

404 Rawlinson Road, Rock Hill, SC



Property Overview

- +/- 22.85 acres for sale
- \$3,350,000
- Zoned RMX-20 (York County)
- Access to water & sewer
- Gently sloping topography
- Located across from the [YMCA Aquatics Center](#)
- Close proximity to Olde Pointe Elementary & Northwestern High School
- Nearby grocers include Aldi, Wal Mart, Publix & Harris Teeter
- Site Location:
 - +/- 5 miles from Downtown Rock Hill & [The Rock Hill Sports and Event Center](#)
 - +/- 8 miles from [Riverwalk](#)
 - +/- 2 miles from Rock Hill York County Airport
 - +/- 6 miles to I-77
 - +/- 27 miles to Uptown Charlotte



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Conceptual Site Plan +/- 105 Townhomes



Demographics

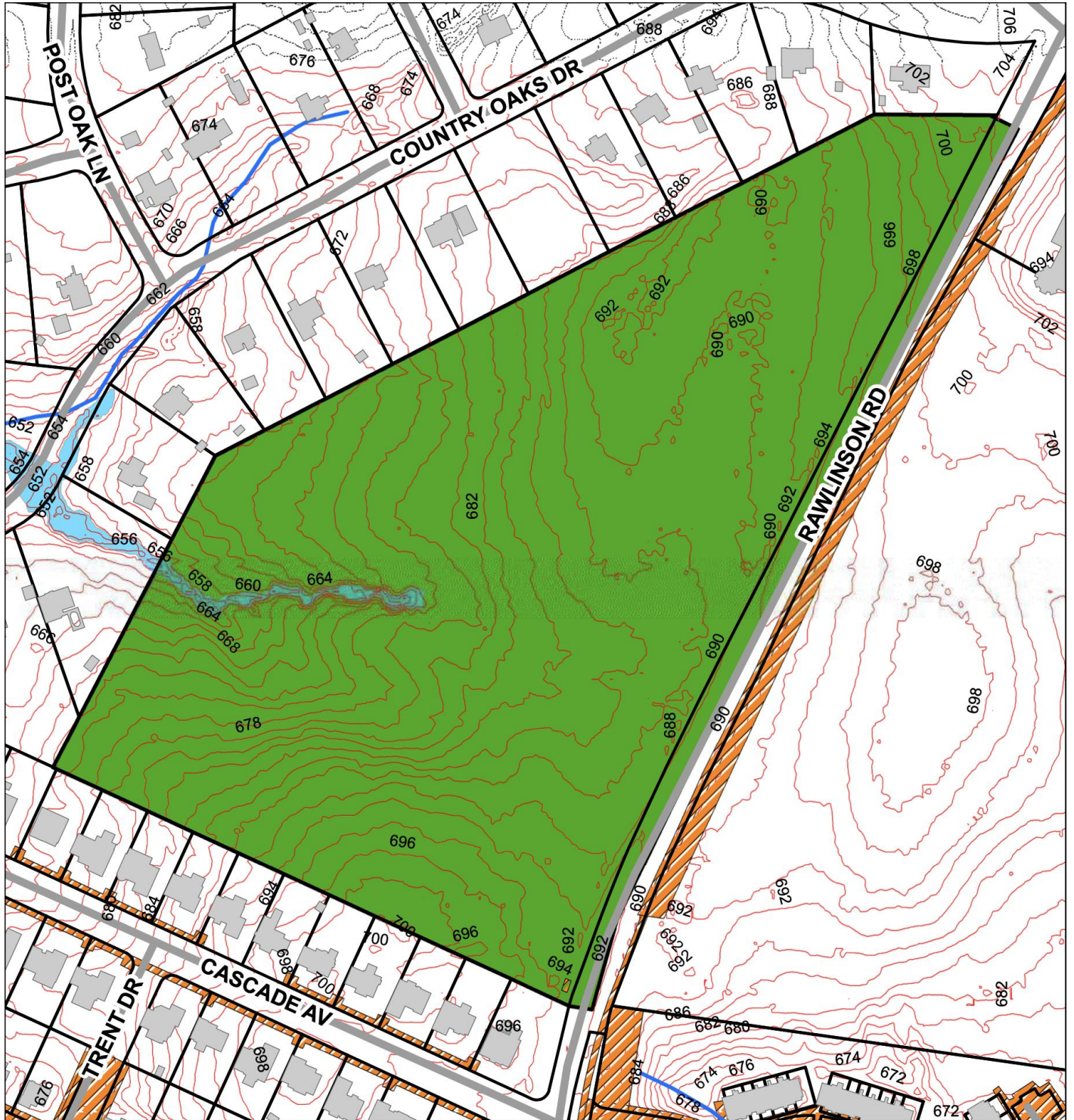
	1 Mile	3 Miles	5 Miles
Average HH Income	\$110,598	\$98,286	\$87,749
2024 Population	3,276	30,238	76,478
Daytime Employment	1,579	14,766	30,414

- **Traffic Counts:** Just below the site (south) are estimated to be at 5,388 VPD & are 14,180 VPD on Heckle just above Old Pointe Elementary



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Topography



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