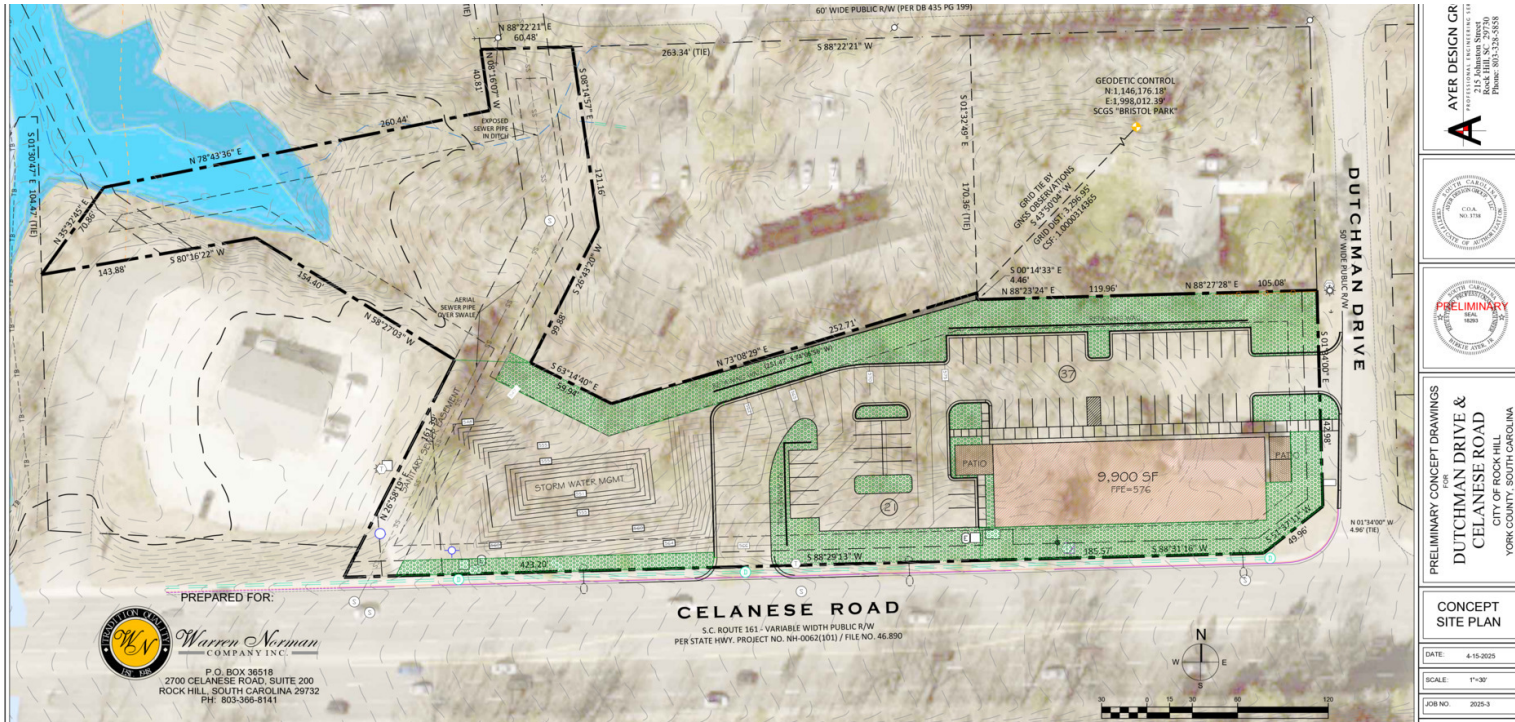


CELANESE DUTCHMAN

2310 CELANESE ROAD, ROCK HILL, SC 29732



Warren Norman
COMPANY



OFFERING SUMMARY

Sale Price: \$1,200,000

Lease Rate: Negotiable

Zoning: NC

Lot Size: 2.96 Acres

Traffic Count: 42,500

PROPERTY OVERVIEW

+/- 2.96 acres of prime commercial land at the corner of Celanese Road (SC-161) and Dutchman Drive in Rock Hill, South Carolina. The site offers approximately 2 usable acres with +/- 640 feet of frontage along Celanese Road, one of Rock Hill's primary commercial corridors, carrying 42,200+ vehicles per day less than 2 miles from I-77.

