

AVAILABLE FOR SALE

HISTORIC MCCRORY BUILDING

135 E. MAIN ST, ROCK HILL, SC 28730



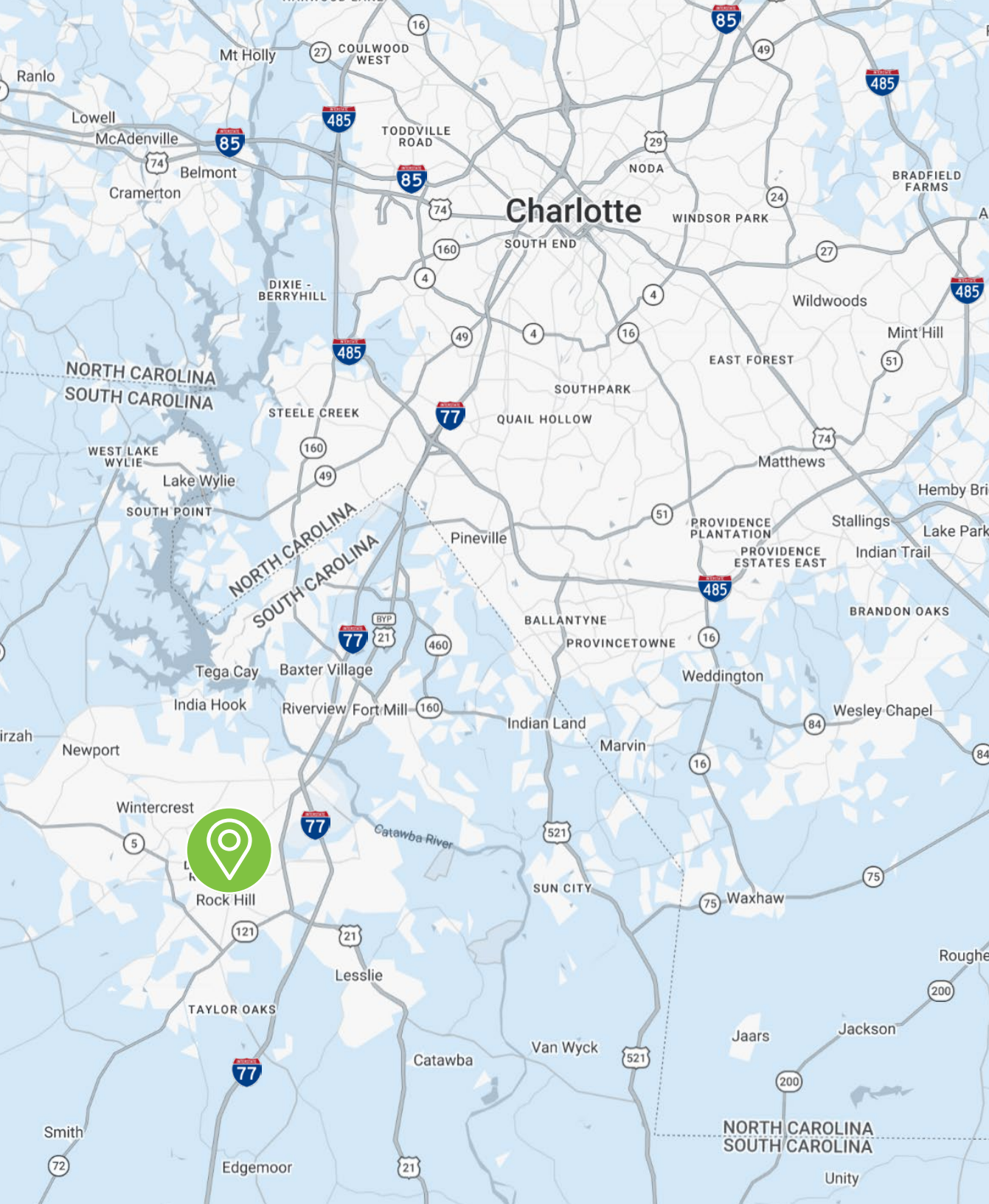
OFFERING MEMORANDUM

INVESTMENT CONTACTS:

