



AVAILABLE

Office/Retail For Lease



113

# 113 E. Main Street

ROCK HILL, SC 29730

SINK KIMMEL  
THE NICHOLS COMPANY  
(O) 704.373.9797 (F) 704.373.9798  
sink@thenicholscompany.com  
www.thenicholscompany.com  
600 Queens Rd. Charlotte, NC 28207

ABOUT

Known as the Smith Fewell Building, this +/- 8,141 RSF office/retail space is available for lease. Located at 113 E Main Street, the building was constructed in 1898 and is in the heart of a significant main street revitalization spurred by the development of Knowledge Park, the dynamic center of Rock Hill's 21st century economy.

PROPERTY HIGHLIGHTS

- Office/ Retail For Lease
- 8,141 RSF available
- Space divisible into three separate suites
- Class B
- Zoning: DTWN
- York County Parcel ID: 6271901002
- Lease Rate: \$16/sf NNN

DEMOGRAPHICS

<b>Population</b>	<b><u>1 Mile</u></b>	<b><u>3 Mile</u></b>	<b><u>5 Mile</u></b>
2017 Total Population:	13,563	50,950	91,647
2022 Population:	14,766	55,645	100,522
Pop Growth 2017-2022:	8.87%	9.21%	9.68%
Average Age:	32.6	36.2	36.7
<b>Households</b>			
2017 Total Households:	4,683	19,736	35,814
HH Growth 2017-2022:	10.38%	9.62%	9.94%
2017 Avg HH Income	\$35,599	\$52,983	\$61,621



Smith-Fewell Building  
 Built in 1898 and opening in the spring of 1899, the Smith-Fewell Building served as a mercantile establishment and the Rock Hill Library.

## ROCK HILL

A thriving suburb to Charlotte, Rock Hill is the 4th largest city in the Charlotte MSA and the only major South Carolina city in the Charlotte area. Rich in history yet with an eye to the future, Rock Hill encompasses both charm and business acumen.



The Anderson - 89 Unit Apartment Building  
Across from Site



Fountain Park

# knowledge park

ROCK HILL, SC

Knowledge Park will be the dynamic center of Rock Hill's 21st century economy. Designed to be home to knowledge economy businesses and jobs, it is technologically advanced, yet rooted in the city's rich history. Supported by a diverse community of learners, it offers an appealing urban lifestyle built upon a model of economic and environmental sustainability.

Knowledge Park includes a number of key landmarks and locations in Rock Hill. The Knowledge Park stretches from Comporium Communications' headquarters and the Old Town East development project to Winthrop University. Other key landmarks within the redevelopment area include Rock Hill City Hall, The Cotton Factory, Main Street (downtown core), and University Center, the former Rock Hill Printing and Finishing (Bleachery) property.

<http://knowledgeparkrockhill.com>

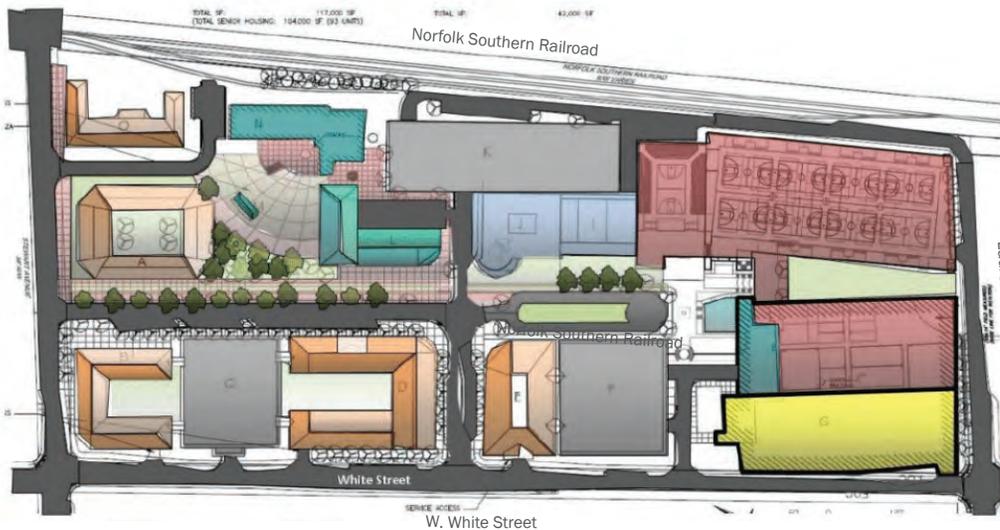


## UNIVERSITY CENTER

University Center is being developed on a 23 acre site that will thread the history of this Mill town into a modern mix of:

- Commercial office space
- An indoor Athletic Complex with competitive courts
- 120 room hotel and banquet center
- Market Pavilion with retail and food vendors
- Restaurants and an indoor stage complex
- 500 bed student housing
- Market rate apartments as well as Active Adult living
- Outdoor Festival spaces

<http://universitycenter-rh.com>



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| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Residential         | <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Office     |
| <span style="display:inline-block; width:15px; height:15px; background-color:teal; border:1px solid black;"></span> Retail                | <span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> Parking Deck |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> Athletic Center | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Hotel        |



www.THENICHOLSCOMPANY.com

**THE NICHOLS COMPANY**

COMMERCIAL REAL ESTATE SERVICES

704-373-9797