

111

CALDWELL  
STREET

ROCK HILL, SC 29730

**PROPERTY STATUS**

For Lease

**AVAILABLE SUITES**

101 & 103

**SUITE SIZE**

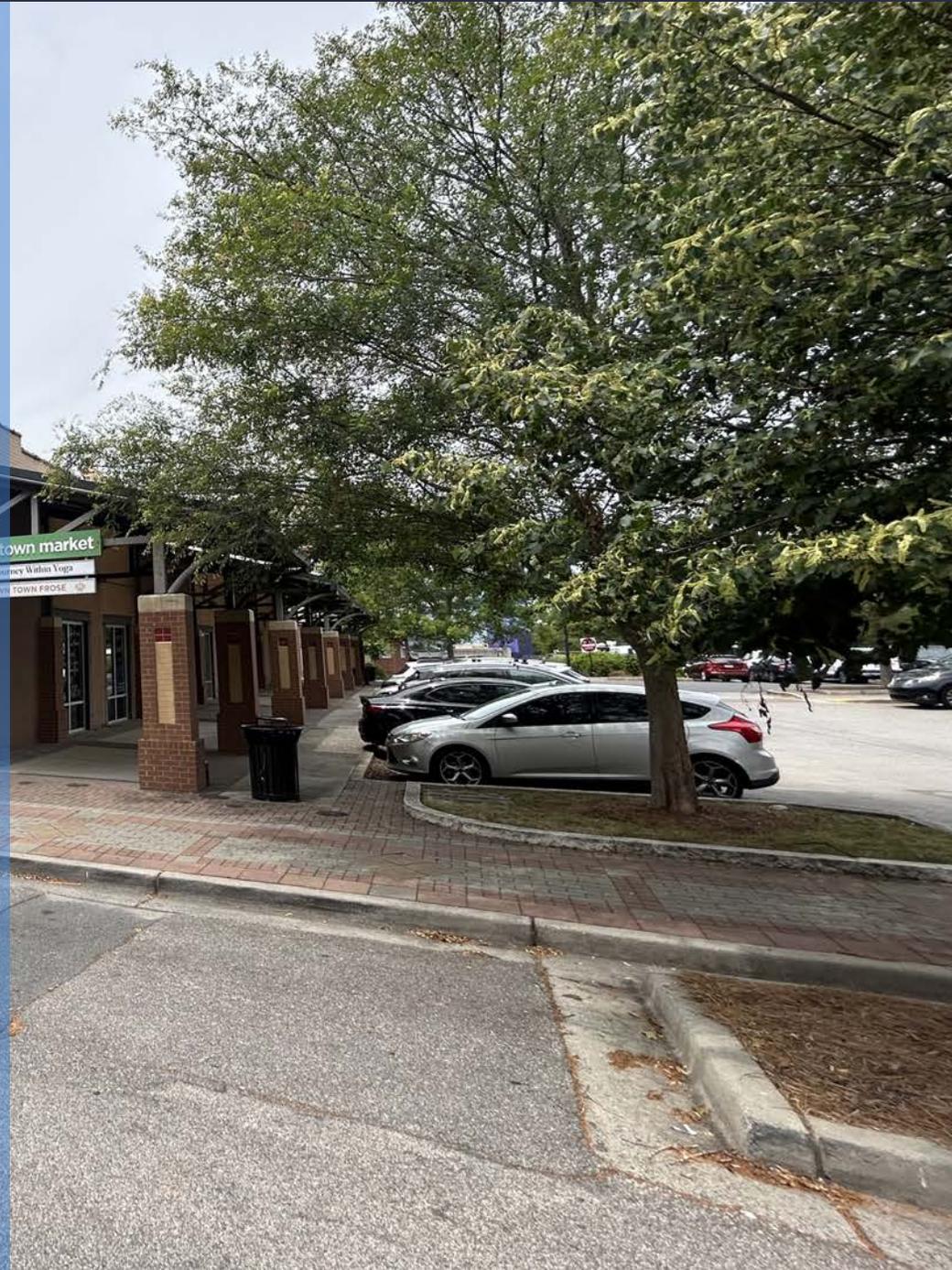
