



POST ★ 34

ROCK HILL, SC



CAMBRIDGE PROPERTIES

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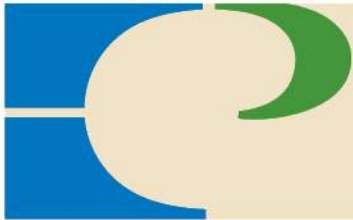
JAY PRIESTER
JJP@CAMBRIDGEPROP.COM

ADAPTIVE RE-USE RETAIL BUILDING

1,300sf - 14,000sf

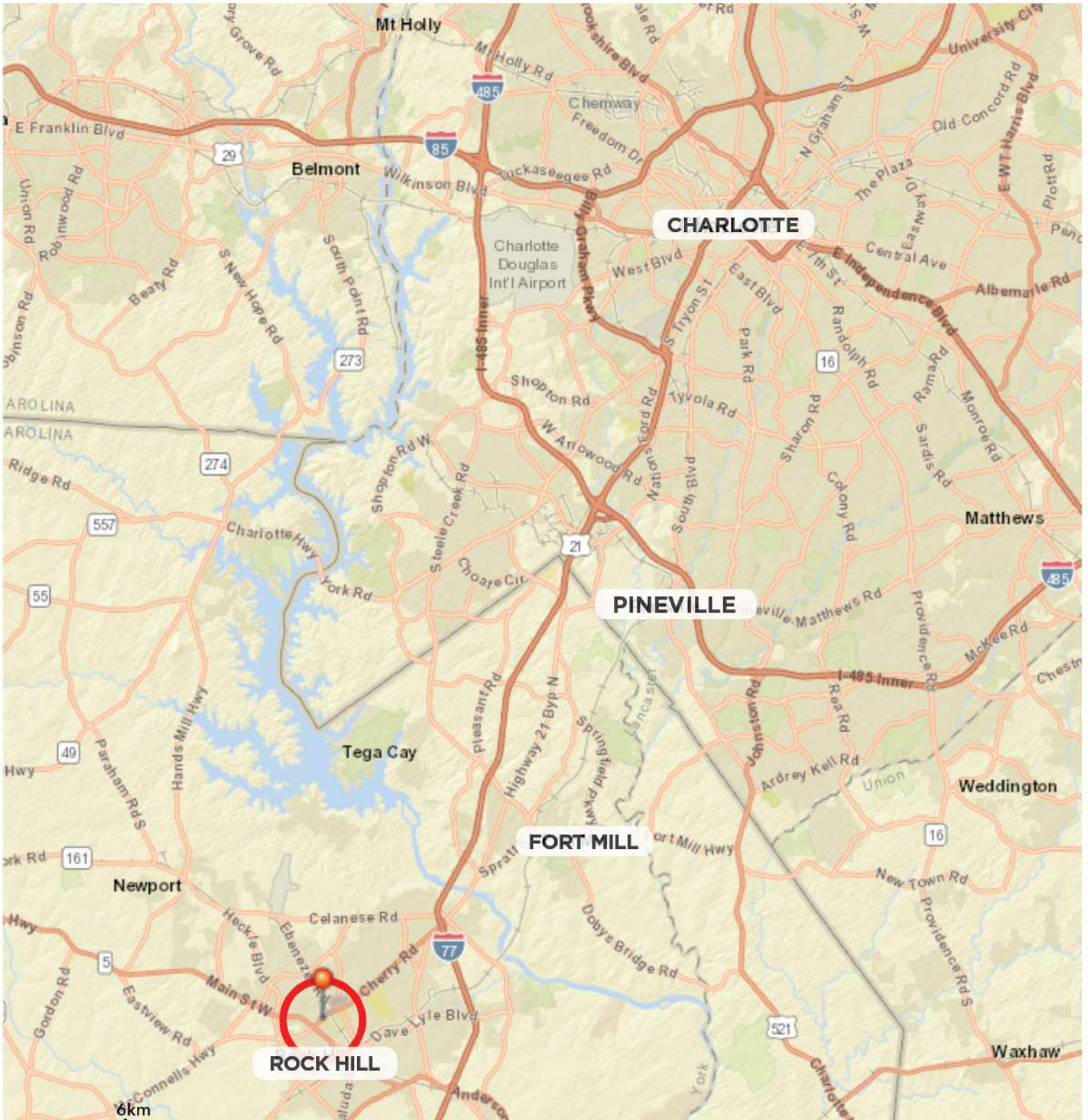
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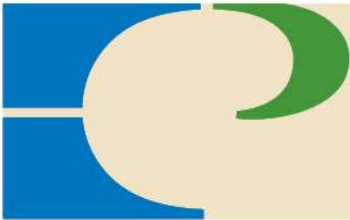
Cherry Road and Constitution Boulevard
Rock Hill, SC