The property is zoned NC (Neighborhood Commercial) and is delivered with a preliminary concept site plan for a +/- 9,900 SF retail building with supporting parking, giving a buyer a running start on development. The site sits directly across from a proposed 9,975 SF development and adjacent to Westminster Catawba Christian School.

PROPERTY HIGHLIGHTS

- 42,200+ VPD
- +/- 640 ft of frontage along Celanese Road
- Less than 2 miles from I-77

for more information, contact:

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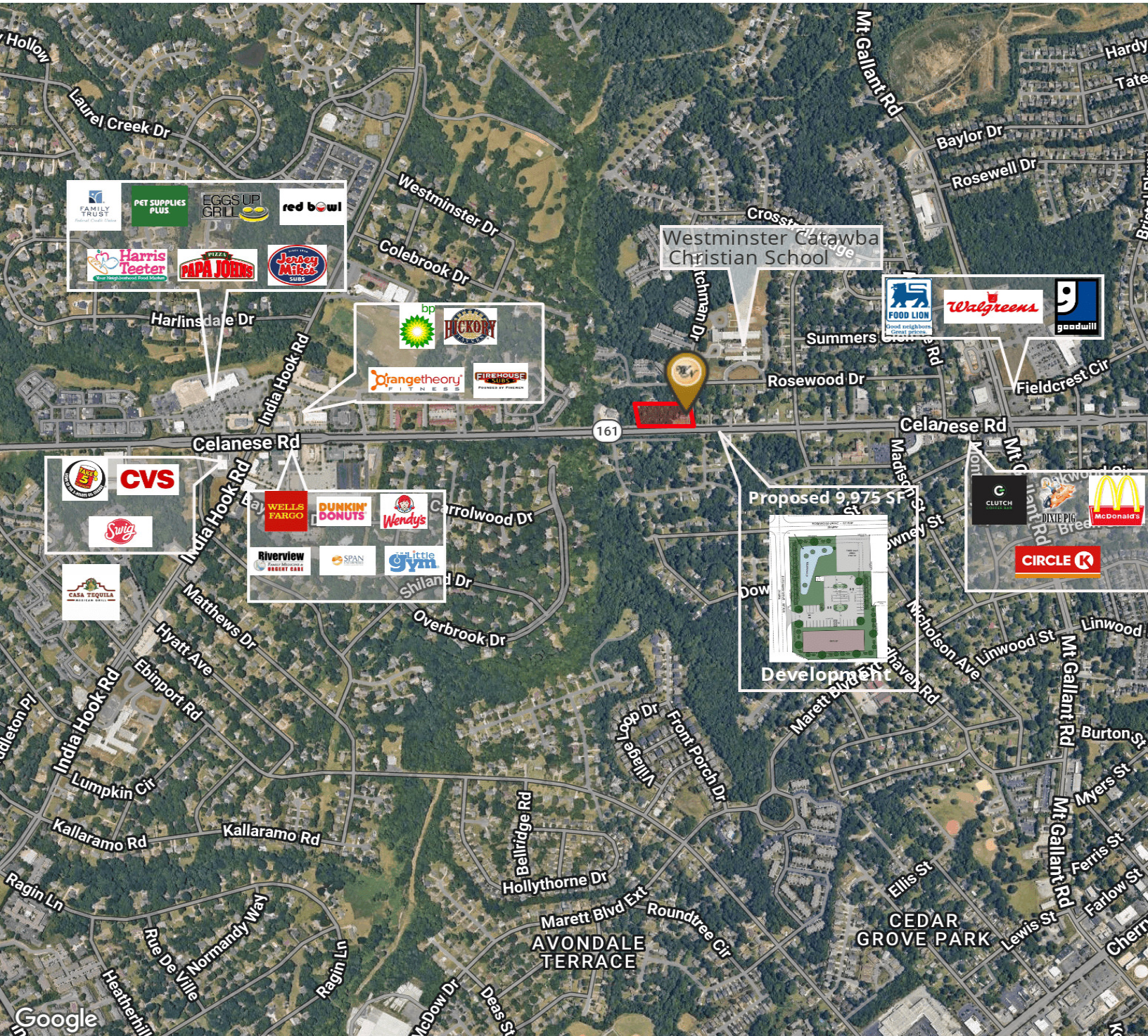