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LOCATION



135 E Main St
Downtown Rock Hill, SC 29730



25 Miles
to Charlotte, NC



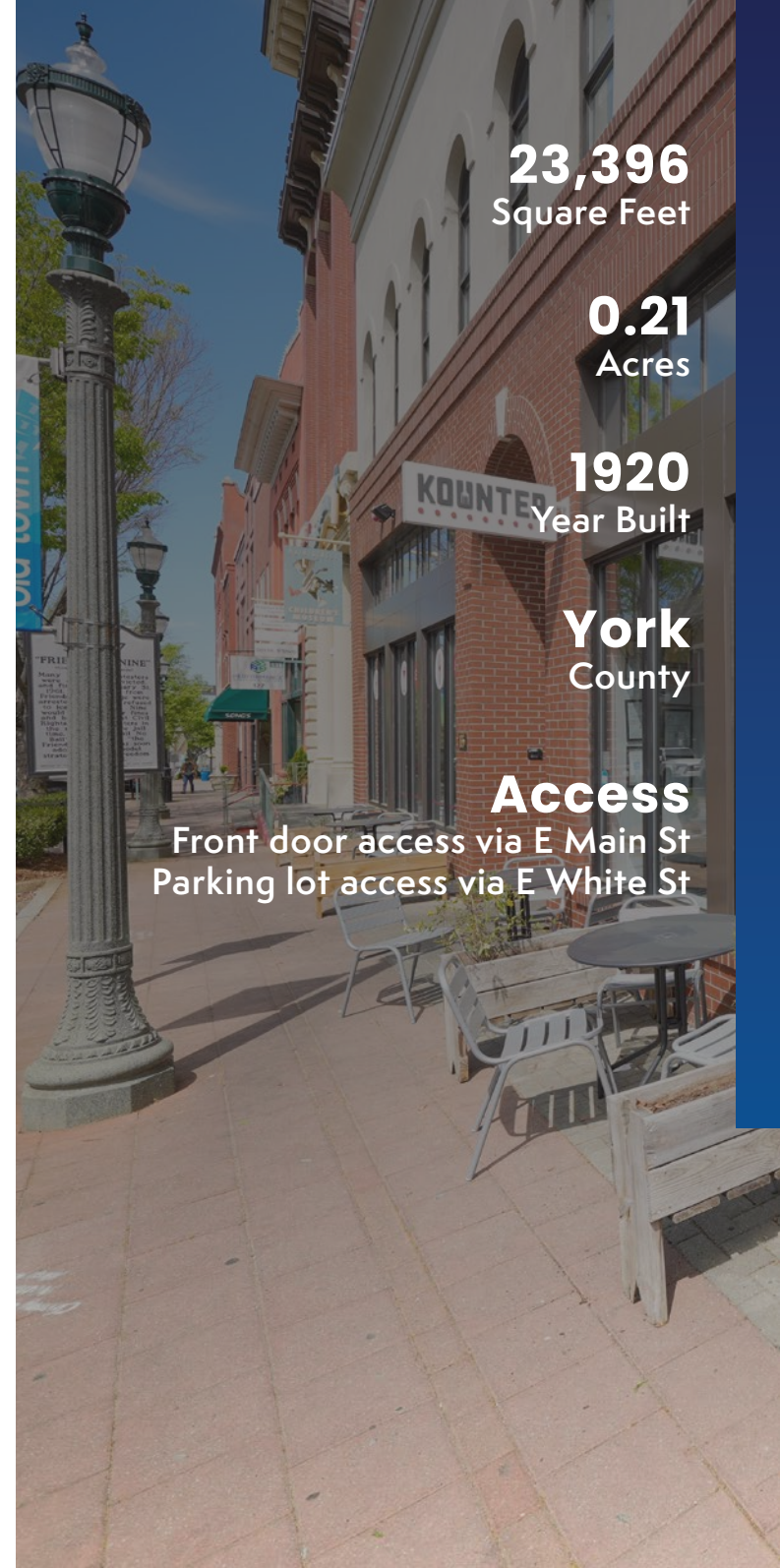
High Walkability
Coffee Shops, Restaurants,
Hotels, Apartments, and Rock
Hill Town Hall all immediately
adjacent



