ROCK HILL SIGNALIZED PARCEL

AVAILABLE FOR LEASE

THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE



5665 OLD YORK RD | ROCK HILL, SC | 29732

CONTACT: Thurman Brooks | 704.644.4585 | *tbrooks@providencegroup.com*

ROCK HILL SIGNALIZED PARCEL

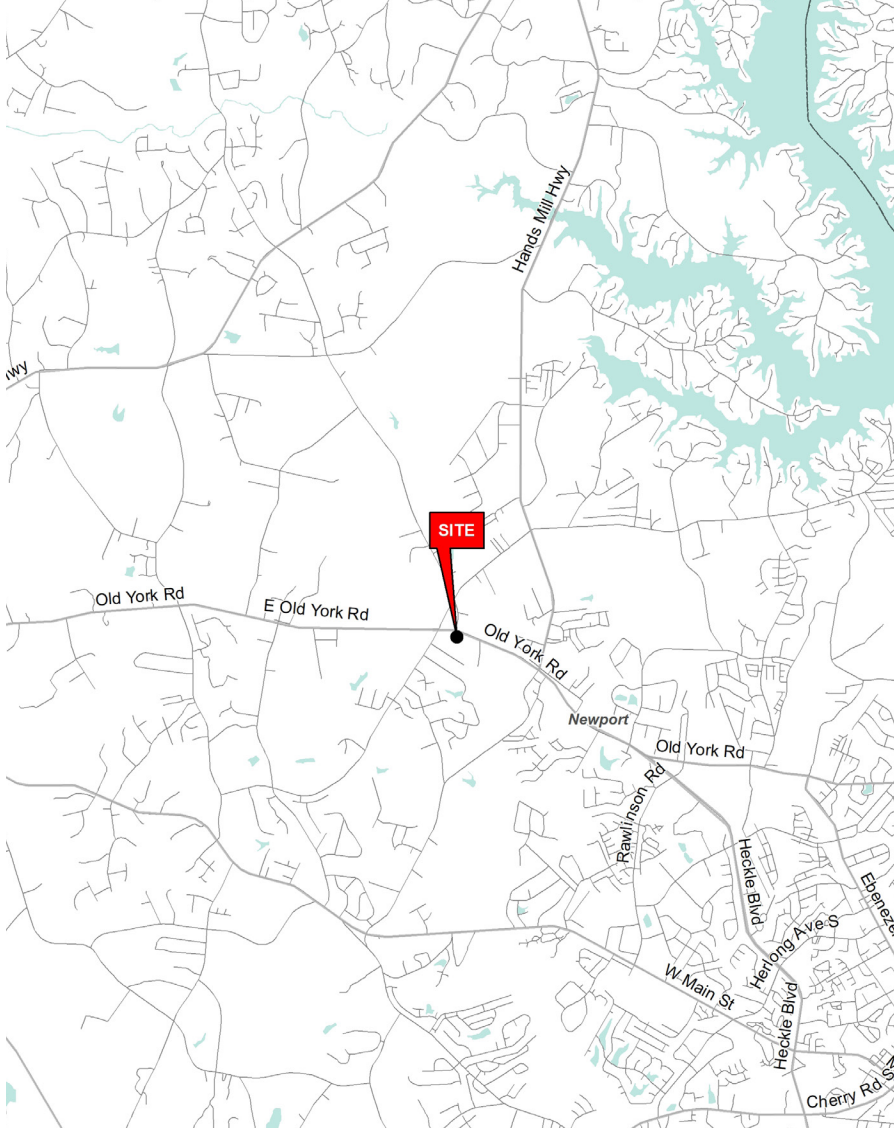
5665 Old York Rd Rock Hill, SC 29732

PROPERTY / LEASE INFORMATION

SIZE:	±1 - 30 Acres
ASKING PRICE:	Please Call
York Co. TAX PARCEL IDs:	4960000227 4960000044
CURRENT ZONING:	4.1 ac - NC (Neighborhood Commercial); 25.66 ac - RMX-20 (Residential Mixed 20)
UTILITIES:	Water available at site; Sewer in close proximity
NEARBY TENANTS INCLUDE:	Walmart SUPERCENTER, verizon, DOLLAR TREE

