



FOR LEASE

The Park at UC
Rock Hill, SC

±1,493 SF to ±5,696 SF
Retail | Creative Office Suites





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The Park at UC offers retail and creative office space within one of the most active mixed-use environments in the Charlotte MSA. Located in Rock Hill's University Center, a \$250 million redevelopment of a former industrial site into a 1.9 million square foot live-work-play district, the property sits at the center of daily activity driven by residential density, hospitality, and institutional presence.

The project benefits from the neighboring arenas, Rock Hill Sports & Event Center and the new Bleachery Fieldhouse arena, and proximity to Winthrop University. This creates a consistent flow of students, residents, and regional visitors. This convergence of demand supports a retail environment best suited for experiential, creative office, and service-oriented users seeking sustained foot traffic within a walkable, destination-oriented setting.

Property Info

Address: 343 Technology Center Way | Rock Hill, SC

Parking: Free

Signage: Visibility possible in front of building

Suite Info

- **Minimum suite size:** ±1,493 SF
- **Maximum suite size:** ±5,696 SF
- **Rent:** \$23.00 SF/YR
- **Lease Type:** NNN
- **Availability:** Immediate – Shell Ready Suite

The Park at UC | Rock Hill, SC

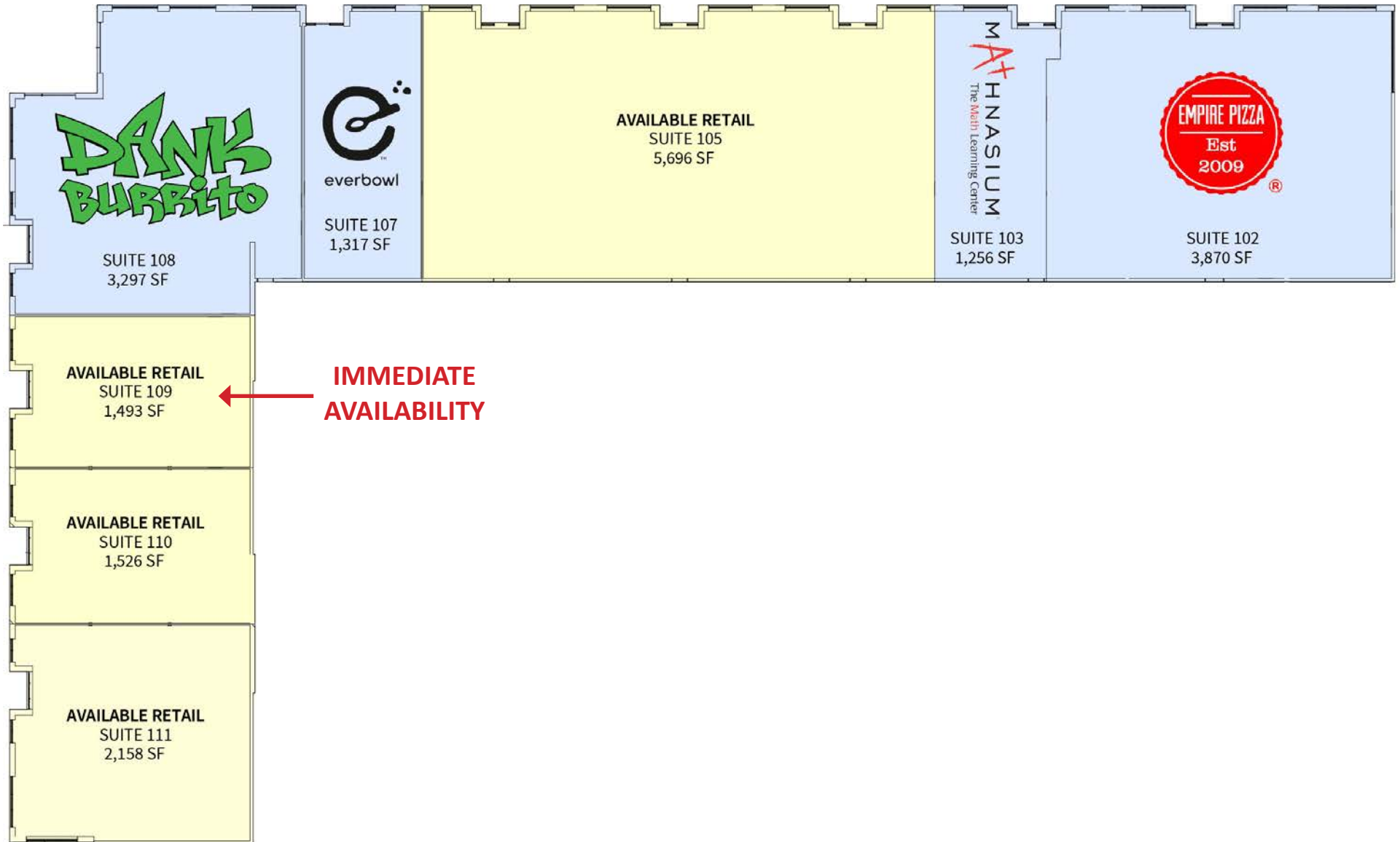
Highlights

- **Located Within a \$250M Mixed-Use Destination**
 - Part of University Center, a large-scale redevelopment integrating retail, residential, hotel, office, and entertainment uses
- **Adjacent to Regional Entertainment & Lifestyle Amenities**
 - Adjacent to the Rock Hill Sports & Event Center and the new Bleachery Fieldhouse Arena, generating consistent regional visitation
- **Ideal for Service Offices**
 - Well-suited for insurance, residential real estate, legal, financial services, and other appointment-based office users seeking a highly visible location within a walkable mixed-use environment
- **Ideal for Wellness and Medical Service Tenants**
 - Strong fit for chiropractors, physical therapy groups, dental practices, med spas, and other wellness users that benefit from convenient parking, strong accessibility, and surrounding residential and commercial density
- **Positioned in a Growing Charlotte MSA Submarket**
 - Strategic Rock Hill location with strong connectivity and continued public and private investment