Free Surface Parking
Owned by City of Rock Hill
adjacent

PROPERTY OVERVIEW

| | |
|--------------------|--|
| ADDRESS | 135 E Main St, Rock Hill, SC 29730 |
| SQUARE FOOTAGE | Gross: 23,396 SF Rentable: 18,188 SF |
| ACREAGE | 0.27 AC |
| PARCEL IDS | 6271901007 |
| 2 STORY BUILDING | First Floor - Retail Second Floor - Executive Office |
| OCCUPANCY | 95% |
| TENANTS | 1st Floor: Kounter Restaurant 2nd Floor: South Carolina Arts Commission, AppStream Technologies, Executive Offices |
| YEAR BUILT | 1920 |
| RENOVATIONS | Major renovations in the last 5 years, including all common areas and new roof |
| 2026 ESTIMATED NOI | \$250,000 |
| SALE PRICE | \$3,450,000 |



23,396
Square Feet

0.21
Acres

1920
Year Built

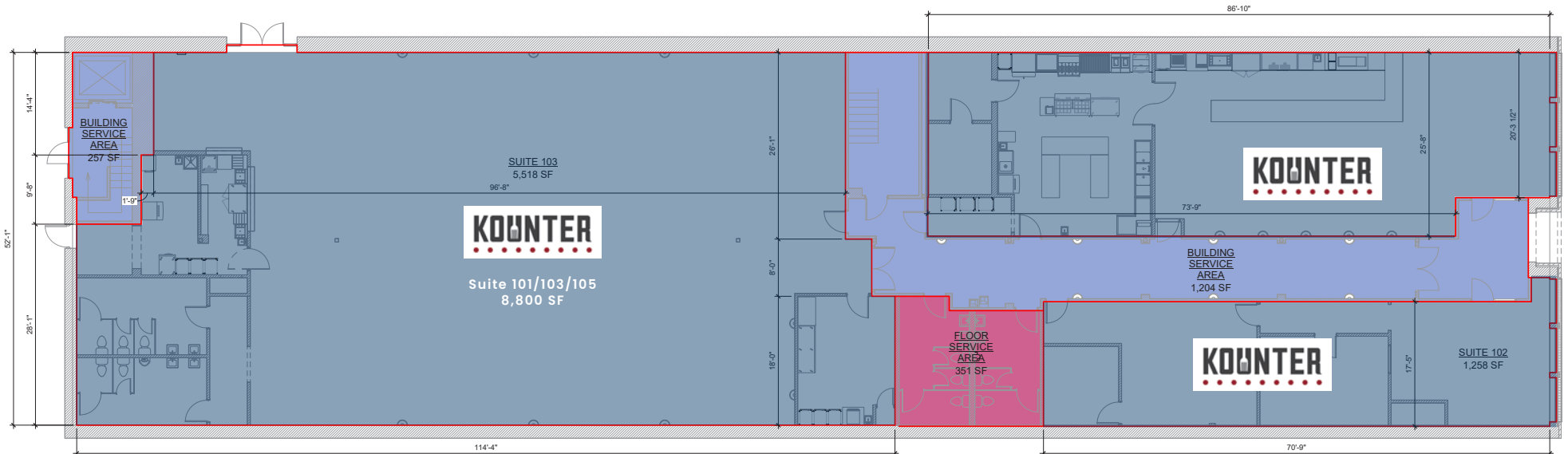
York
County

Access
Front door access via E Main St
