

500 Lakeshore Pkwy

Rock Hill, SC



Freestanding, single-story, medical/professional office building

For sale or lease

**AVISON
YOUNG**

Property overview

Located in Rock Hill's premier Tech Park business park, 500 Lakeshore Parkway is a ±6,560-square-foot freestanding office building situated on approximately 1.18 acres and surrounded by a professionally maintained, park-like setting featuring walking trails and lake frontage. The single-story building was previously a medical use with plumbing access in many of the offices, allowing for an easy transition back to medical. The functional layout has private offices, reception and waiting areas, conference space, workstations, and ample on-site parking, making it well suited for professional or medical office users. Conveniently positioned directly across from York Technical College and just over a mile from Interstate 77, the property provides excellent access to downtown Rock Hill, the greater Charlotte market, and surrounding amenities.



Premier lakefront setting with scenic water views, walking trails, and a beautifully landscaped park-like environment within Rock Hill's prestigious TechPark business park.



Flexible office or medical use featuring a layout well-suited for professional office users, healthcare providers, and medical practices.



Abundant on-site parking with ample parking accommodations for employees, patients, and visitors.



Strategic location directly across from York Technical College with quick access to I-77, downtown Rock Hill, and the greater Charlotte market.

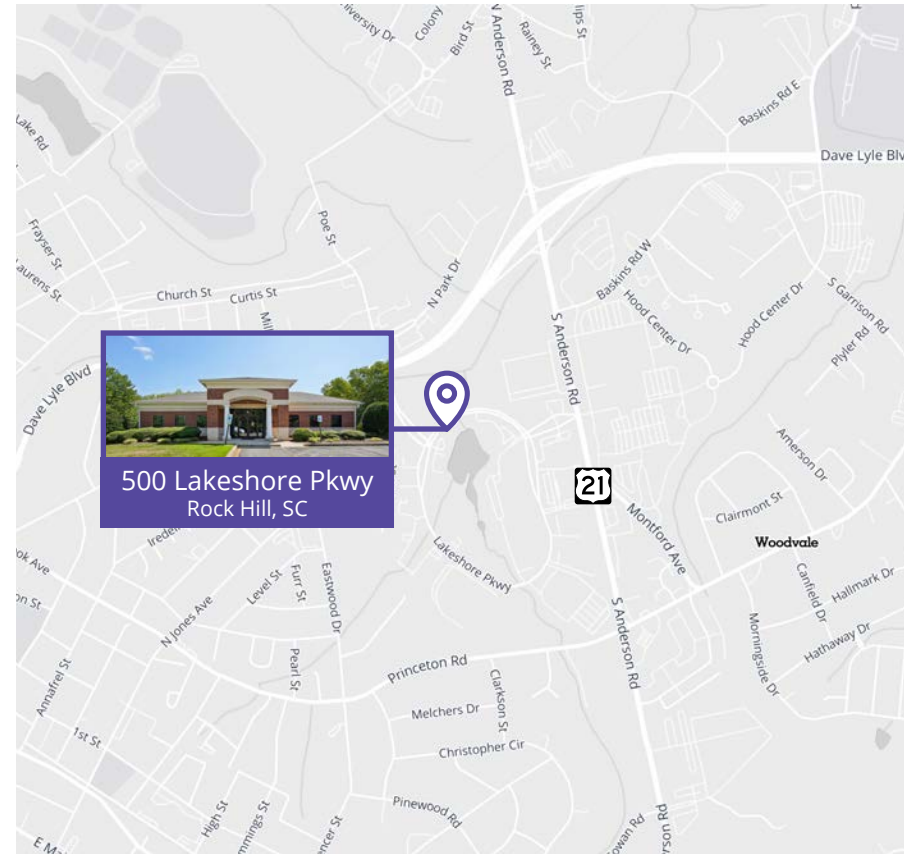


Highly desirable **TechPark address** offering a professional business environment, quality infrastructure, and a natural campus setting that enhances the employee and visitor experience.