Current Tenants



Available Suite Floor Plan



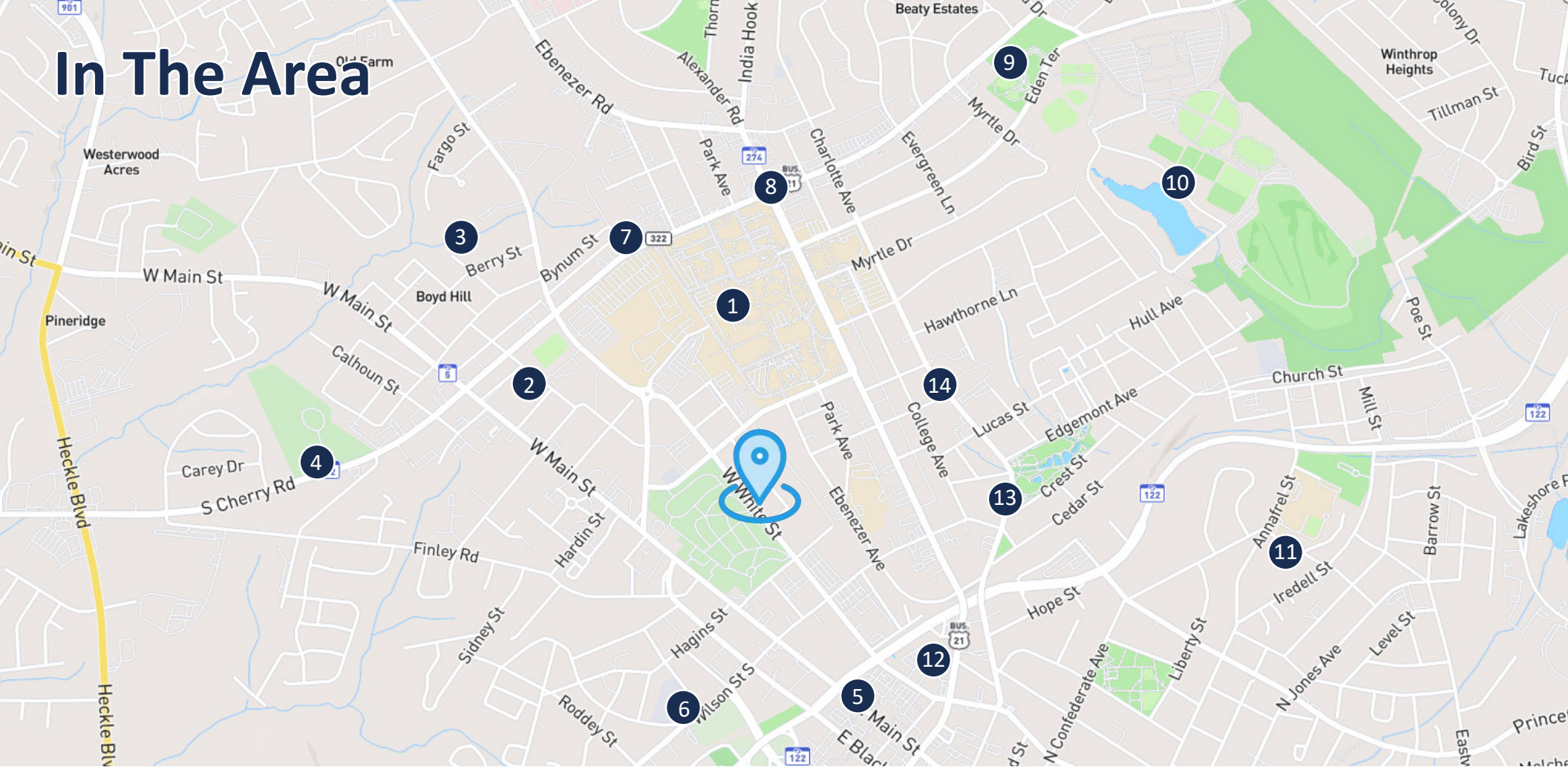


The Park at UC

YOUR BUSINESS HERE



In The Area



Subject Property

1

Winthrop University

2

District Three Stadium

3

Boyd Hill Recreation Center

4

K3 Sports Academy

5

Main Street Children's Museum, Rock Hill Downtown Historical District

6

Rock Hill City Hall

7

Fiery Crab Juicy Seafood, Burgers & Barley, Ford's Felt & Tavern

8

The Perch, Hobo's, Wingbonz, Sub Station II, Dragon Express, Wild Flour Sweets, Starbucks, Ace Hardware, Jersey Mikes Subs

9

Winthrop Park, Miracle Park of Rock Hill, Winthrop Coliseum, Terry Softball Fields, Winthrop Ballpark, Tennis Courts

10

Winthrop Golf Course, Soccer Fields, Softball Fields, Irwin Belk Track at Winthrop University, Winthrop Lake

