



KMART PLAZA - ROCK HILL, SC

KMART PLAZA

2302 Cherry Road
 Rock Hill, SC 29732
 York County

Highlights:

Site: 12.13 Acres
 GLA: 89,298 SF
 Built: 1975
 Zoned: GC
 Pricing: Call for Pricing
 Traffic Counts: 27,800 VPD
Cherry Road
 19,900 VPD
N. Anderson Road
 83,900 VPD
Interstate 77

- Redevelopment opportunity in the heart of the Cherry Road Retail Corridor in Rock Hill, SC.
- This site has excellent visibility and access from Cherry Road in addition to close proximity to I-77 and downtown Rock Hill.
- Area retailers include Publix, Walmart Neighborhood Market, PetSmart, The Home Depot, and Earthfare.

HIGH GROWTH SUBMARKET - CHARLOTTE MSA

Kmart Plaza is a freestanding Kmart located at the intersection of Cherry Road (27,800 VPD) and N. Anderson Road (19,900 VPD), and it is less than a mile from I-77 (83,900 VPD) in Rock Hill, SC. Rock Hill is a suburb in the Charlotte MSA that has experienced tremendous growth due to South Carolina's business tax incentives and low cost of living.

The site features 12.13 acres, and is adjacently located to Publix, Dollar Tree, Chick-fil-A and Aldi, making it a premier retail destination for shoppers. Kmart Plaza has an ample amount of frontage and strong positioning within the submarket, which is desirable to a variety of retailers and other potential end users. The site's exceptional positioning in a rapidly growing submarket creates a unique investment opportunity.

DEMOGRAPHICS (2018)	1 MILE	3 MILES	5 MILES
POPULATION	8,041	44,253	106,779
TOTAL HOUSEHOLDS	3,385	17,798	41,872
AVGERAGE HH INCOME	\$55,574	\$69,226	\$76,028

DEMOGRAPHICS (2023)	1 MILE	3 MILES	5 MILES
POPULATION	8,896	48,562	117,367
TOTAL HOUSEHOLDS	3,743	19,607	46,056
AVGERAGE HH INCOME	\$63,104	\$78,107	\$86,945



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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

KMART PLAZA

Rock Hill, SC



PROPERTY INFORMATION

DEVELOPMENT PROPERTY IN A THRIVING SUBMARKET

FRONTAGE

The center is 201' by 445', creating an ample amount of frontage for retailers.

STRONG DEMOGRAPHICS

Within a three-mile radius, there are over 43K people with an average HH income that exceeds \$65K. Population density and high levels of disposable income will give investors a plethora of backfill options for the space.

PREMIER RETAIL DESTINATION

Kmart Plaza is adjacently located to Publix, Dollar Tree, Chick-fil-A and Aldi. This collection of tenants draws shoppers to the center from a large trade area and makes this intersection the premier retail destination in Rock Hill, SC.

HIGHLY TRAFFICKED CORRIDOR

Kmart Plaza is positioned at the intersection of Cherry Road (27,800 VPD) and Anderson Road (19,900 VPD). The center is less than a mile away from I-77 (83,900 VPD), making it easily accessible from all directions. Signalized access along Cherry Road creates convenient ingress and egress for shoppers.

PROXIMITY TO WINTHROP UNIVERSITY

The center is less than ten minutes away from Winthrop University, which is a public university with over 6,100 students and 400 faculty members.



KMART PLAZA

Rock Hill, SC



PROPERTY INFORMATION

Building

Square Footage: 90,813 SF
Box Frontage: 445.3 Feet
Box Depth: 201.5 Feet
Ceiling Height: 16 Feet
Roof: 25+ years old
Building Material: Reinforced concrete spread footings
Zoning: GC (General Commercial)



Property Outline 25 Ft Zoning Setbacks



Parking Lot

Condition: Good
Parking Spaces: 376
Ratio: 4.14 Spaces per 1,000 SF
Access Points: 5



MARKET OVERVIEW

ROCK HILL, SC

QUICK FACTS:

- Rock Hill is the largest city in York County, South Carolina and the fifth-largest city in the state.
- It is also the fourth-largest city of the Charlotte metropolitan area, behind Charlotte, Concord, and Gastonia (all located in North Carolina, unlike Rock Hill).
- The population was 73,068 as of the 2017.
- Rock Hill is located approximately 25 miles south of Charlotte and approximately 70 miles north of Columbia. Its located in the north-central area of South Carolina, approximately 25 miles south along the I-77 corridor .
- The area offers unique options and benefits for business owners that other cities and counties in the Charlotte metro area simply can't compete with.
- Rock Hill also has advantageous tax laws, award-winning employee training programs and lucrative incentives that make it easy for businesses to grow and prosper.
- The City boasts numerous transportation advantages including I-77, which runs directly through Rock Hill, and I-85, which runs near the northwestern part of York County.
- Charlotte-Douglas International Airport is less than 30 minutes away, while the Port of Charleston, the busiest container port in the Southeast is only a short three-hour drive away.
- Rock Hill is strategically located in the absolute center of the East Coast, and with only a two-hour flight time or one day motor freight delivery time, businesses in Rock Hill can reach almost 60% of the nation's general population and its industrial base.
- In addition to business benefits, Rock Hill is a spectacular community that combines hometown charm with big-city amenities for its residents.

BUSINESS:

- Businesses considering relocating to Rock Hill for their business headquarters or other operations have an added luxury of being able to choose between the tax laws, incentives, unmatched education and training programs offered by two different states.
- Rock Hill, South Carolina and York County outshine other Charlotte metro areas with their assets and offerings.
- With Winthrop University, York Technical College, and Clinton Junior College, Rock Hill businesses find a skilled and eager labor force of thousands of talented graduates each year.
- An added incentive to working in Rock Hill is the easy commute from home to work.
- Rock Hill's location advantages and an outstanding array of business and industrial parks have attracted scores of new business investments to the area.
- Waterford Business Park, Antrim Business Park and TechPark, SouthCross Corporate Center, and Riverwalk Business Park all offer high quality sites, proximity to business amenities, and convenience to I-77 and Charlotte.

MARKET OVERVIEW


ROCK HILL, SC

TRANSPORTATION:

- Rock Hill is strategically located along the I-77 corridor between Charlotte, NC and Columbia, SC.
- I-85, just north of York County, is an important link to Raleigh, Durham and Greensboro, North Carolina and to Atlanta, Georgia.
- \$270 million in transportation funds were recently used to expand I-77 to 8 lanes for improved access between York County and other locales within the Charlotte metro region.
- York County is one of a handful of communities in North and South Carolina that provides local funding for major transportation improvements.
- Rock Hill has the distinct advantage of being a South Carolina hometown with all the benefits of its big city neighbor to the north.



106,779+ Population within a 5-Mile Radius



\$76,000+ Estimated Average Household Income in 2018



Less than 30 Minutes from Uptown Charlotte



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