Parking lot access via E White St

FLOOR PLAN

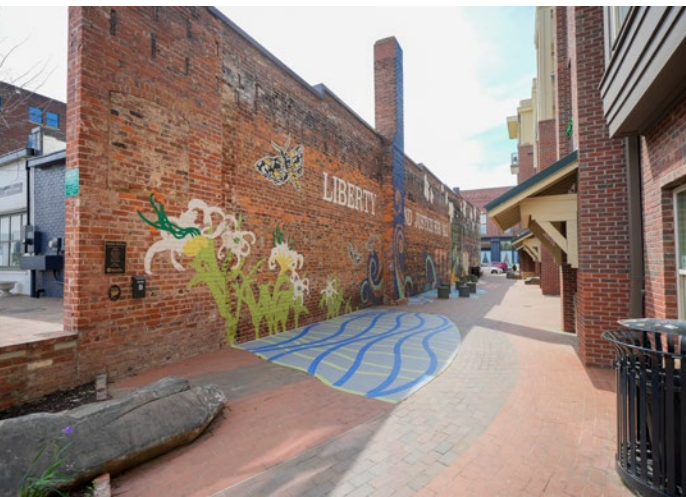


UPPER LEVEL

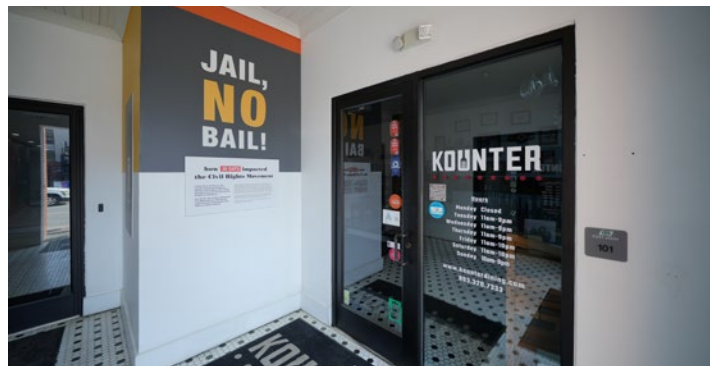
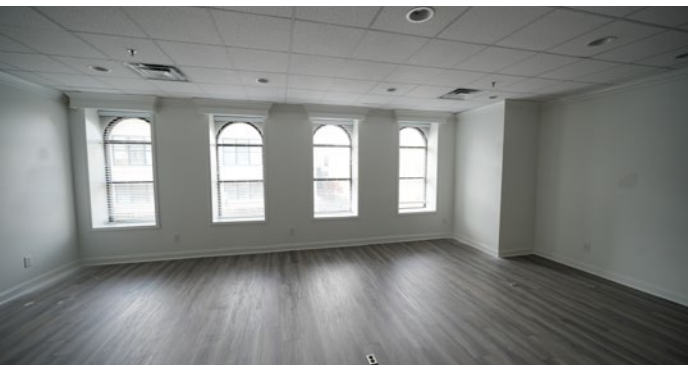
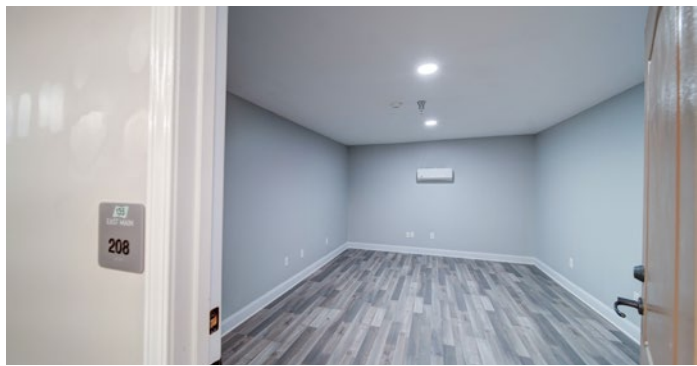
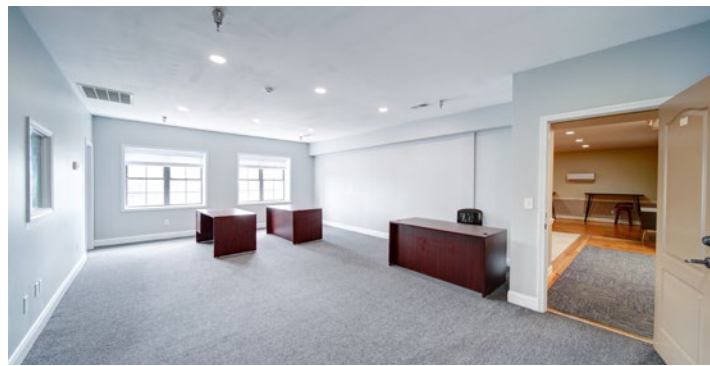
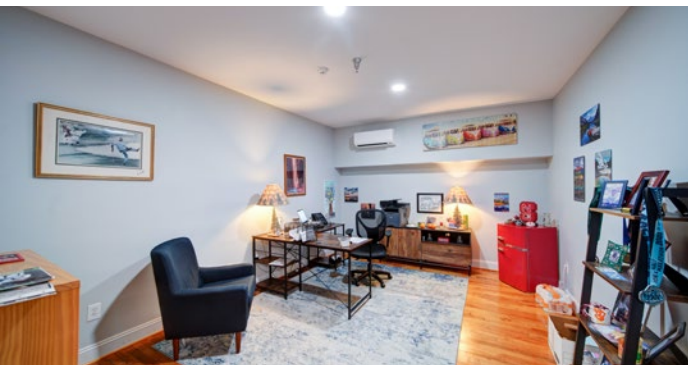
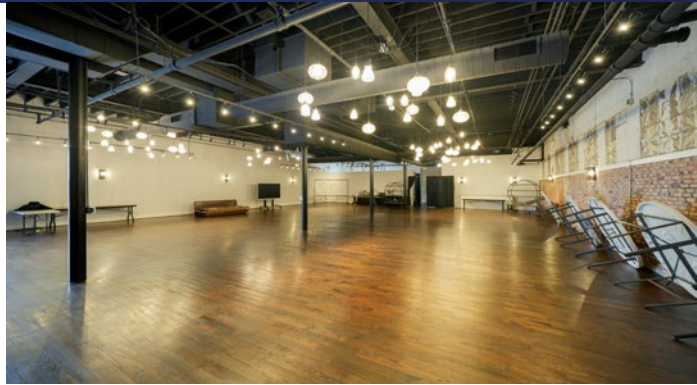
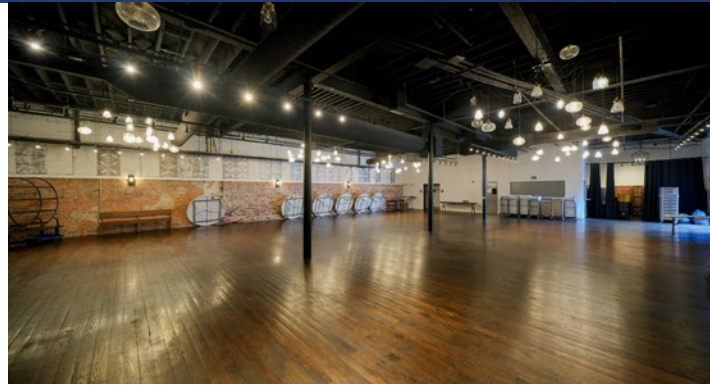
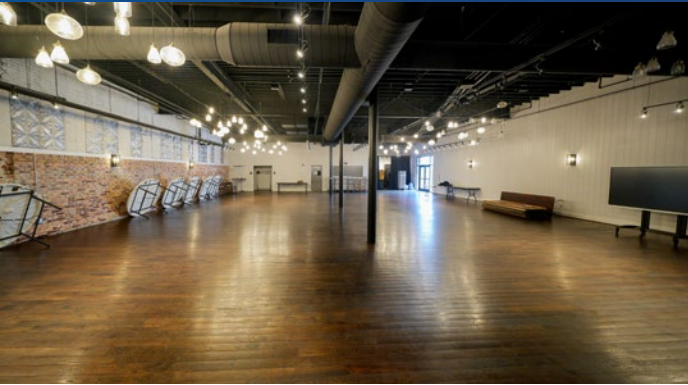