PROPERTY DESCRIPTION

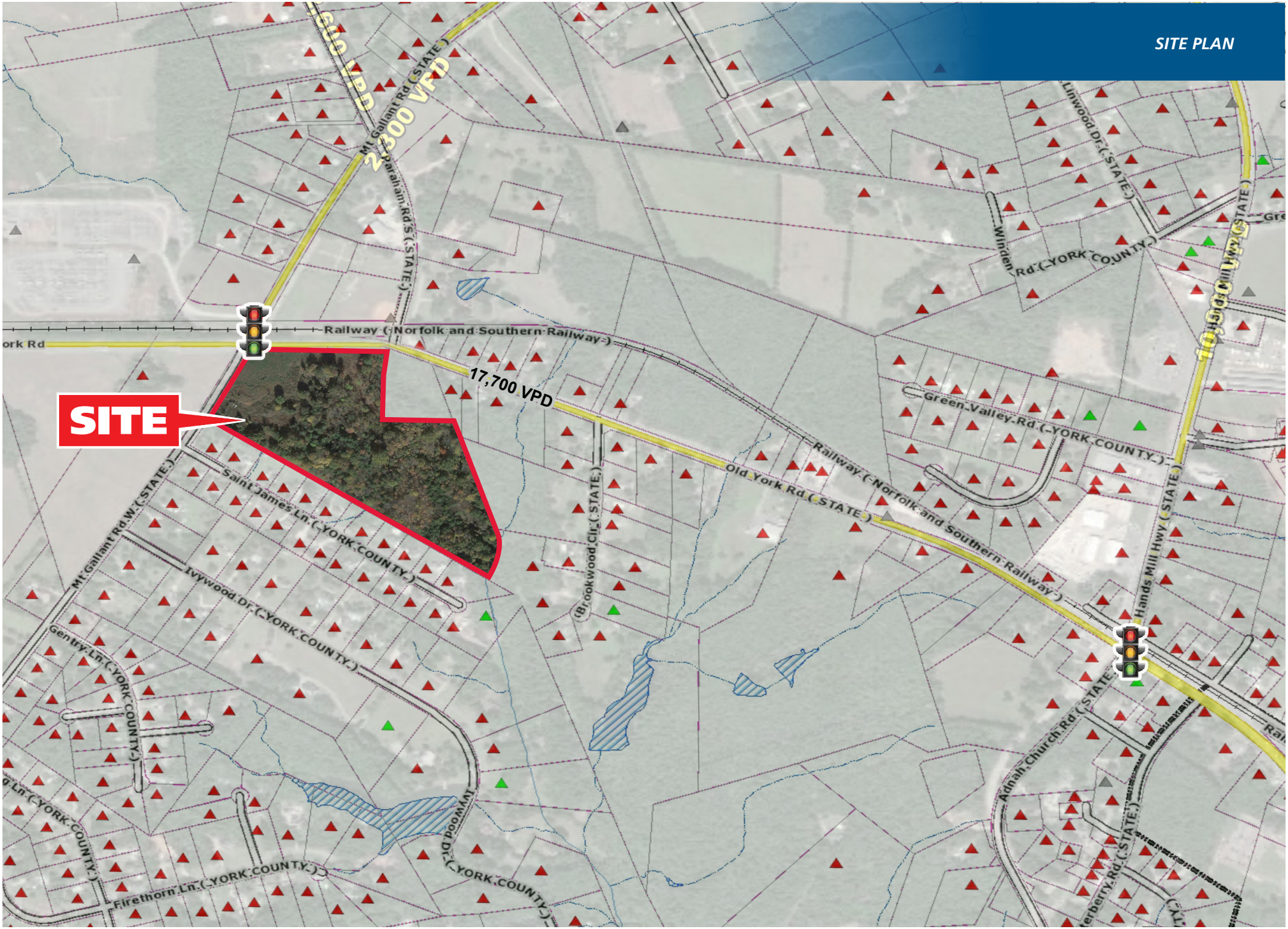
- Well located 30 acre parcel at Old York Road and Mt. Gallant Road signalized intersection
- Excellent outparcel opportunities fronting Old York Road
- Less than two miles from Wal-mart Supercenter
- Close Proximity to new Target 180+k SF development
- 15,200 VPD on Old York Rd
- Promising residential opportunity in back of site
- Site is located approximately within one mile from newly planned 400 acre data center.



(2025) DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION	14,341	45,244	111,598
AVERAGE HH INCOME	$131,335	$129,099	$118,594
DAYTIME EMPLOYMENT	1,991	11,577	30,292

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SITE
17,700 VPD
2300 VPD
Railway (Norfolk and Southern Railway)
Old York Rd (STATE)
Mt Gallant Rd (STATE)
Parahan Rd S (STATE)
Saint James Ln (YORK COUNTY)
Ivywood Dr (YORK COUNTY)
Gentry Ln (YORK COUNTY)
Firethorn Ln (YORK COUNTY)
Brookwood Cir (STATE)
Green Valley Rd (YORK COUNTY)
Winden Rd (YORK COUNTY)
Linwood Dr (STATE)
Hands Mill Hwy (STATE)
Admah Church Rd (STATE)



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MARKET AERIAL



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300 West Summit Ave. Suite 250
Charlotte, North Carolina 28203

CONTACT

Thurman Brooks

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tbrooks@providencegroup.com

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