



FOR LEASE



Represented By:

Roger Metz
Senior Broker SC / NC

M | 704.604.2964
O | 803.578.7734
TF 855.723.2500
Roger@KuesterCRE.com

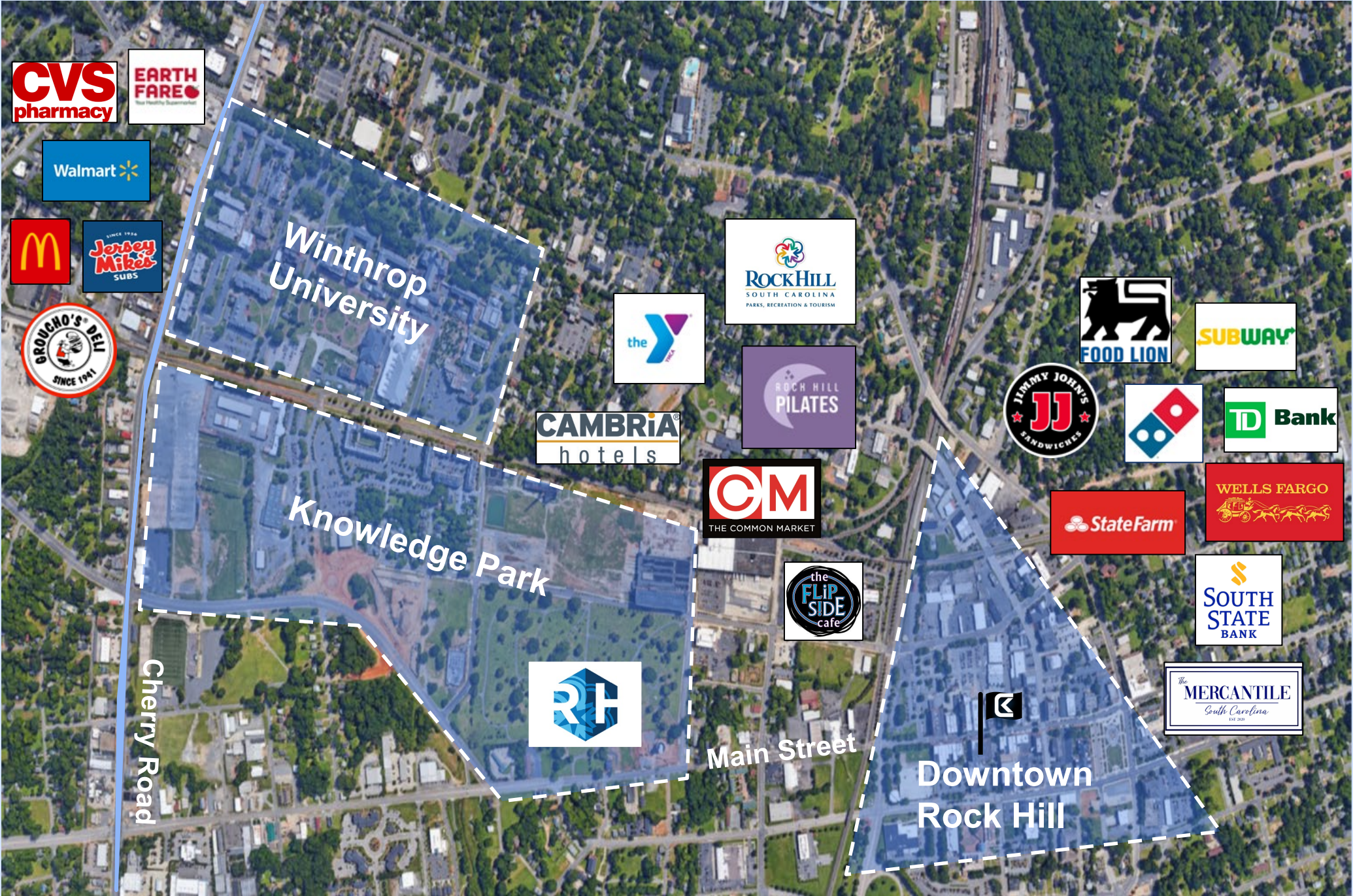
Alexis Miller
Broker SC / NC

M | 803.207.0191
O | 803.578.7788
TF 855.723.2500
Alexis@KuesterCRE.com





140 East Main Street Rock Hill, SC 29730





Exceptional Accessibility

0.1 Miles

University Place

0.7 Miles

Old Town

1.2 Miles

Winthrop University

3.7 Miles

I-77

5.8 Miles

Riverwalk Rock Hill

10.4 Miles

Baxter Village

24.3 Miles

SouthPark

29.1 Miles

CLT Airport

2024 Demographics	2 mile	5 mile	10 mile
EST. POPULATION	28,508	94,194	212,728
AVG. HOUSEHOLD INCOME	\$53,146	\$76,370	\$101,253



Population projected to grow 16.37% '22-'27



Planned \$325 million in investments to city of Rock Hill in 22-'27



25 miles from downtown Charlotte

Other Tenants within downtown include Knowledge Perk, McFadden's Men Shop, Jimmy John's, Rock Taco, and more!