1,488SF | 1,078 SF

**ZONING**

DTWN

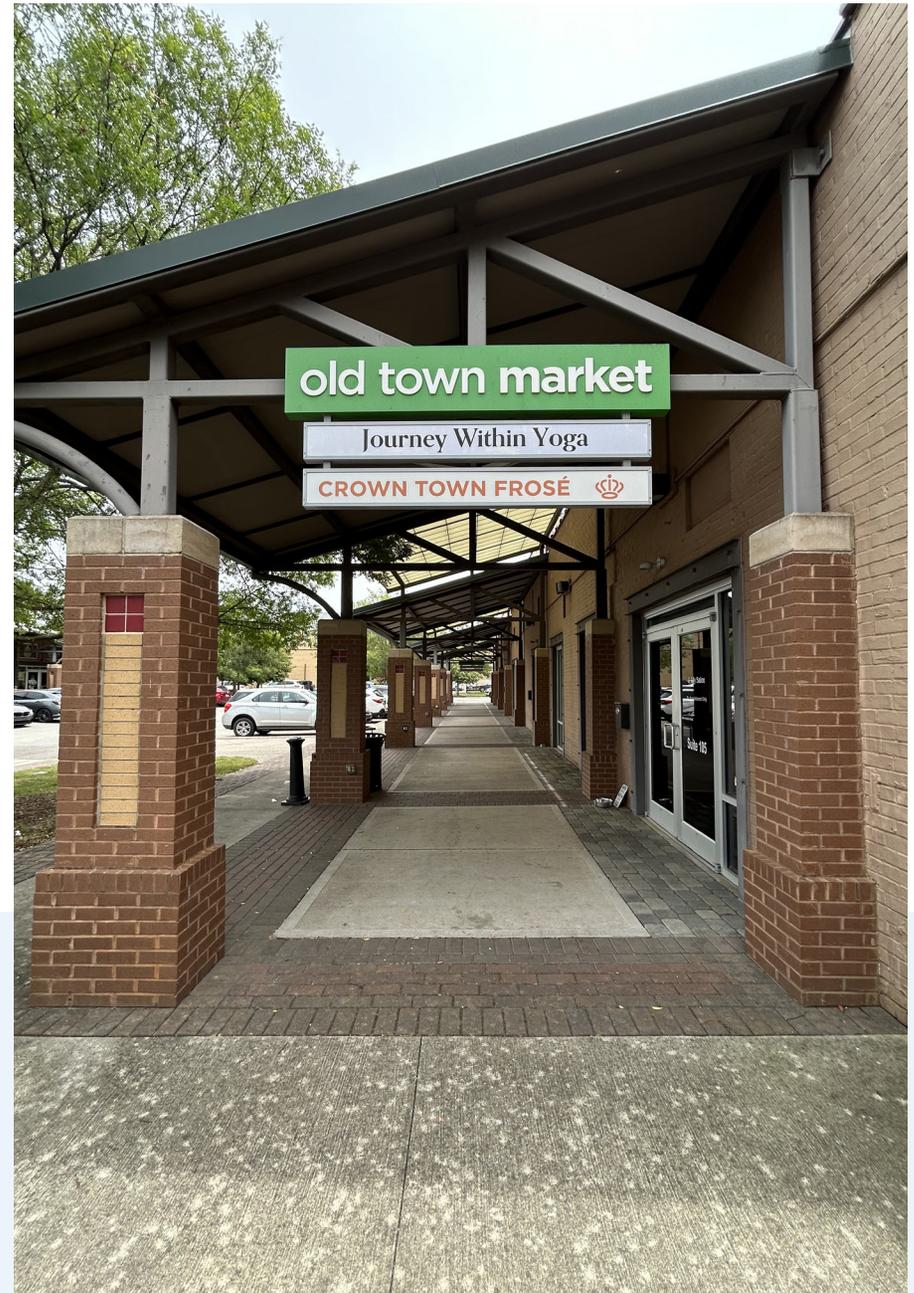
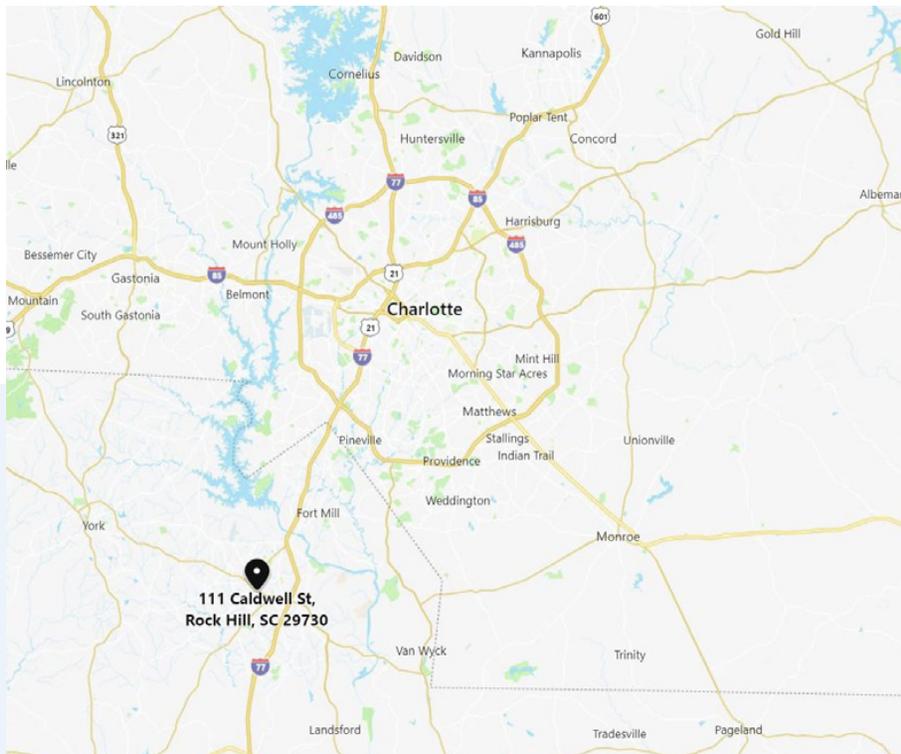
**LEASE PRICE**