LOWER LEVEL

EXTERIOR PHOTOS



INTERIOR PHOTOS



THE HISTORY: THE FRIENDSHIP NINE U.S. CIVIL RIGHTS TRAIL

The McCrory's Five & Dime in Rock Hill, South Carolina, and the actions of the Friendship Nine represent a pivotal moment in the American Civil Rights Movement. These events highlight how student-led, nonviolent protests challenged segregation in public spaces and introduced new strategic approaches to activism. The Friendship Nine's decision to embrace the "jail, no bail" tactic marked a turning point, strengthening the effectiveness and sustainability of sit-in movements across the South while leaving a lasting educational and moral legacy.

- McCrory's is a recognized stop on the U.S. Civil Rights Trail
- Feb. 12, 1960: Students launched sit-ins after being denied service
- Continued protests highlight the site's role in sustained Civil Rights activism
- Jan. 31, 1961: Students were arrested during a sit-in at the location
- The Friendship Nine chose jail over fines, a defining moment tied to the site
- "Jail, no bail" became a key Civil Rights Trail story and strategy
- Today, the site interprets this legacy through preservation and public education



DOWNTOWN ROCK HILL

Downtown Rock Hill is currently undergoing a massive transformation, fueled by more than \$400 million in active and planned investments. Often referred to as "Old Town," the area is shifting from its industrial textile roots into a modern "Knowledge Park" that bridges Winthrop University with the city center.



The Thread is a \$100M adaptive re-use project that includes Class A office space, retail, and dining located in the Knowledge Park district spanning from Winthrop University to Old Town Rock Hill. Major tenants like Riverstone Logistics are slated to open headquarters here by late summer 2026

400K
Mixed Use SF
Development

30K
Retail Planned in
Phase 1

\$100M
In Capital
Investment



Also known as University Center, the 23-acre project has transformed the old "Bleachery" site into a bustling district featuring the Rock Hill Sports & Event Center, luxury apartments, and the Cambria Hotel.

170K
Sports Building Courts/
Room/Tracks

1,200
Stadium Seats at
Championship Court

\$116M
Direct Economic
Impact Locally



ROCK HILL'S TOP 5 EMPLOYERS



OLD WORLD CHARACTER MEETS HIGH-TECH GROWTH

Rock Hill recently became home to the first state-recognized Cultural District in South Carolina, which has made downtown a destination rather than just a pass-through.

The Mural Mile: A localized art initiative that has turned historic brick walls into an open-air gallery.

Freedom Walkway: A beautifully designed public space on Main Street that honors local civil rights history, serving as a focal point for the city's social and cultural identity

Today's downtown Rock Hill is a "commuter-friendly" alternative to Charlotte that maintains a distinct, historic identity. It successfully blends tech startups with historic architecture and a vibrant, arts-focused social scene.

Dave Lyle Blvd

E White St

White St & Caldwell St
Free Public Parking Lot
(North, Middle, and South)

Exchange at Rock Hill
229 Luxury Apartments

5,000 VPD

WELLS
FARGO

135 E Main Street

arts
council
of york county

| | | | |
|---|-------------------------------|---------------|---|
| KOUNTER Start of KOUNTER | EXPERIENCE THE DIFFERENCE | ROCK HILL | AURORA ARTS, CULTURE & WELLNESS CENTER |
| JEFFCOAT CRIMINAL DEFENSE LAWYERS | | | |

Peoples Bank
A higher level of service.