Rock Hill's Competitive Advantages

70K+

Population within Rock Hill's City Limits

3M

Population within the CLT. Region

275K+

Population within York County

#1

York County Public School ranking in SC

31

of Parks in Rock Hill

50K+

Daily Commute from York County to CLT.

4th

Largest City in CLT Metro Area

34.5

Median Age in Rock Hill

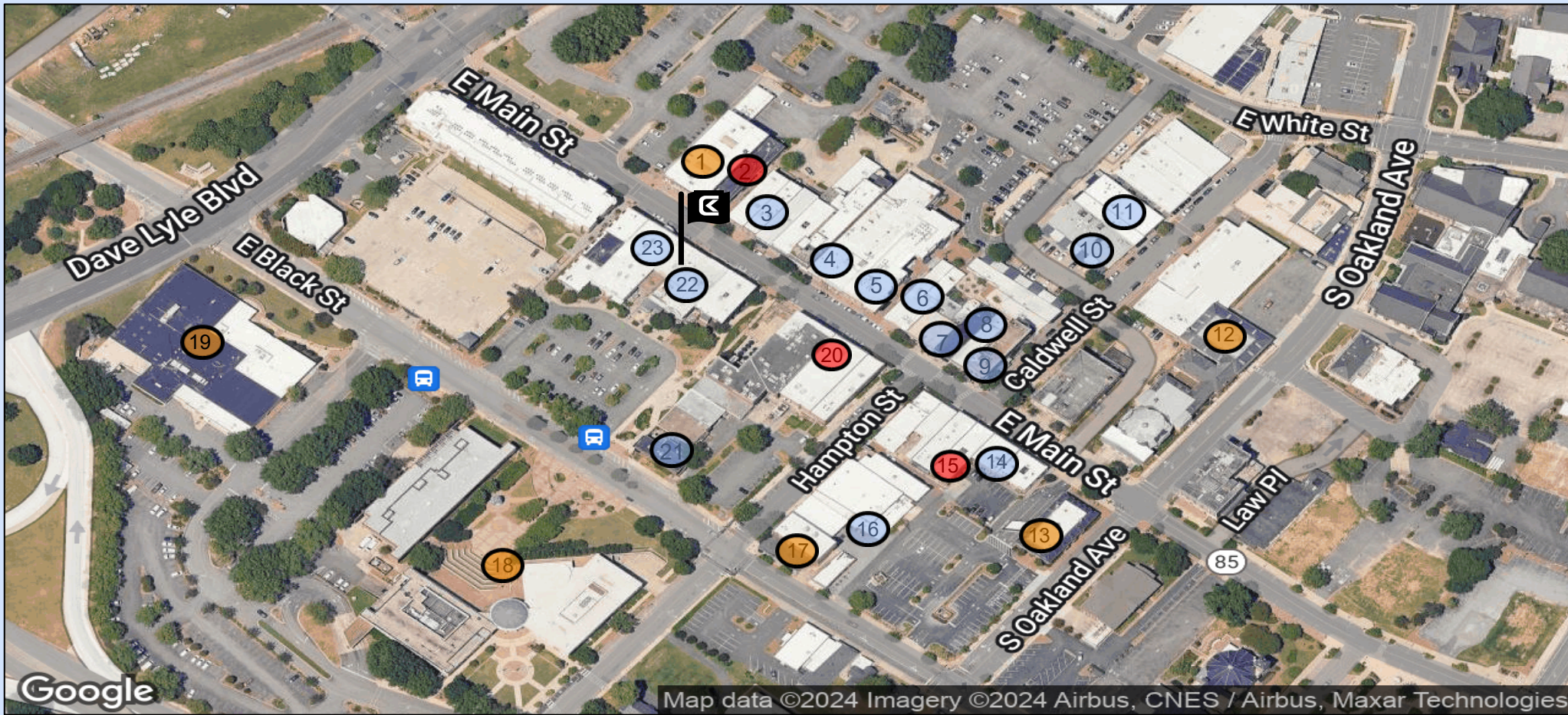
40.2%

Of the pop. with an Associates Degree or Higher



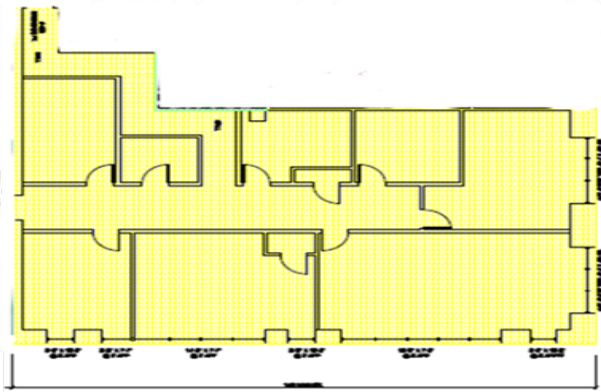
Interior and Exterior Pictures





Highlighted Business on East Main Street

- | | | | |
|---------------------------|---------------------------------|-------------------------------|-------------------|
