

PAD SITE FOR SALE – 1.41 ACRES

HIGHLIGHTS:

In front of Wal-Mart Supercenter

Strategic location in the center of Rock Hill, SC's retail activity

1.4 useable acres

Last pad site remaining at Galleria site



Location

Outparcel located at the Rock Hill Galleria at the intersection of Dave Lyle Blvd. and Meeting Blvd. in Rock Hill, SC. The Rock Hill Galleria is a 674,000 sf single level regional mall located just off I-77, approximately 20 miles south of Charlotte. Anchors include a Super Wal-Mart, Sears, J.C. Penney, Belk's, Steve & Barry's, and Goody's.

Traffic Counts

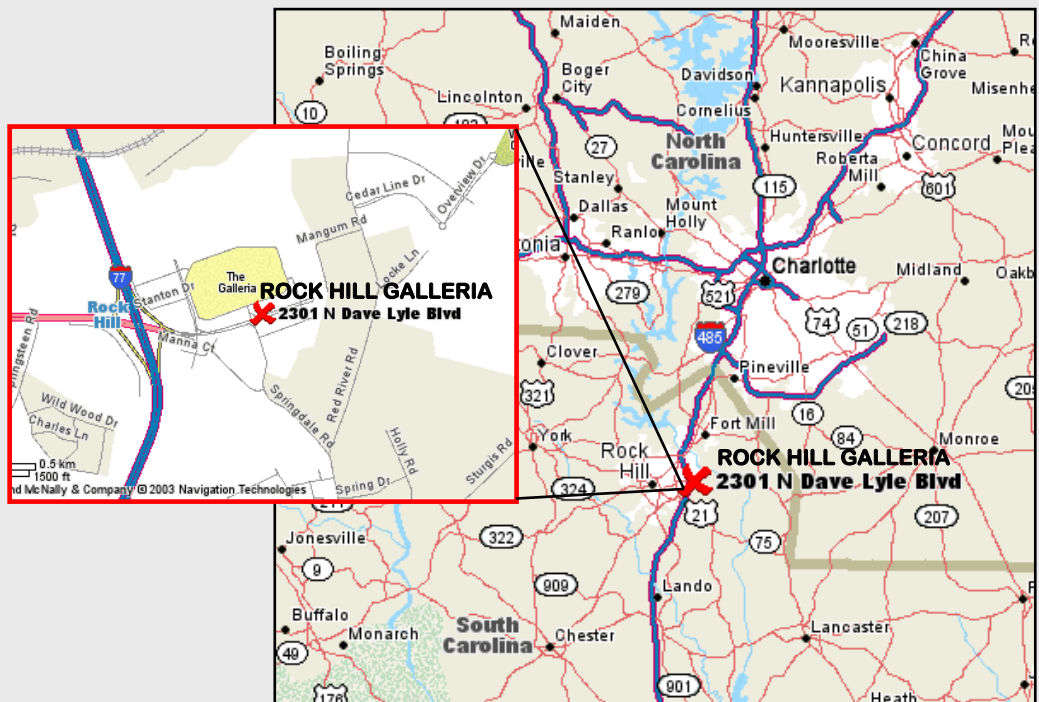
Dave Lyle Blvd.: 24,000 adt
I-77/Dave Lyle Blvd.: 70,900 adt

Trade Area Demographics

Population: 115,608
Avg. HH Income: \$53,643

Description

The available outparcel is located directly in front of a 205,000 sf Wal-Mart Supercenter. It has frontage of 150 feet, and depth of 80 feet. May be sub-divided, if necessary. Excellent visibility! Other outparcels at the property include a Ryan's Steakhouse, Rack Room Shoes, Chic-Fil-A, J & K Cafeteria, and Applebee's. See reverse for a full site plan.



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ROCK HILL GALLERIA – SITE PLAN