Culture & Heritage
Museums

ROCK HILL
MILLSTONE
PIZZA TAPHOUSE
FLIPSIDE

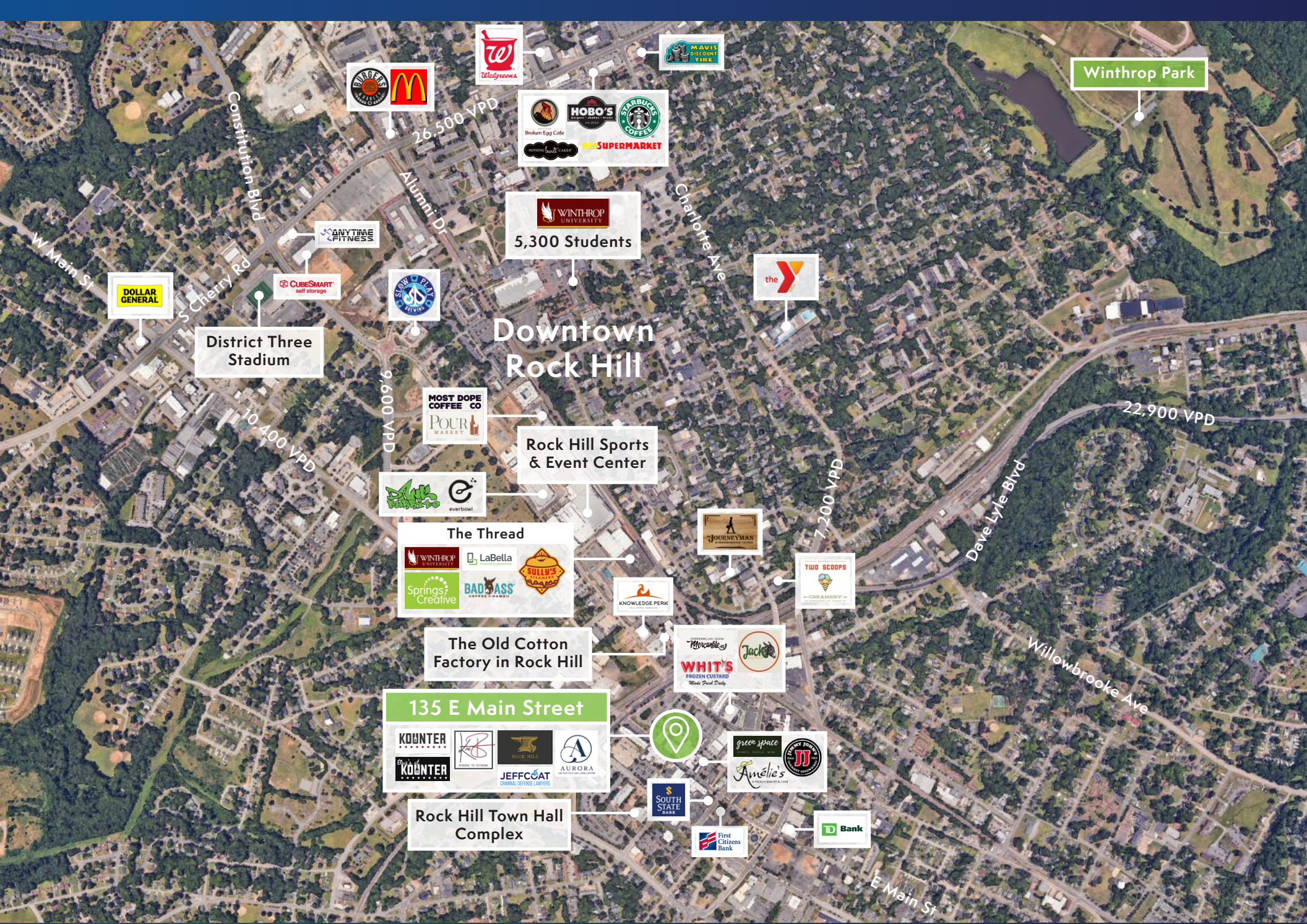
10,400 VPD

E Main St

THE
JOHN
J
RESTAURANT

Amélie's
A FRENCH BAKERY & CAFE
green space
PLANTS. PEOPLE. WINE.