| 1 Wells Fargo | 8 Main Street Bottle Shop | 15 Friends Books on Main | 22 Rock Taco |
| 2 Center for the Arts | 9 Amelia's French Bakery & Cafe | 16 Southern Fried Chics | 23 Tattooed Brews |
| 3 Song's | 10 Rock Hill Brewing Company | 17 Carolina Pediatric Therapy | |
| 4 Kounter | 11 Flipside | 18 City Hall | |
| 5 Rock Hill Coffee | 12 Freedom Montessori | 19 Municipal Court | |
| 6 Barnes Hair & Spa Salon | 13 SouthState Bank | 20 McFadden's Mens Shop | |
| 7 Jimmy John's | 14 Ay Papi Tacos & Tequila | 21 Elk Ave Tavern | |
- Retail Store
 - Restaurant
 - Banks, Education, Medical and Services



Suite 300

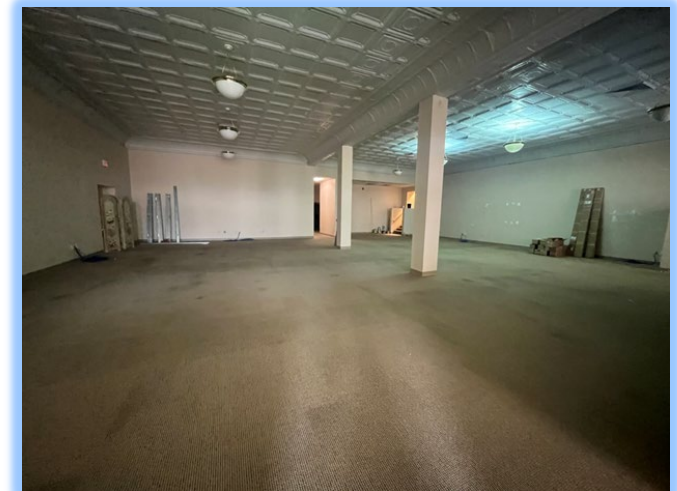
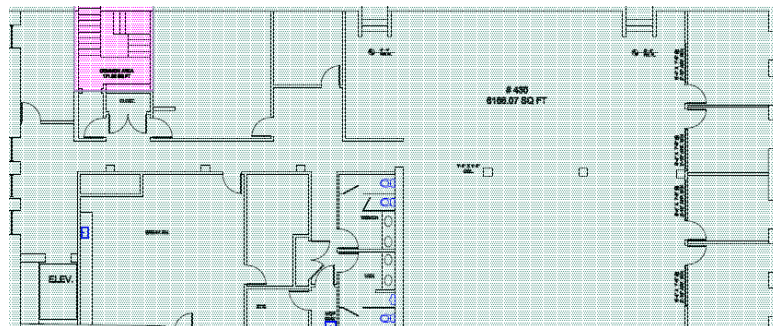