Property information

Address	500 Lakeshore Pkwy, Rock Hill, SC 29730
Parcel number	6280401013
Year built	1994
Year renovated	2019
Building size	±6,560 sf
Lot size	±1.18 acres
List price	\$1,699,000
Lease rate	\$21.00/sf/year
Lease type	NNN
NNN	\$4.28/sf/year
Municipality	City of Rock Hill
Zoning	PUD (Planned Unit Development)
Parking	37 spaces (5.7/1,000 sf)
Roof	2023
HVAC	2018



6,560
square feet



\$1,699,000
list price

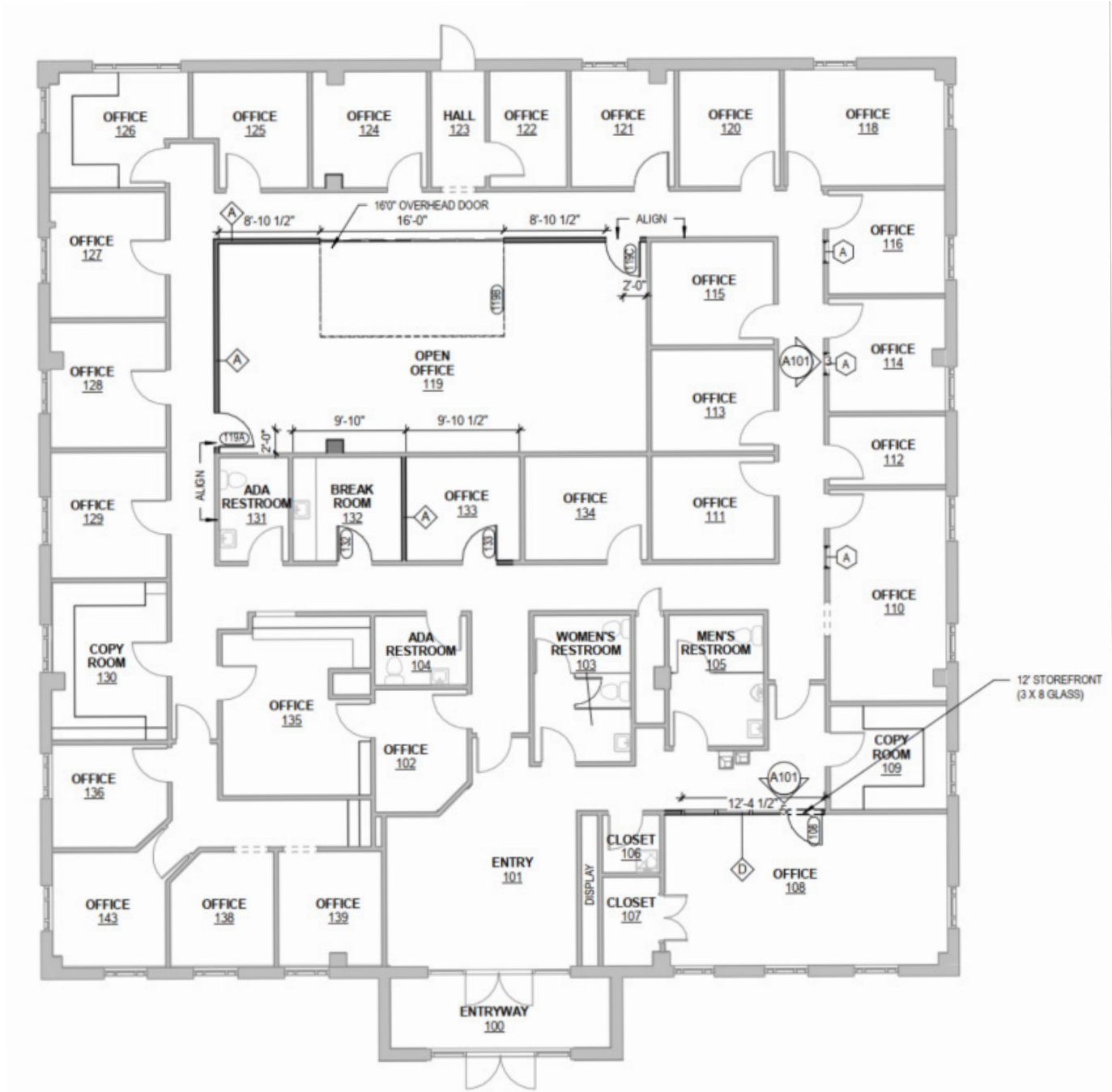


\$21.00
lease rate

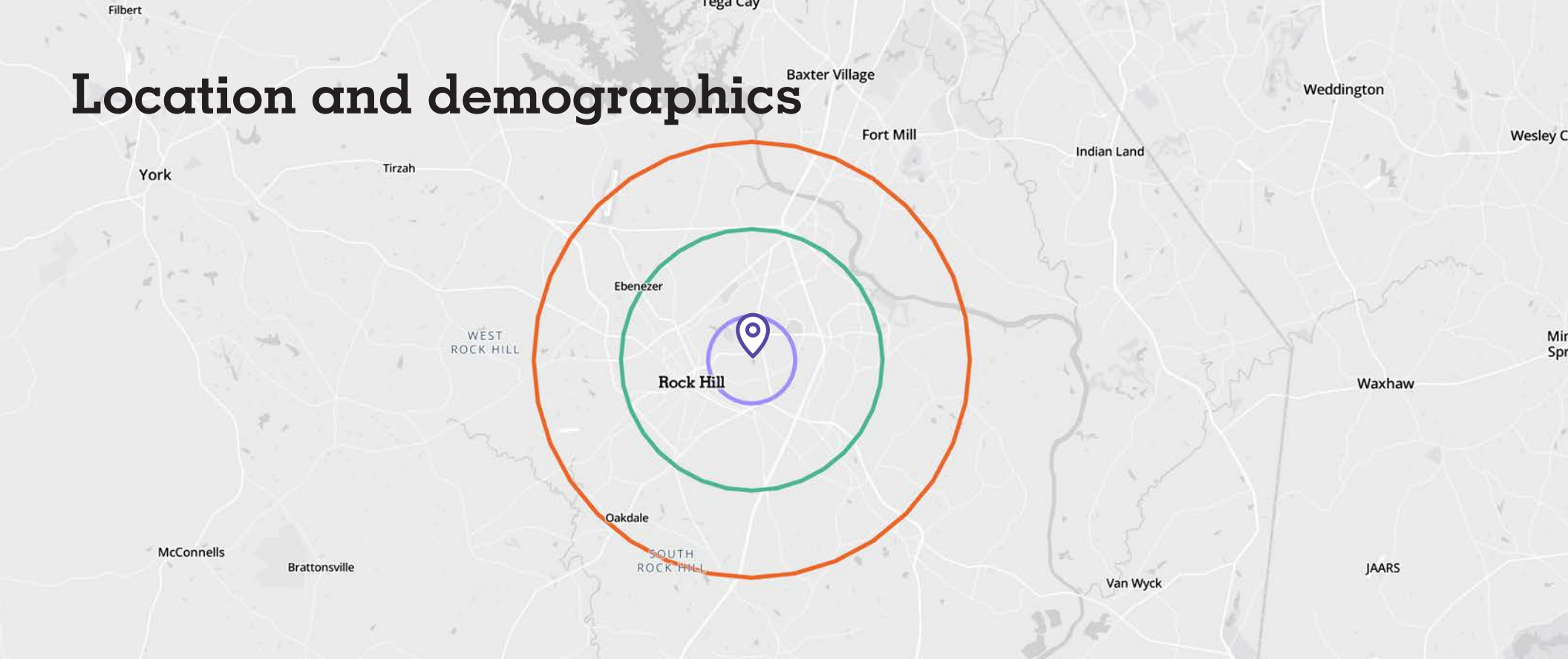


\$4.28 psf
NNN

Floorplan