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LOCATION MAP

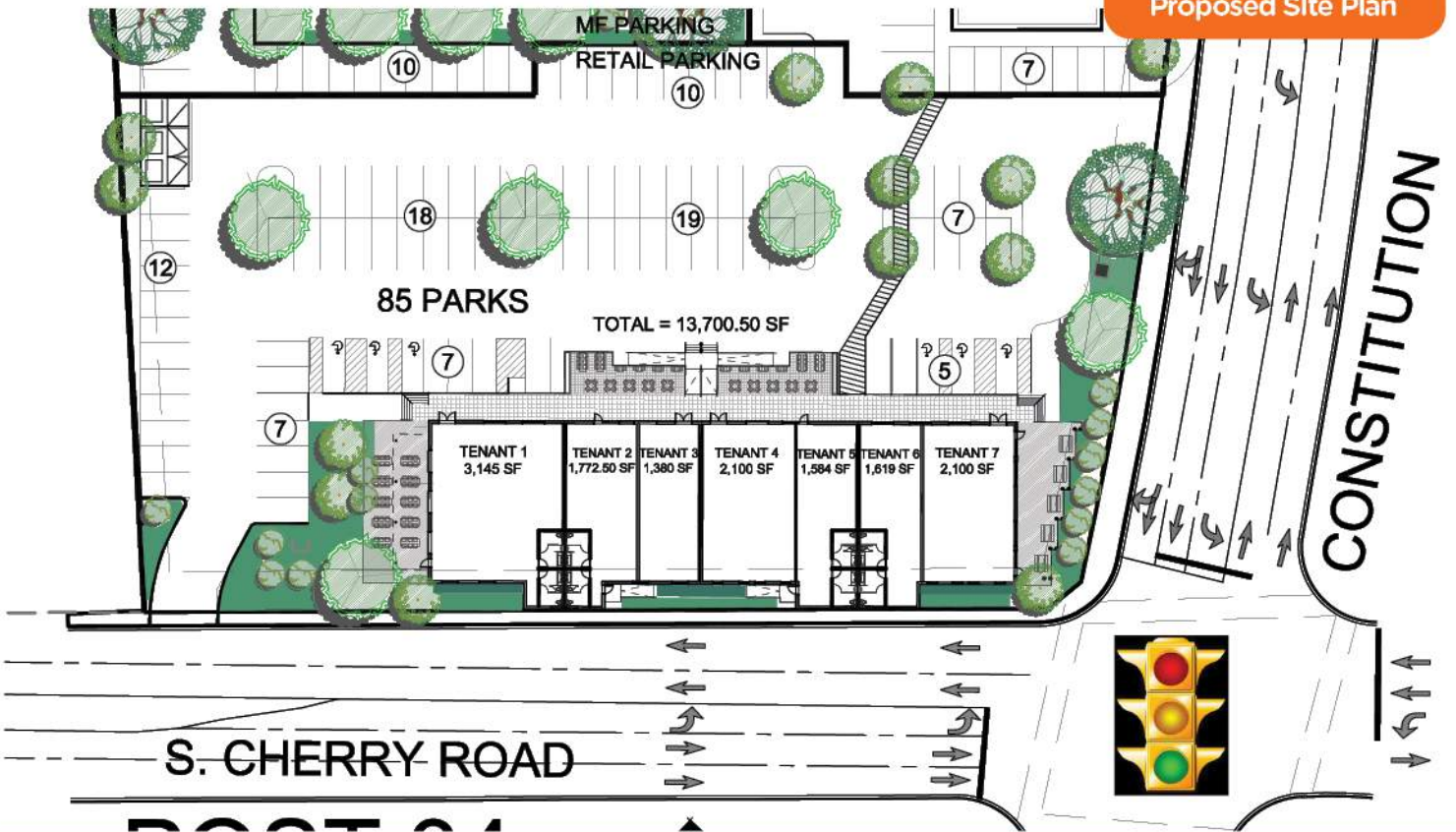