DRONE VIEW



Winthrop Park

WINTHROP UNIVERSITY
5,300 Students

District Three Stadium

Rock Hill Sports & Event Center

The Thread
WINTHROP UNIVERSITY LaBella
Springs Creative BADASS COFFEE & HAWAII SULLY'S MARKET

The Old Cotton Factory in Rock Hill

135 E Main Street
KOUNTER KOUNTER ROCK HILL AURORA
JEFFCOAT ORIGINAL DEFENSE LAWYERS

Rock Hill Town Hall Complex

DOLLAR GENERAL

ANYTIME FITNESS

CUBESMART self storage

SLIDE & PLAY

MOST DOPE COFFEE CO
POUR MARKET

everbowl

The Thread

WINTHROP UNIVERSITY LaBella
Springs Creative BADASS COFFEE & HAWAII SULLY'S MARKET

The Old Cotton Factory in Rock Hill

135 E Main Street
KOUNTER KOUNTER ROCK HILL AURORA
JEFFCOAT ORIGINAL DEFENSE LAWYERS

Rock Hill Town Hall Complex

HOBOS Broken Egg Cafe
STARBUCKS COFFEE
PET SUPERMARKET

the Y

JOURNEYMAN

TWO SCOOPS
CREAMERY

KNOWLEDGE PERK

WHIT'S FROZEN CUSTARD
Jackie's

green space
Amelie's

SOUTH STATE BANK

First Citizens Bank

TD Bank

Constitution Blvd

26,500 VPD

Alumni Dr

Charlotte Ave

10,400 VPD

9,600 VPD

7,200 VPD

22,900 VPD

Dave Lyle Blvd

Willowbrooke Ave

E Main St

TENANT OVERVIEW

KOUNTER

Kounter Dining in Rock Hill is a modern American restaurant known for its creative, farm-to-table dishes and interactive dining style. Located at a historic lunch counter tied to a 1961 civil rights sit-in, it combines thoughtful cuisine with a meaningful setting, offering a unique and engaging dining experience.

COMPANY INFO

| | |
|-----------------------|---------------------------------------|
| Founded | 2020 |
| Industry | Restaurant |
| Lease Maturity | November 30, 2033 |
| Renewal Option | 1-5 Year Option with Fair Market Rent |



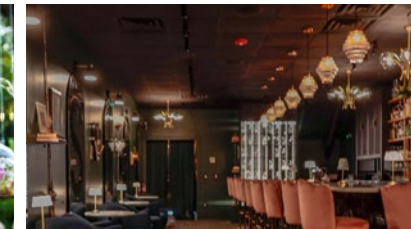
Kounter Dining Website




Elsie's at Kounter is a speakeasy-style cocktail bar inside the same historic building as Kounter Dining. It offers creative crafted drinks along with a small menu of snacks, charcuterie, and sweets in an intimate, dimly lit setting. Guests typically enter by using a daily passcode and enjoy a relaxed atmosphere focused on conversation and quality cocktails.



Kre8 Xperiences is a creative catering and event company led by Kounter's Chef Rob Masone that specializes in full-service event planning for everything from corporate functions to private celebrations. They focus on imaginative food and interactive dining experiences that aim to make events memorable for guests.





 [Visit our Website](#)

FOR MORE INFORMATION:

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Information has been collected from sources deemed reliable. It is our intention to provide accurate information, however no liability is assumed for errors and omissions. Park Commercial Real Estate, LLC is a licensed real estate firm in North and South Carolina.