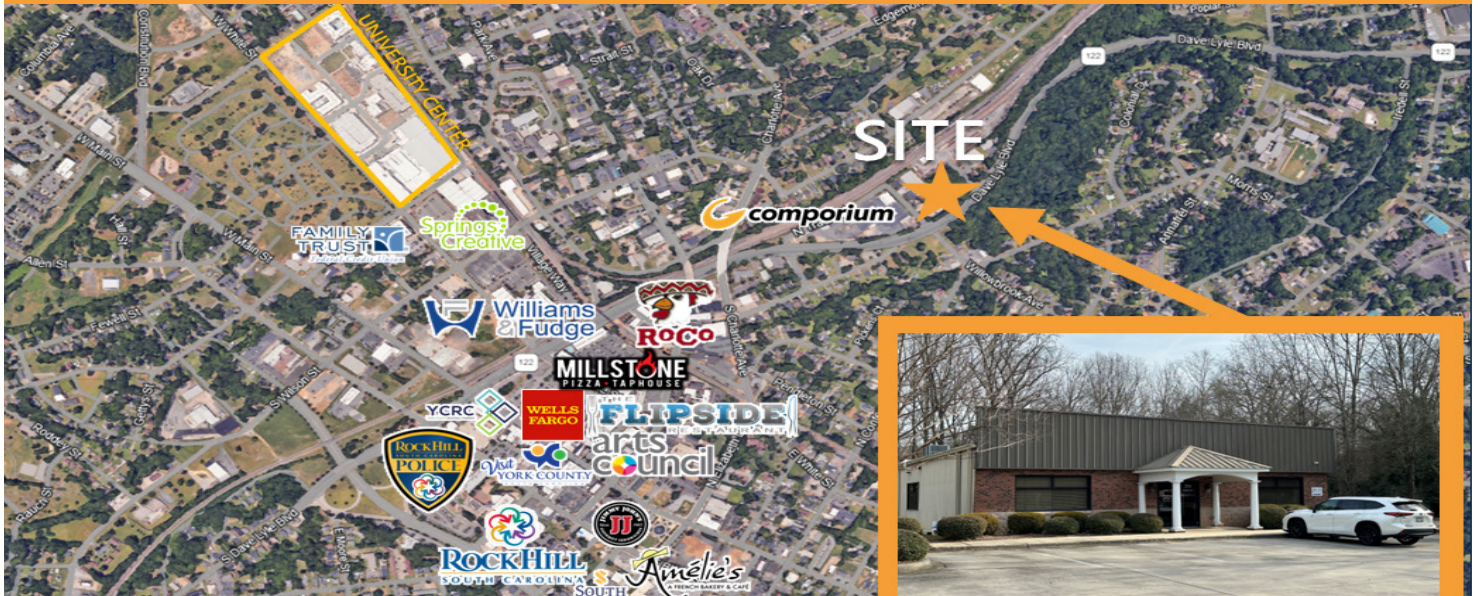


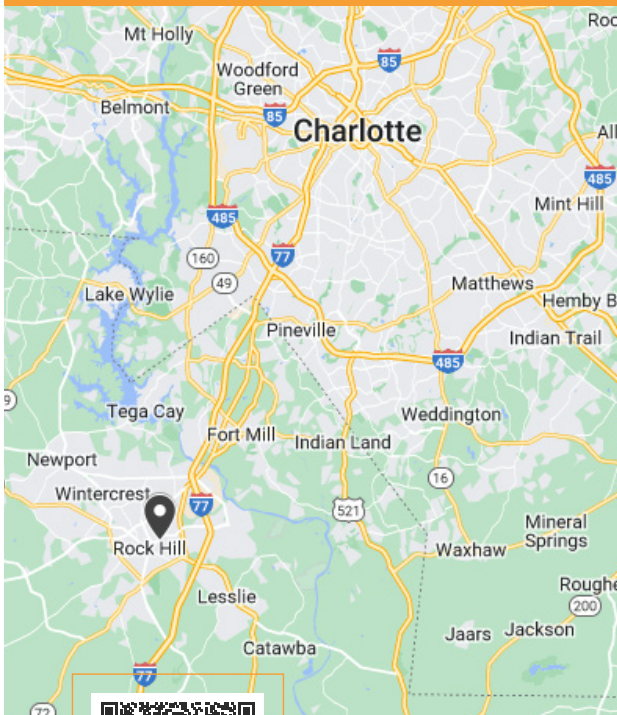
FOR LEASE

\$16/SF MG



RECENT PRICE REDUCTION

±2,000 SQUARE FEET



- ±2,000 Square Feet Available For Lease
- Ideal for Commercial Office Use
- Parcel #627 -12-02-001
- Zoned IG in the City of Rock Hill
- Located Near the Intersection of Willowbrook Avenue & Dave Lyle Boulevard in Close Proximity to Rock Hill Downtown Historic District
- Located ±1 Miles From Interstate 77 Exit 82, ±1.5 Miles From Winthrop University, and ±.5 Miles From New University Center at Knowledge Park