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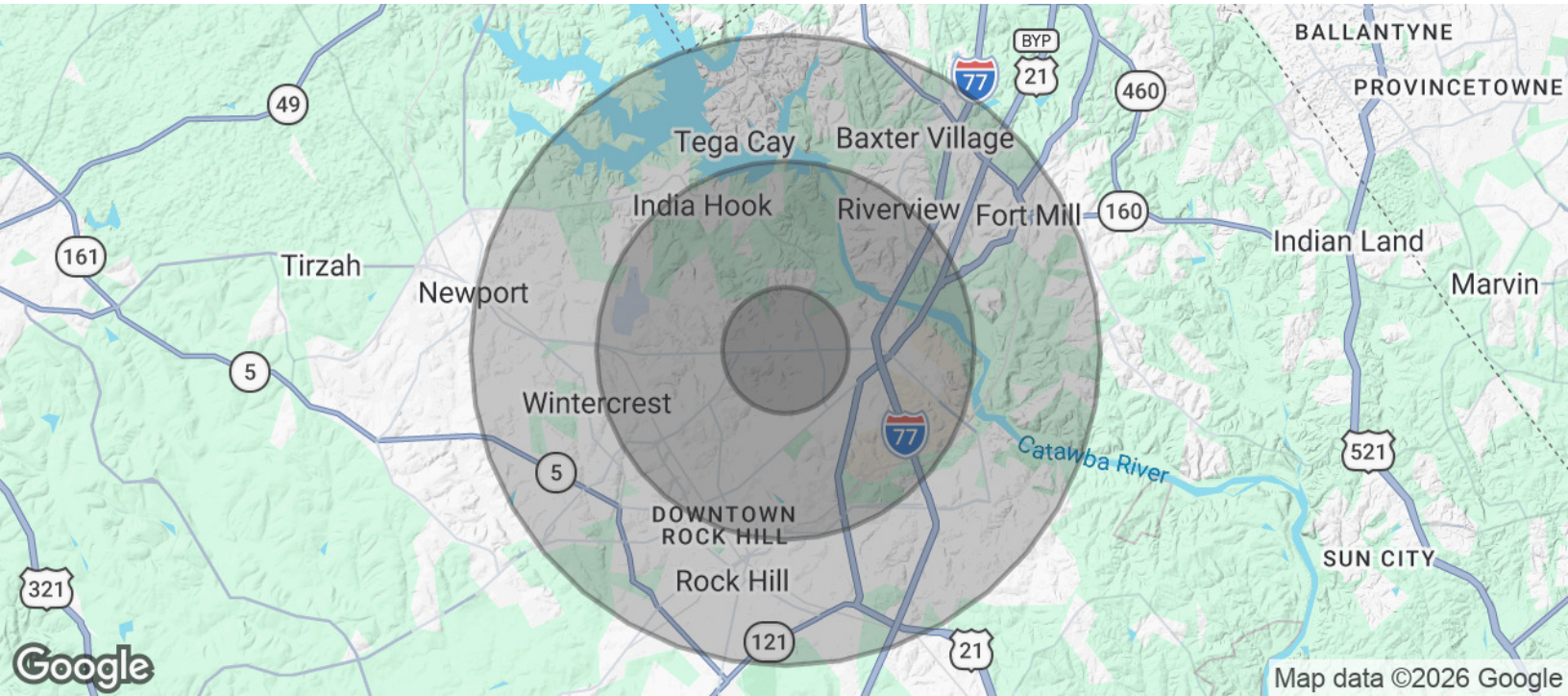


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COMPANY



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	8,826	47,889	123,390
Average Age	39	40	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	3,758	19,540	48,598
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$90,983	\$97,530	\$107,407
Average House Value	\$271,715	\$305,993	\$354,077

2020 American Community Survey (ACS)

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