



REAL ESTATE DEVELOPMENT PARTNERS

FOR SALE OR LEASE

119 S. Oakland Ave - Rock Hill, SC 29730

* Artist rendering.
Subject to change



FOR SALE OR LEASE:

Asking Price: \$990,000

Lease Rate: \$12/SF (Tenant Improvement Allowance is available)

Location: Located within the Rock Hill downtown district. Directly across from the new Roasting Company restaurant and three blocks from Legal Remedy Brewing. Close proximity to Winthrop University. Easy access to Dave Lyle Blvd.

Building: The building features a free span barrel vaulted roof structure and large windows along both sides.

Contact Listing Broker to schedule a property tour and to submit offers

Every effort has been made to ensure the accuracy of the information presented, but no liability is assumed for errors or omissions.

PROPERTY DETAILS

PROPERTY SIZE: Land (0.83 Acres)
Building (~16,000 SF)

PARCELS: Total of two (2) parcels
6271402004 - 0.43 AC
6271402005 - 0.40 AC

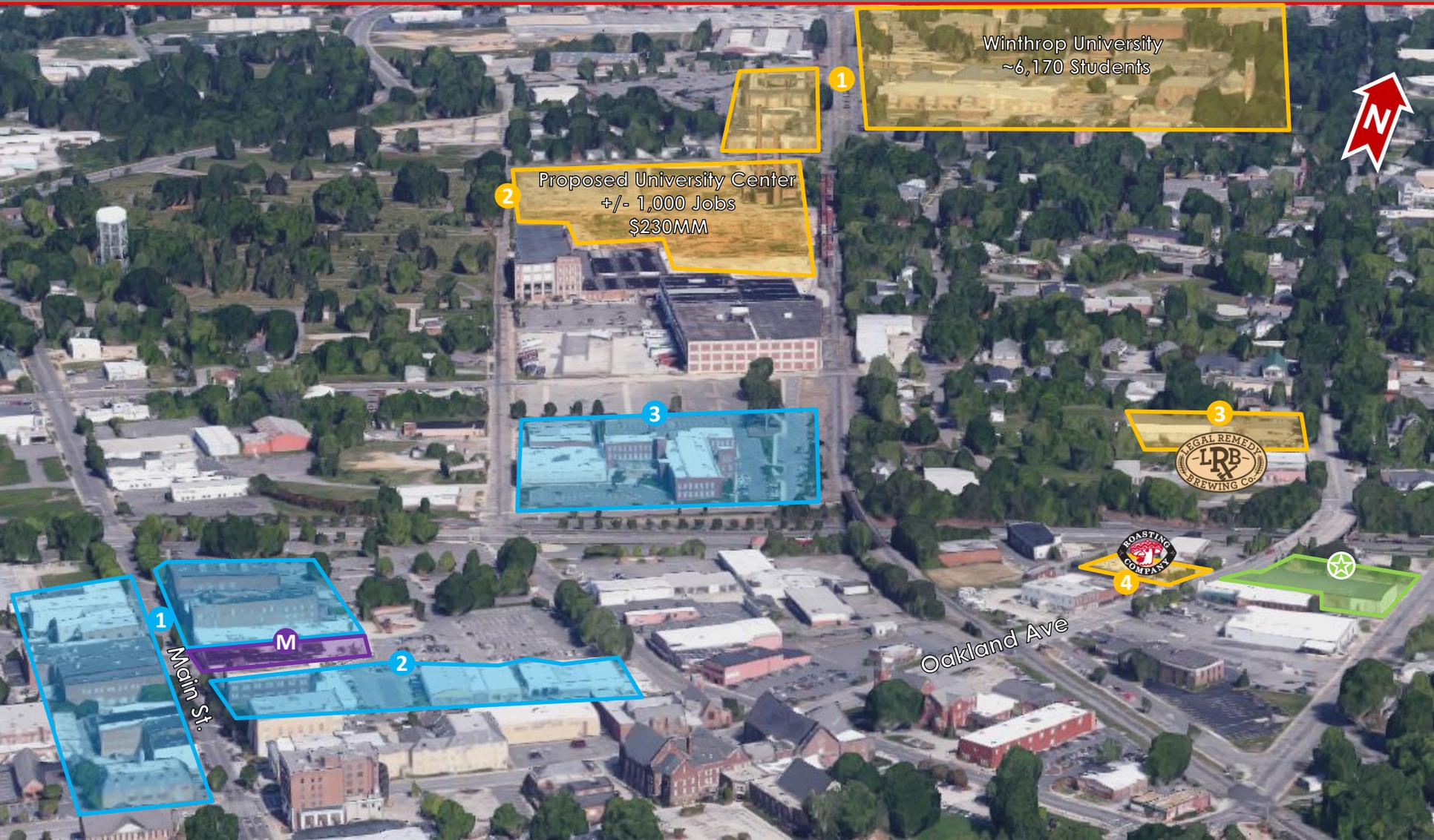
ZONING: DTWN – Link To [Zoning Ordinance](#)

CONTACTS:

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Winthrop University
~6,170 Students

2 Proposed University Center
+/- 1,000 Jobs
\$230MM



Subject Property

- 1 Main Street Shops**
McHales Irish Pub, Center of the arts, Five & Dine, Main Street Children's Museum, City Club of Rock Hill, Kinch's, Hampton Street Café,
- 2 Old Town Market Hall**
Amelie's French Bakery, Jimmy John's, Flipside Burgers, Millstone Pizza & Taphouse

- 3 The Cotton Factory**
Historic Cotton Factory

- M Multifamily Development**
139 Main – Completed 2016

- 1 Winthrop University Campus**
~ 6,170 Students
- 2 Proposed University Center**
\$230M Project & +/-1,000 New Jobs
- 3 Legal Remedy Brewery**
- 4 Proposed Roasting Company**

DINING & ENTERTAINMENT HUB

Just a short walk from the Winthrop campus and Downtown Rock Hill, this area is easily accessible and growing quickly. With several recent additions including Amelie's French Bakery, Legal Remedy Brewery and Roasting Company, there is potential to create a new dining and entertainment hub.

INFLUX OF NEW BUSINESS AND DEVELOPMENT

Downtown Rock Hill has seen a recent influx of investment and development over the past year. This includes the recently completed 139 Main Apartments and the proposed \$230MM University Center which is expected to create 1,000 new jobs upon completion.

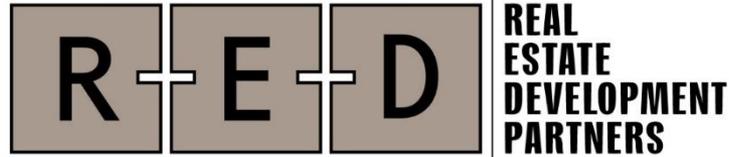


EXTERIOR PHOTOS



INTERIOR PHOTOS





For additional information, to schedule a property tour, or to submit an offer please contact:

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