Location and demographics



Location overview

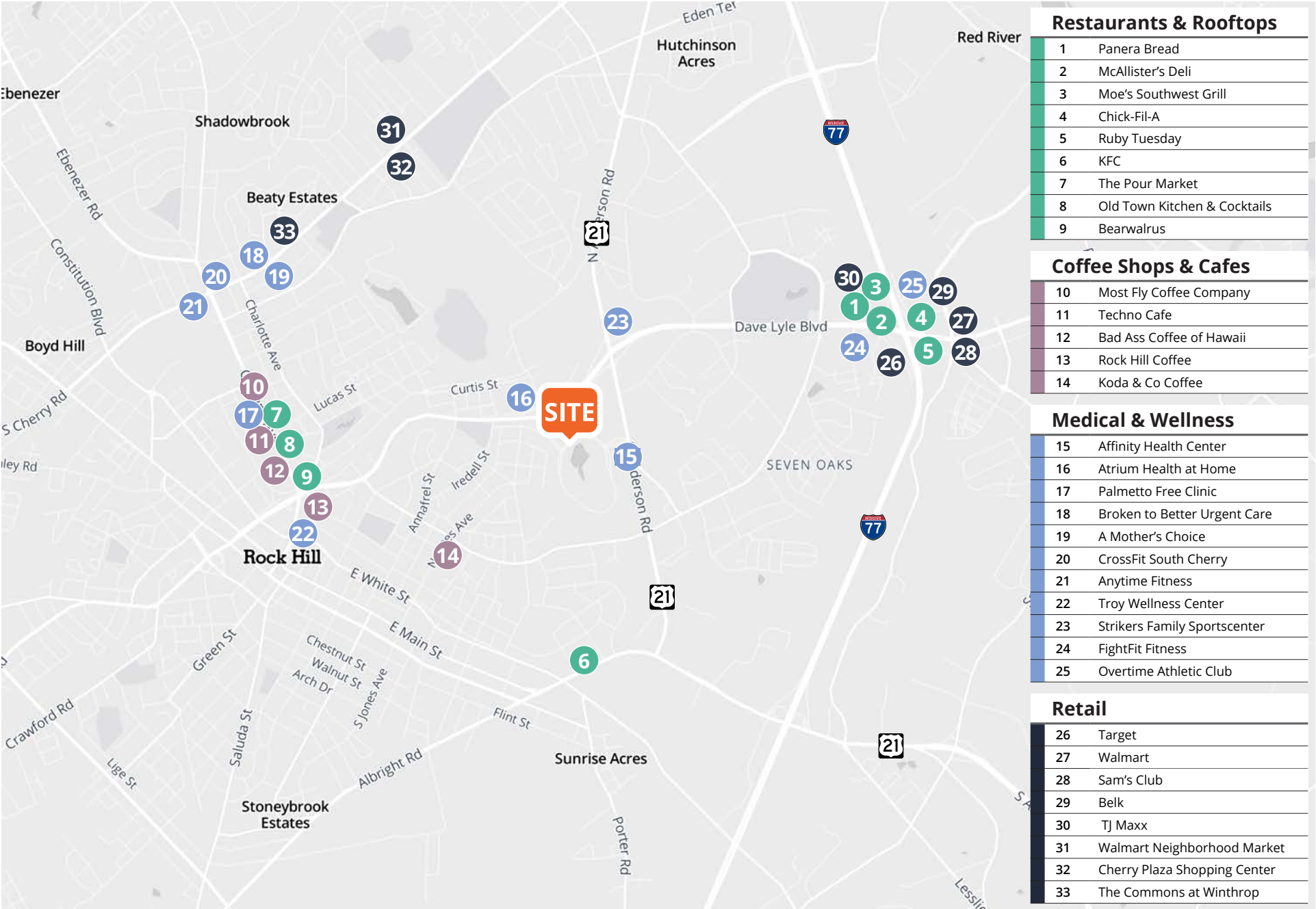
Situated within Rock Hill's highly regarded TechPark business park, 500 Lakeshore Parkway offers a strategic location with convenient access to Interstate 77, downtown Rock Hill, and the greater Charlotte metropolitan area. The property is directly across from York Technical College and is surrounded by a mix of professional office, technology, education, and healthcare users. TechPark is recognized for its beautifully maintained campus environment, featuring mature landscaping, walking trails, a lake, and modern infrastructure, creating an attractive setting for businesses seeking a professional and amenity-rich location.



Demographics

	1 mile	3 miles	5 miles
2025 population	4,477	50,415	97,918
Average age	37	35	37
Average HH income	\$64,651	\$79,353	\$96,395
Total households	2,149	23,306	43,279
Average house value	\$229,355	\$284,304	\$330,211
Total businesses	212	2,764	3,867
Total employees	2,519	28,331	40,508

Location



Exterior photos



Interior photos





Get in touch

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