\$23 NNN





Located in downtown Rock Hill, also known as Old Town, 111 Caldwell Street is just footsteps away from unique restaurants and shops, the walkable “Mural Mile”, as well as many annual city events, bringing plenty of foot traffic to this historic area. The available suites are located in the Old Town Market shopping center. This is a great location in a bustling downtown filled with opportunity.



Front of available suite 103.



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.



### Population

1 MILE RADIUS	8,787 people
3 MILE RADIUS	41,728 people
5 MILE RADIUS	80,988 people



### Households

1 MILE RADIUS	6,796 households
3 MILE RADIUS	25,950 households
5 MILE RADIUS	45,210 households



### Average Household Income

1 MILE RADIUS	\$32,417.33
3 MILE RADIUS	\$43,690.58
5 MILE RADIUS	\$53,841.98



### Workforce Density

1 MILE RADIUS	3,872 employees
3 MILE RADIUS	18,557 employees
5 MILE RADIUS	37,595 employees



### Traffic Volume

4,284 vehicles per day



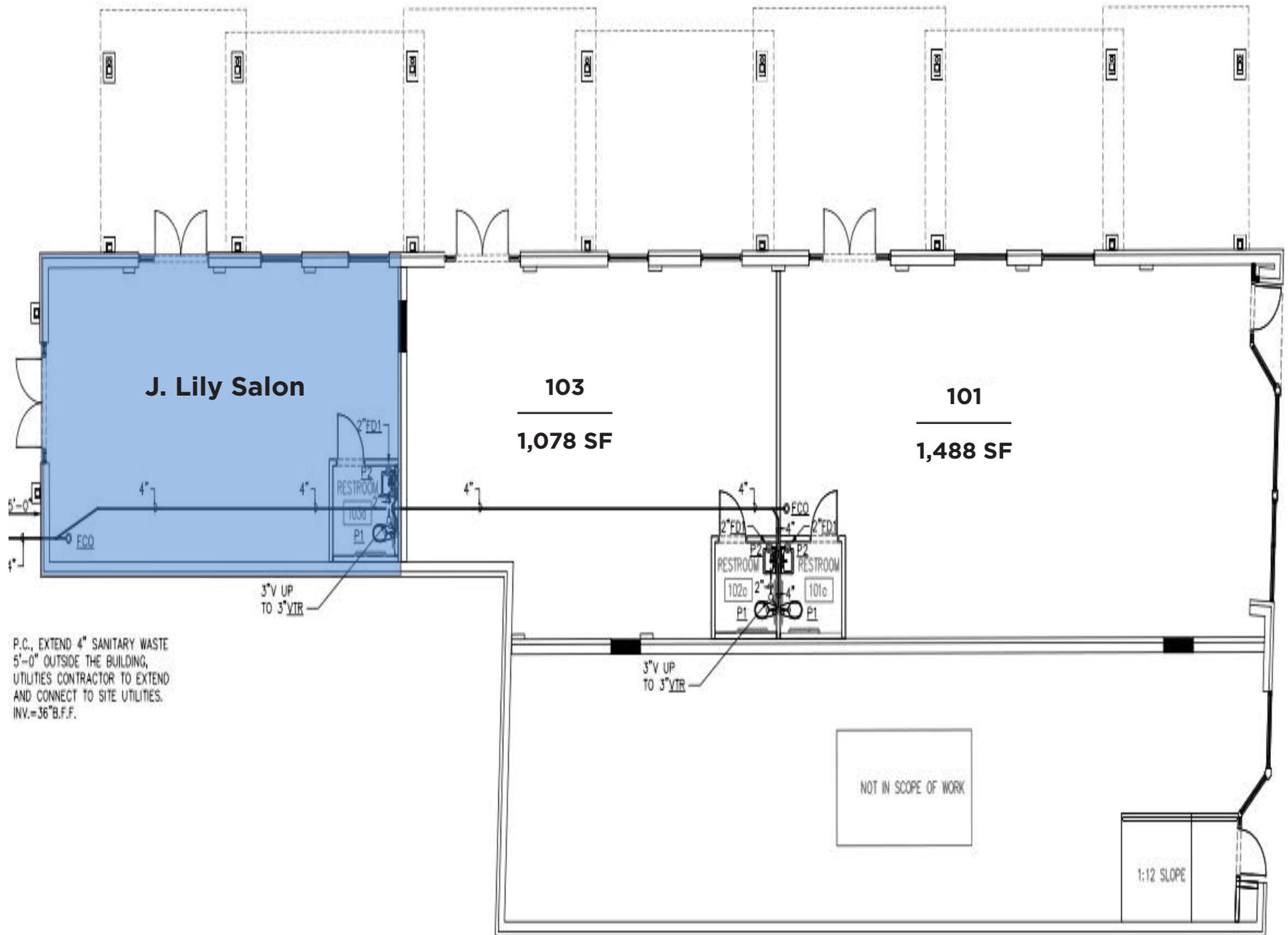
# SUITE 101 - 1,488 SF





# SUITE 103 - 1078 SF

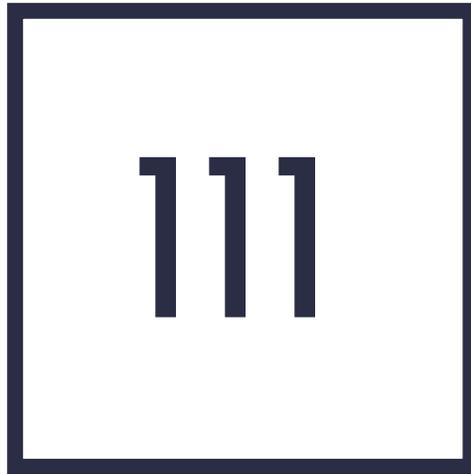




P.C., EXTEND 4" SANITARY WASTE  
 5'-0" OUTSIDE THE BUILDING,  
 UTILITIES CONTRACTOR TO EXTEND  
 AND CONNECT TO SITE UTILITIES.  
 INV.=36"B.F.F.

NOT IN SCOPE OF WORK

1:12 SLOPE



CALDWELL  
STREET

For more information on lease opportunities and to schedule a tour, please contact:

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**(704) 777-0507**