11

Northside Elementary, Northside Recreation

12

The Roasting Company- Chicken Restaurant

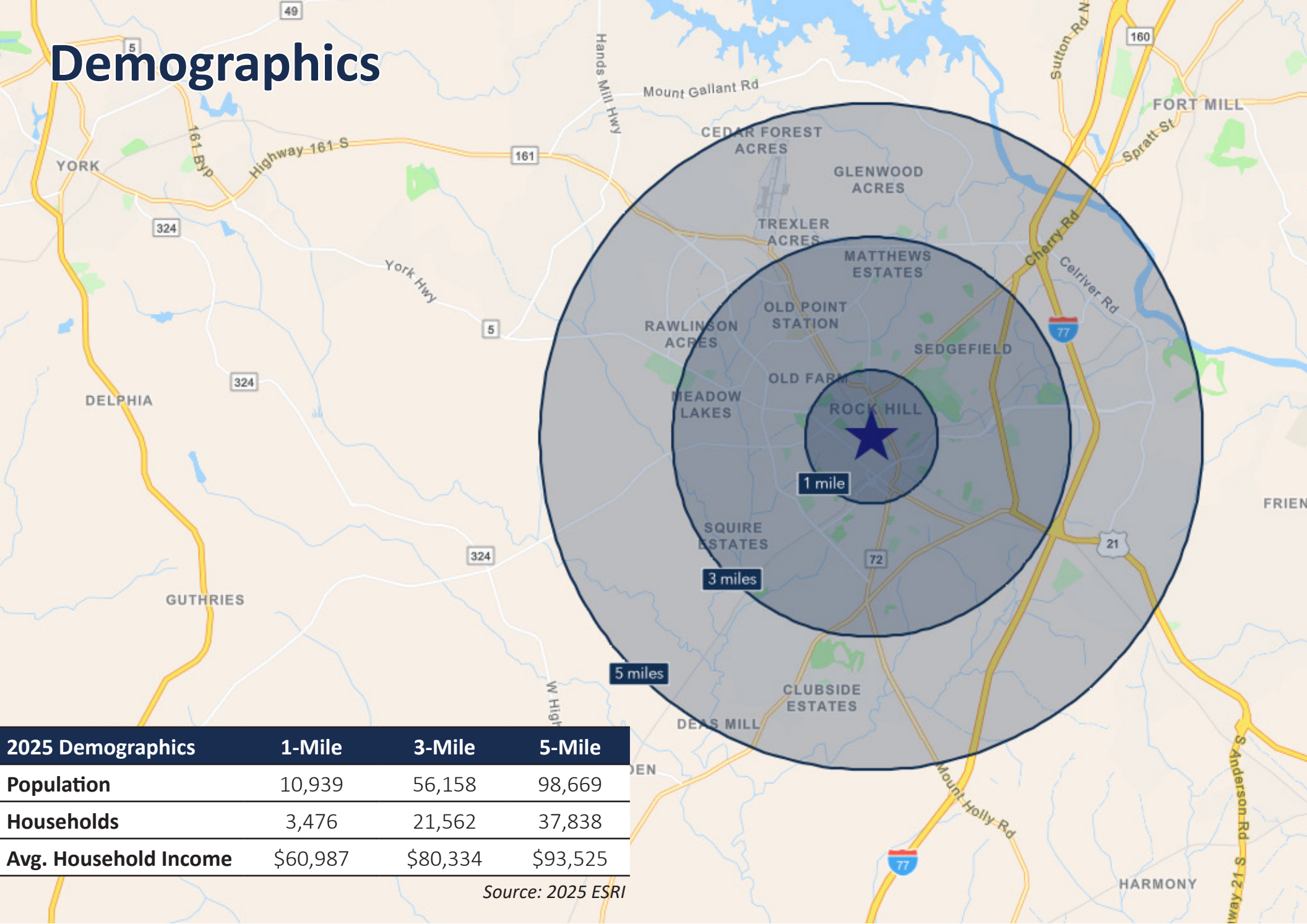
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Glencairn Garde, Cedar Crest Park, Rock Hill Pilates, Garden Sanctuary Church

14

Charlotte Avenue YMCA, Ice Youth Athletic Training

Demographics



2025 Demographics	1-Mile	3-Mile	5-Mile
Population	10,939	56,158	98,669
Households	3,476	21,562	37,838
Avg. Household Income	\$60,987	\$80,334	\$93,525

Source: 2025 ESRI

Broker Profiles



RAMON GARCIA
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Ramon Garcia is an accomplished executive with extensive experience in real estate sales, development and operations. Ramon uses his vast experience to advise clients in the acquisition and disposition of multifamily properties, land, and redevelopment properties around metro Atlanta and across the Southeast U.S.. Services include disposition and acquisition of multifamily properties and land for various uses including single family subdivisions, build-to-rent (BTR), multifamily, mixed use, retail, industrial, manufacturing, self-storage, student housing and office.

Ramon has previously worked as a Project Manager, Development Manager, Development Director, and owner of a construction company. Ramon has a comprehensive understanding of the entire development process—from site acquisition and entitlements to build-out and winning disposition strategies.

Ramon obtained his bachelor's degree in civil engineering from Georgia Institute of Technology and his Master of Science in real estate from John Hopkins University. He is a member of National Association of REALTORS and Atlanta Commercial Board of REALTORS.



MICHAEL BULL, CCIM
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Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While known for effective disposition services, the firm also provide acquisition, project leasing, and site selection in all major property sectors.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.