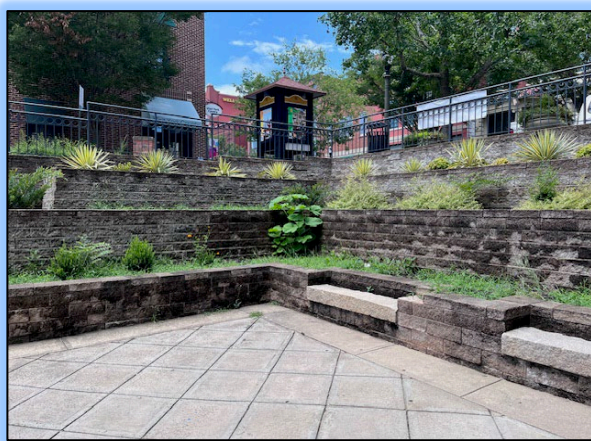
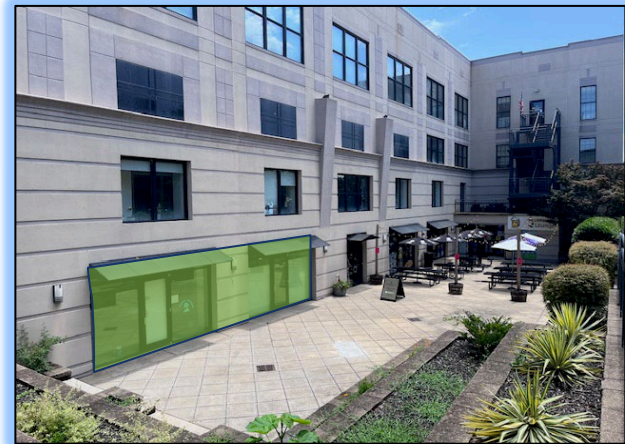
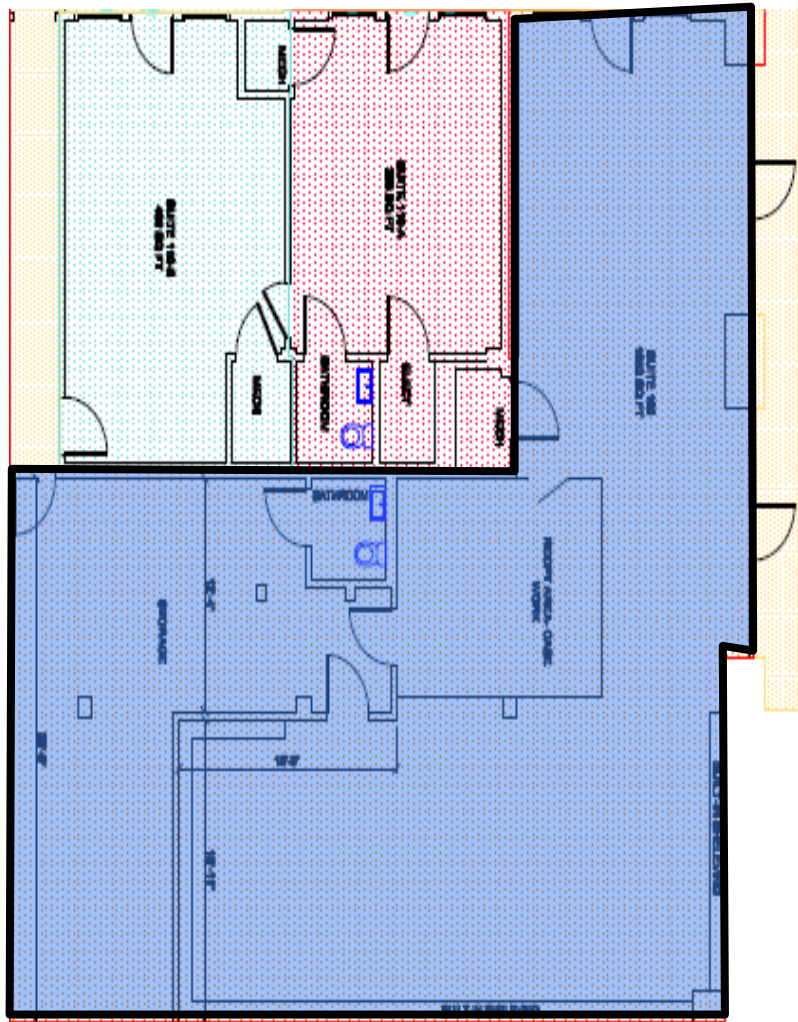
- ➔ 6,086 SF
- ➔ Second generation office space
- ➔ Large windows and high ceilings
- ➔ Offices can be subdivided
- ➔ Elevator Access



Suite 430

- ➔ 6,856 SF
- ➔ Second generation office space
- ➔ Elevator Access
- ➔ Several Private Offices
- ➔ Spacious Break Room





Suite 100

- ➔ **2,172 SF**
- ➔ **Ground Floor Retail Space**
- ➔ **Access to Spacious Courtyard with Seating Area**