

AVAILABLE
Land for Sale



2871 Heckle Blvd

ROCK HILL, SC 29732

ABOUT

+/- 7.8 acres for sale in Rock Hill, SC. Close to I-77 as well as numerous retailers.

PROPERTY HIGHLIGHTS

- Acreage: +/-7.8
- Zoning: GC (General Commercial)
- Signalized Intersection
- Level Topography
- Two curb cuts with full access
- +/-715' of frontage on Rawlinson Rd & +/-660' on Heckle Bv
- Less than 6 miles from I-77
- Price: \$1,450,000

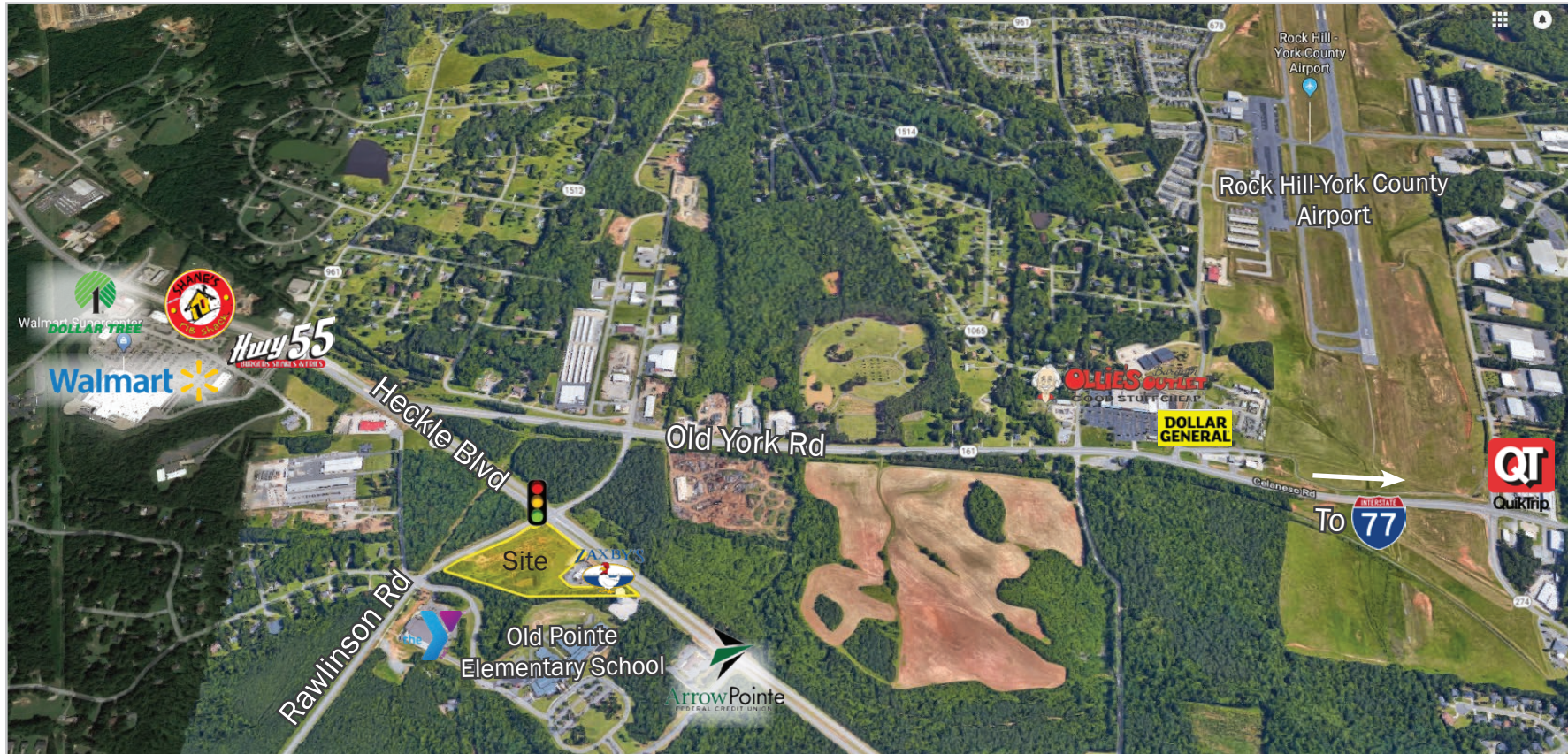
DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	3,402	32,419	82,026
2022 Population:	3,801	36,016	91,013
Pop Growth 2017-2022:	11.23%	11.10%	10.96%

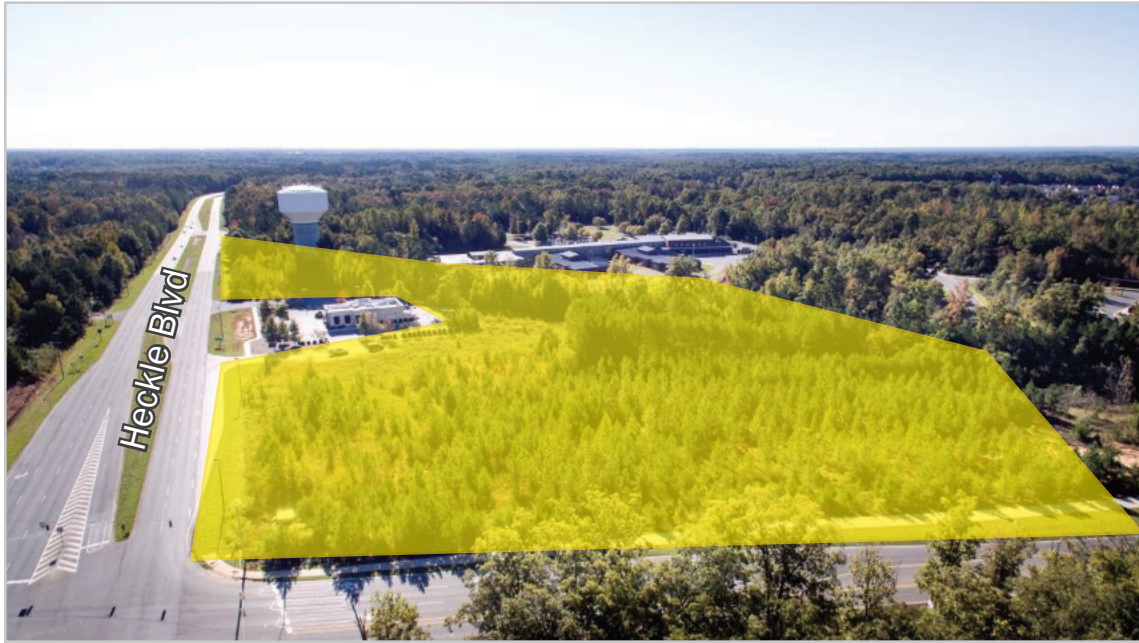
Households

2017 Total Households:	1,283	12,739	31,710
HH Growth 2017-2022:	11.77%	11.16%	11.27%
2017 Avg HH Income	\$83,650	\$89,253	\$76,590

2016 Traffic Counts: Est. 25,300 VPD Heckle Blvd.
Est. 4,600 VPD Rawlinson Rd.



View from property looking SE



Zoomed View of Access Points



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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