



1365 W Main Street

Rock Hill, South Carolina 29732



Available for Sale or Lease

+/- 12,700 SF Industrial Space

Property Overview

1365 W Main Street Available for Sale or Lease

+/- 12,700 SF of open industrial space, ideal for manufacturing, warehousing, distribution, or other heavy-duty operations. Situated on W Main Street, the site offers quick access to I-77, Route 21, and major highways, providing an optimal location for regional or national distribution. Proximity to downtown Rock Hill and just a short drive to Charlotte, NC.

Property Details

Address 1365 W Main Street | Rock Hill, SC 29732

Availability +/- 12,700 SF Available for Sale or Lease

Acreage +/- 7.14 AC

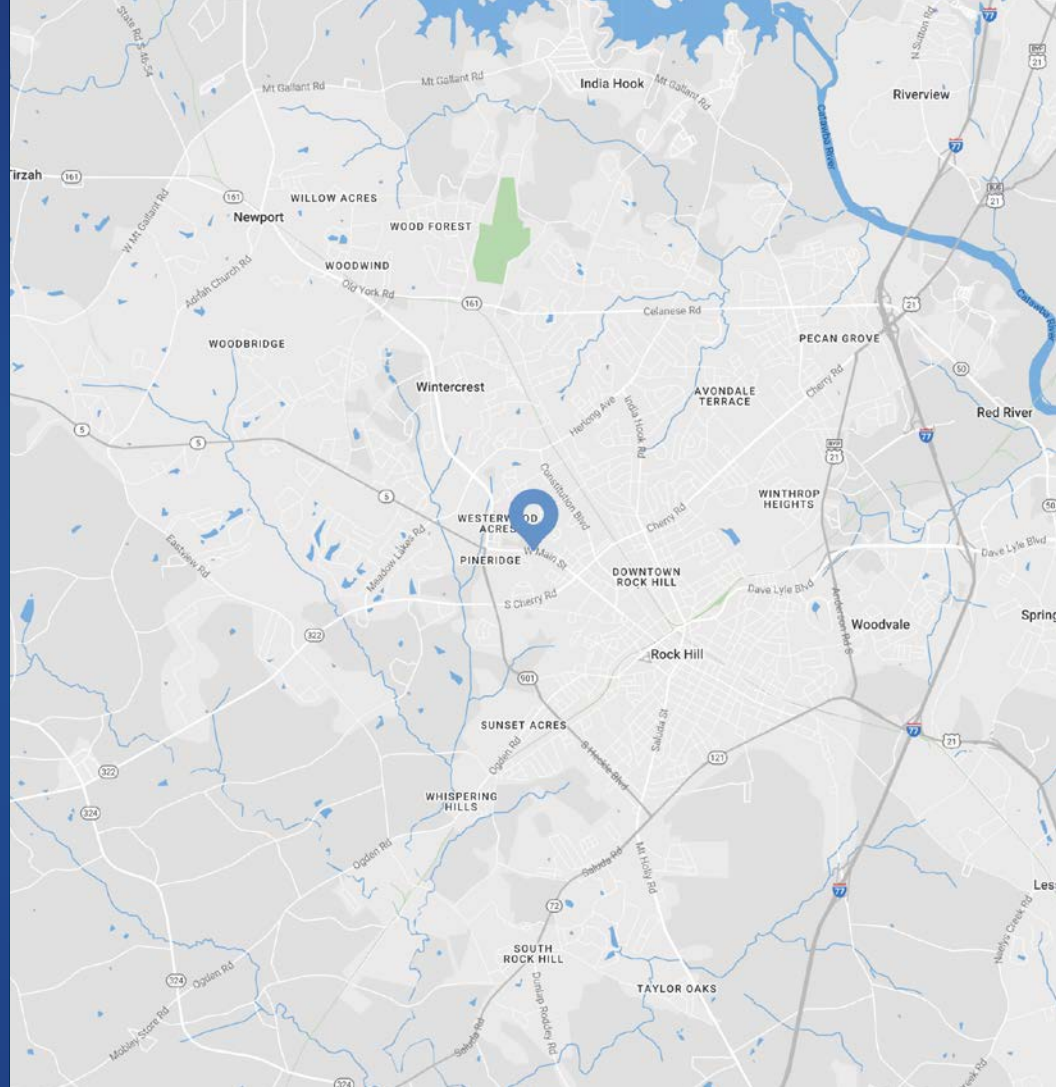
Use Industrial

Parcel 5950000135

Traffic Counts W Main Street | 19,700 VPD

Lease Rate Call for Leasing Details

Sale Price Call for Pricing



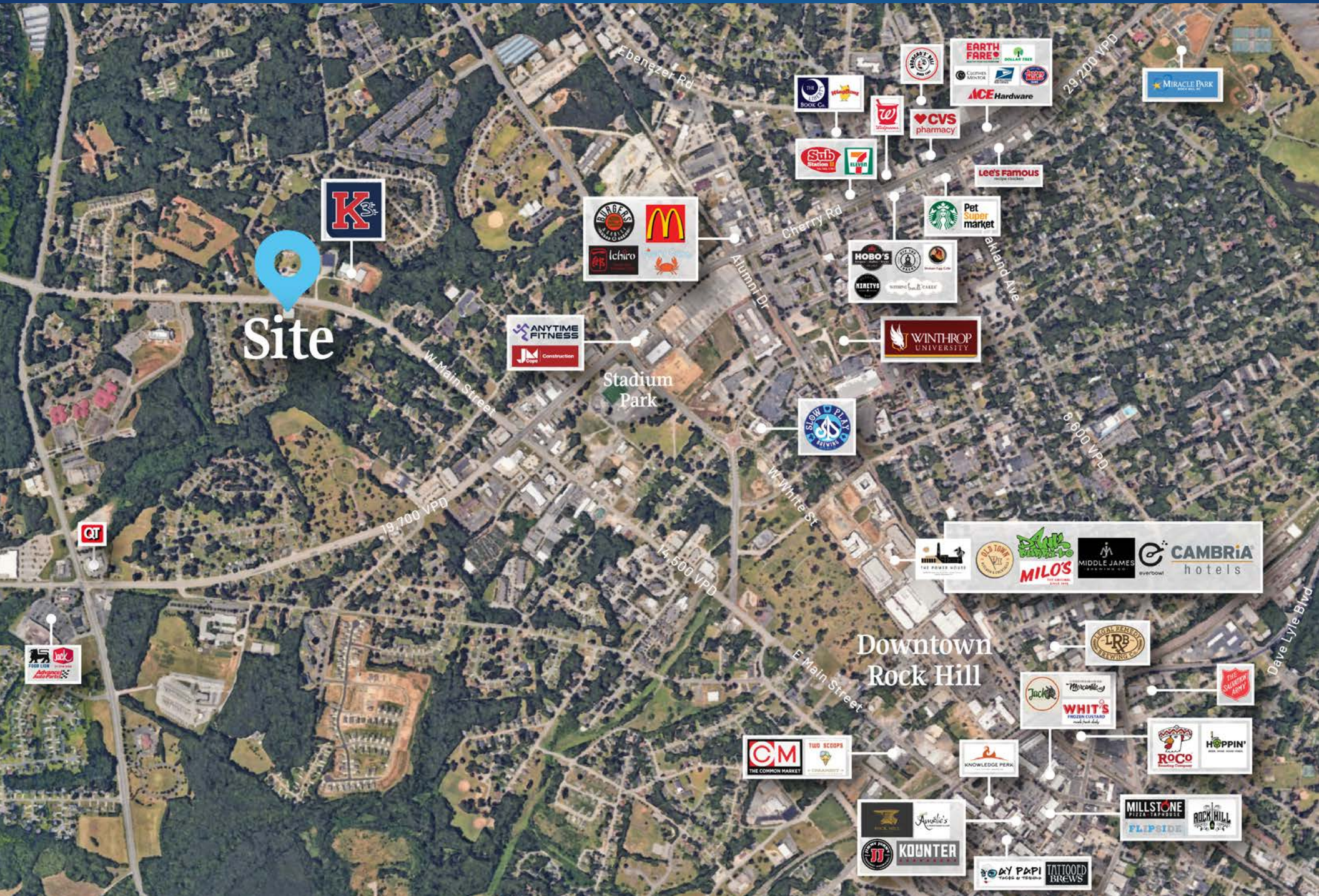
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	7,750	55,752	98,445
Avg. Household Income	\$69,029	\$84,751	\$90,722
Median Household Income	\$54,069	\$62,596	\$68,741
Households	3,001	22,548	39,929
Daytime Employees	4,418	27,335	43,506

Property Photos



Market Overview



Rock Hill South Carolina

Rock Hill is a business-savvy blend of historic charm and strategically implemented expansion right outside of Charlotte. The city is located in the north-central area of South Carolina approximately 20 miles south of Charlotte, NC along the I-77 corridor.

The largest city in South Carolina's York County, Rock Hill is a charming college town, with the campus of Winthrop University making up one of its five historic districts. The surrounding area is home to the Carowinds amusement park, an entertainment destination so large that it spans two states.



Downtown
Rock Hill

Site

W Main St

19,700 VPD

Long View Rd

Contact for Details

John Nichols

(704) 373-9797

jnichols@thenicholscompany.com

Kase Diehl

(704) 373-9797

kase@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.