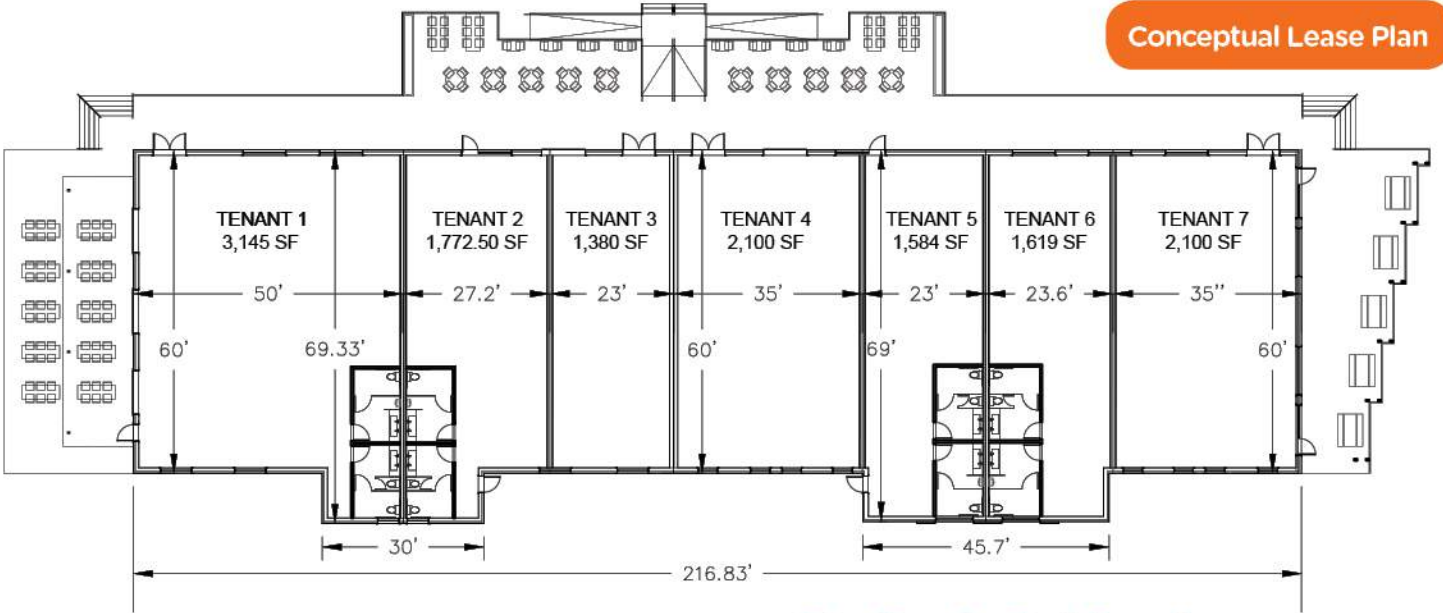
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PLAN