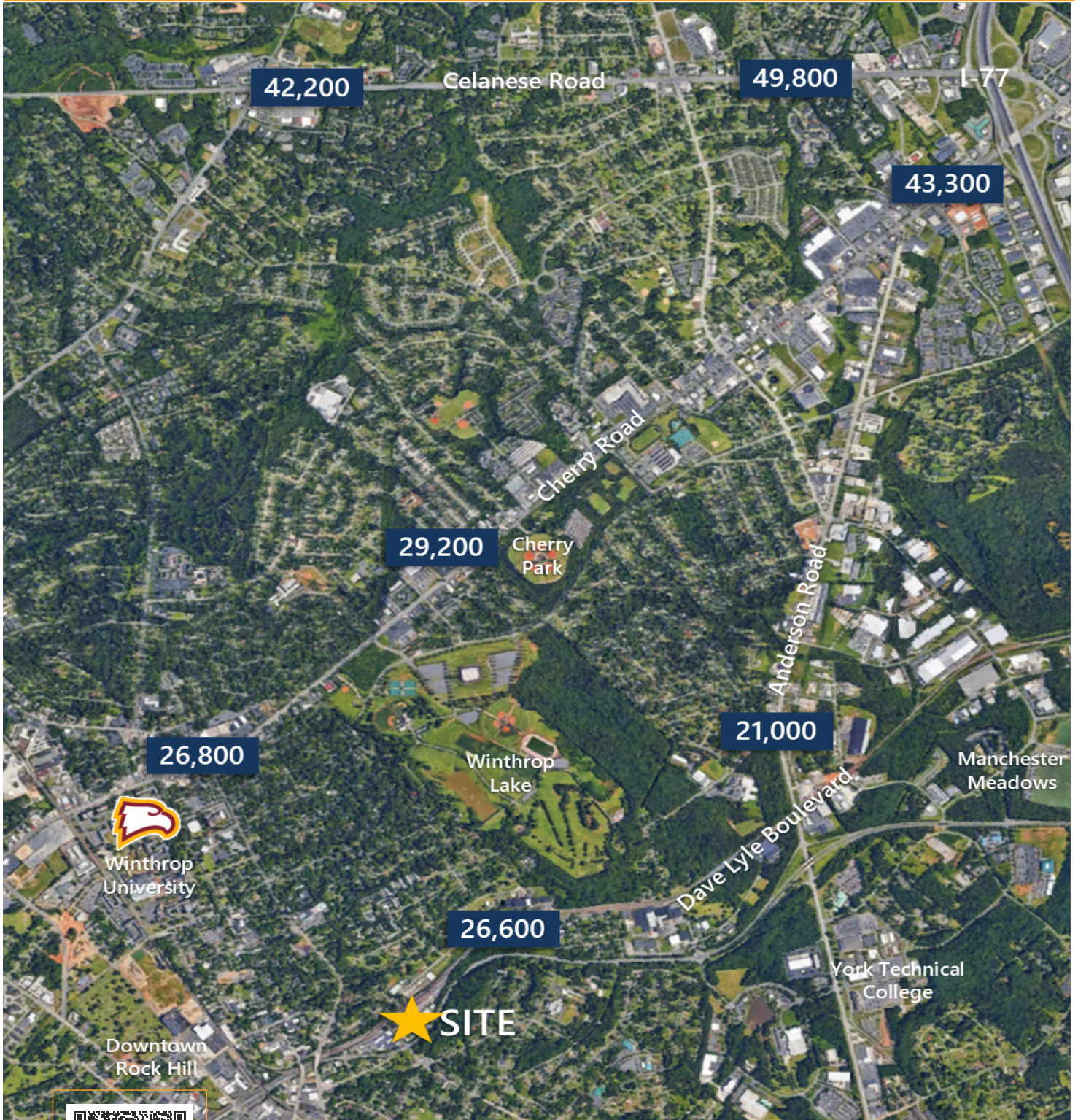


Miles Curley

Senior Commercial Agent

Direct: 803-366-1014 | Miles@tuttleco.com

LOCATION AERIAL & 2023 SCDOT TRAFFIC COUNTS

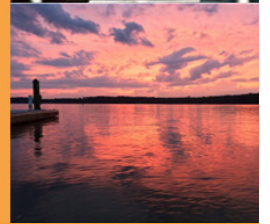


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AREA AMENITIES & ATTRACTIONS



- Rock Hill is the Most Populous City in York County & the 5th Most Populous City in SC
- Located 30 Minutes South of Charlotte and a Hour North of Columbia, Rock Hill Anchors what is known as the "Old English District" in South Carolina
- Rock Hill is conveniently located with Access to Interstate 77



UNIVERSITY CENTER

A ±1.3 Million SF Revival of the Historic ±23 Acre Rock Hill Printing & Finishing Company (The Bleachery) site into a ±200 Million Mixed-Use Development, Located in the Heart of Knowledge Park



ROCK HILL SPORTS & EVENT CENTER

A State-of-the-Art Facility with 8 Basketball Courts, 16 Volleyball Courts, 700 Court-Side Permanent Seats, Multiple Concessions & Locker Rooms & The Championship Court has 1,200 Stadium Seats. Attracts over 466,000 Visitors Annually!



WINTHROP UNIVERSITY

Founded in 1886, Winthrop is a Nationally Recognized Public & Comprehensive University located on a Historic and Scenic Campus. Known for its Diversity, Excellence & Family Atmosphere.



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