

OLD TOWN MARKET

111 Caldwell St. | Rock Hill, SC 29730

OFFERING MEMORANDUM



CONTACT

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PROPERTY OVERVIEW



INTRODUCTION

Boundary Street Retail Advisors is pleased to present the opportunity to purchase 111 Caldwell St. in Downtown Rock Hill. The property is +/- 3,308 SF and is currently leased to three tenants.

OFFERING OVERVIEW

- Downtown Rock Hill
- 100% Leased
- Strong area demographics
- Within walking distance to numerous Downtown tenants and restaurants
- Call for Pricing

CONTACT

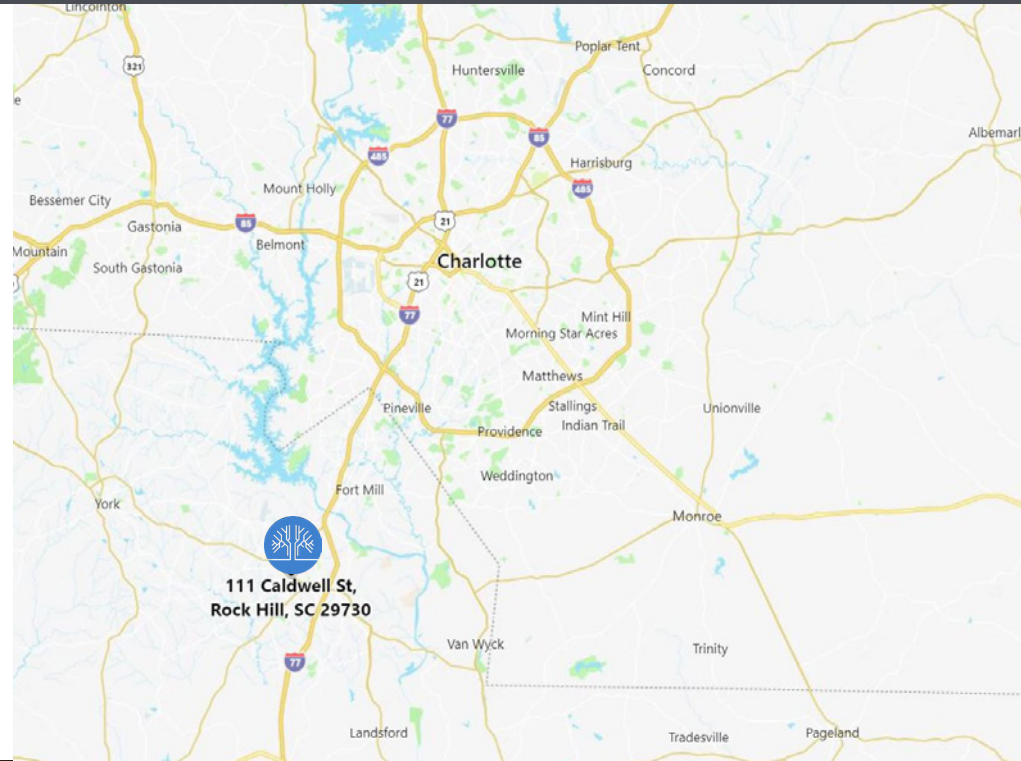
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PROPERTY OVERVIEW

PROPERTY DETAILS

VACANCY	100% Leased
GLA	+/- 3,308
TENANTS	Journey Within, Crown Town Frose, J. Lily Salon
PARCEL ID	6271901030
STORIES	1
YEAR BUILT	1940
PROPERTY TYPE	Freestanding Building
BUILDING CLASS	C
ZONING	DTWN



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	8,787	41,728	80,988
HOUSEHOLDS	6,796	25,950	45,210
AVG. HH INCOME	\$32,417	\$43,690	\$53,841
EMPLOYEES	3,872	18,557	37,595
TRAFFIC COUNTS: Black St. W 5,800 VPD			

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AREA OVERVIEW

ROCK HILL, SOUTH CAROLINA

Rock Hill, South Carolina is a business-savvy blend of historic charm and responsibly implemented expansion. The city is located in the north-central area of South Carolina approximately 20 miles south of Charlotte, NC along the I-77 corridor. Rock Hill is a growing community of 67,000 residents, and the City encompasses over 36 square miles. Rock Hill is the largest city in York County, SC and the only major South Carolina city in the Charlotte area.



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ECONOMIC OVERVIEW

INCOME

111-101

\$2,631.03/mo started August 27, 2021 and expires August 26, 2024

111-103

\$1,868.53/mo started April 17, 2023 and expires April 30, 2025

111-105

\$1,150.00/mo starting June 1, 2020 and expires May 31, 2025

EXPENSES

Taxes

\$13,961.24/year

Insurance

\$4,423.20/year

Parking Fee

\$300/year

Management Fees

\$3,000/year

NET OPERATING INCOME

*Includes Base Rent & TICAM

GROSS YEARLY INCOME

\$71,078.22

LESS YEARLY EXPENSES

*Estimated CAM (Common Area Maintenance)

\$21,684.44

NET OPERATING INCOME

\$49,393.78

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