Proposed Site Plan

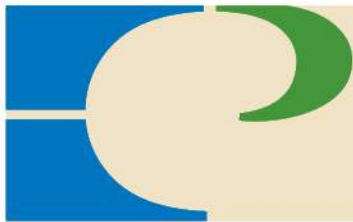


Conceptual Lease Plan



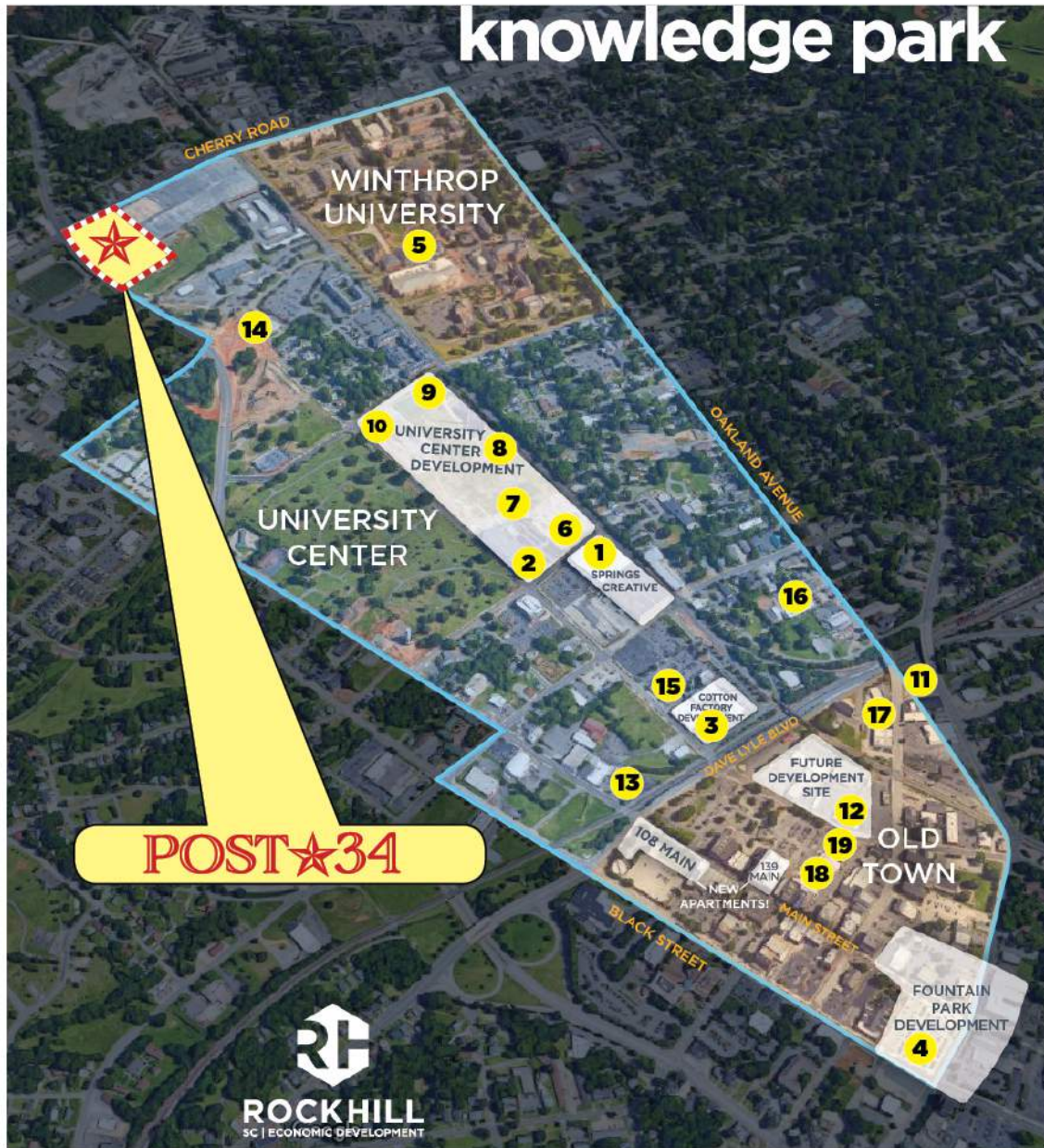
TOTAL = 13,700.50 SF

Suite Sizes Can Be Adjusted

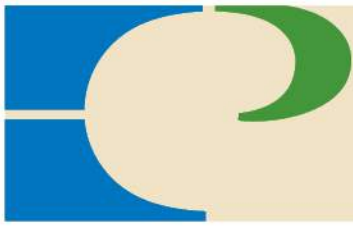


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KNOWLEDGE PARK AREA DEVELOPMENT

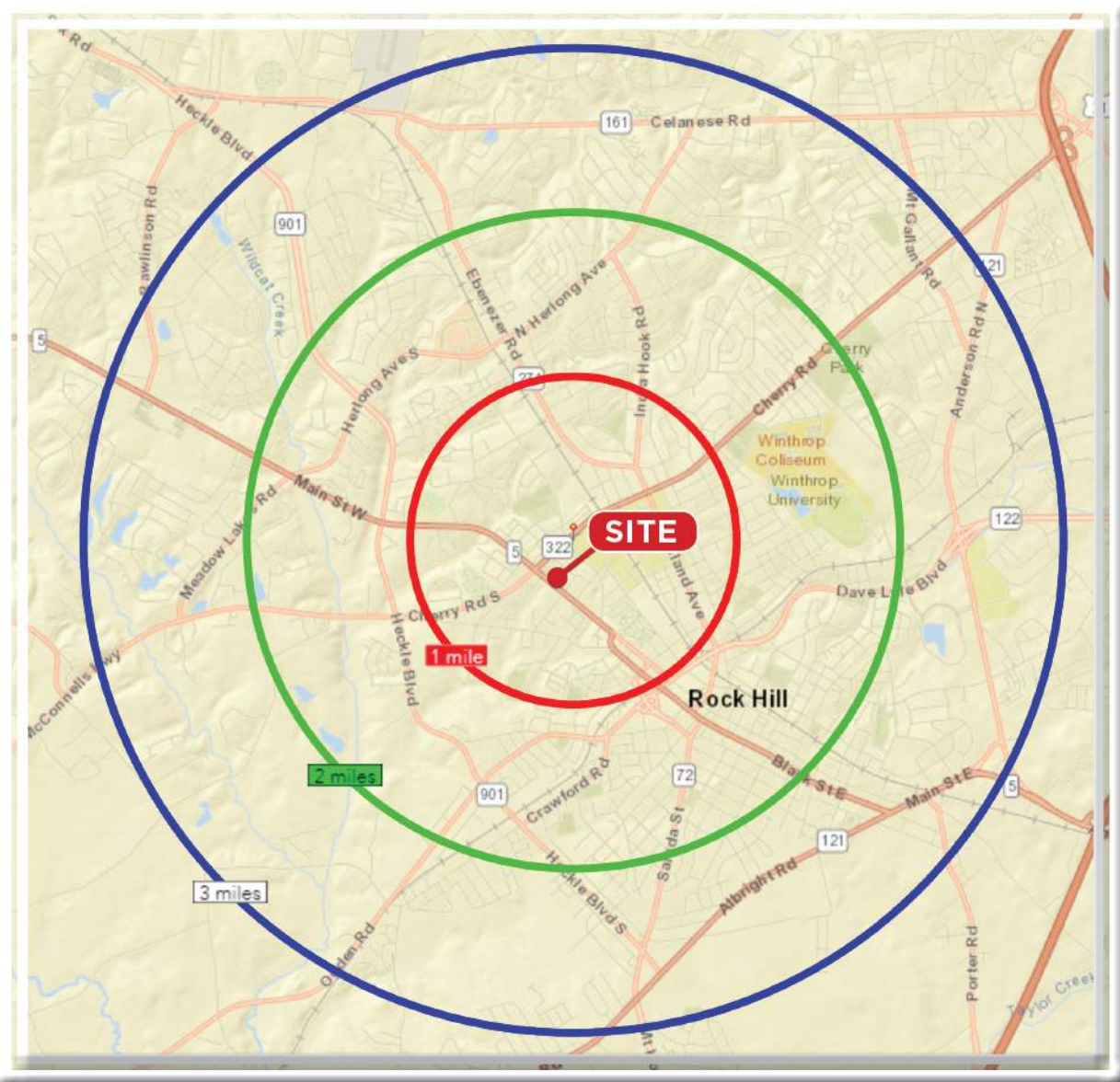


- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Baxter Mill Redevelopment <ul style="list-style-type: none"> • 400,000sf office space, Restaurant, retail, event space 2. Lowenstein Building <ul style="list-style-type: none"> • 225,000sf office space, 75% leased 3. The Cotton Factory <ul style="list-style-type: none"> • Historic Mill, 400 total employees 4. Fountain Park <ul style="list-style-type: none"> • Available hotel site 5. Winthrop University <ul style="list-style-type: none"> • 5,813 Students (Total Enrollment) 6. Indoor Sports Arena, Opening Q2 2019 7. Cambria Hotel (200 rooms), Announced 8. Renovated Mill retail space <ul style="list-style-type: none"> • Whitehorse Restaurant 9. Student Housing (500 beds), Announced 10. Market-Rate Multi-family (+/- 150 Units), Announced | <ol style="list-style-type: none"> 11. Oakland Auto <ul style="list-style-type: none"> • Creative Office and Retail Redevelopment 12. Good Motors Redevelopment Site <ul style="list-style-type: none"> • 5ac redevelopment site 13. Herald Redevelopment Site, Under Construction <ul style="list-style-type: none"> • 5.5ac redevelopment site • Proposed pedestrian bridge over rail line 14. Slow Play Brewing Co. 15. Dust Off Brewing Co. 16. Legal Remedy Brewing 17. The Roasting Company 18. Amelie's 19. Rock Hill Market <ul style="list-style-type: none"> • Millstone Pizza & Taphouse • Rock Hill Brewing Co. • The Flipside Restaurant |
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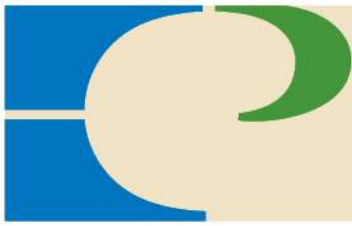
DEMOGRAPHIC PROFILE



STUDY AREA: Radii	1 Mile	2 Miles	3 Miles
Population 2023 Forecast	10,887	34,775	59,587
Population 2018 Projection	10,271	32,831	55,816
Average HH Income 2023 Forecast	\$61,865	\$68,616	\$74,478
Average HH Income 2018 Projection	\$54,043	\$59,649	\$65,194

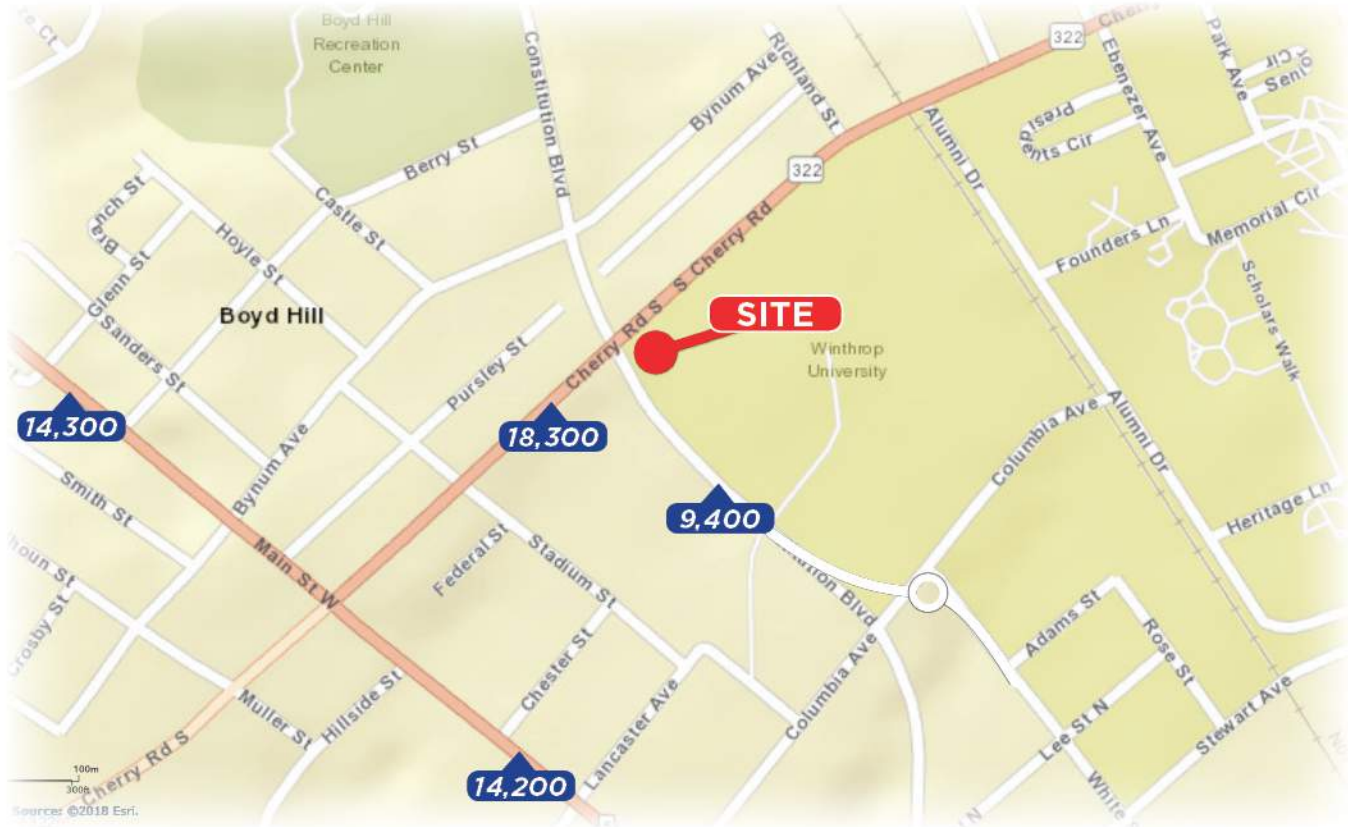
POPULATION SOURCE: US Census Bureau, Census 2010 Summary 1. ESRI forecasts 2018 and 2023

Prepared 01/17/2019



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TRAFFIC PROFILE



TRAFFIC COUNTS	
S. Cherry Road (0.09 miles NW of Site)	18,300 AADT
Constitution Boulevard (0.10 miles SE of Site)	9,400 AADT
Main Street W (0.30 miles W of Site)	14,200 AADT
Main Street W (0.42 miles SW of Site)	14,300 AADT

SOURCE: SC DOT GIS/Mapping reported this data for calendar year 2017