

MARKET AT MUSEUM

4124 CELANESE RD. | ROCK HILL, SC 29732



CONTACT

IAN WHETSEL

ian@chambers-group.com

(980) 348-9070

XTEAM
RETAIL ADVISORS

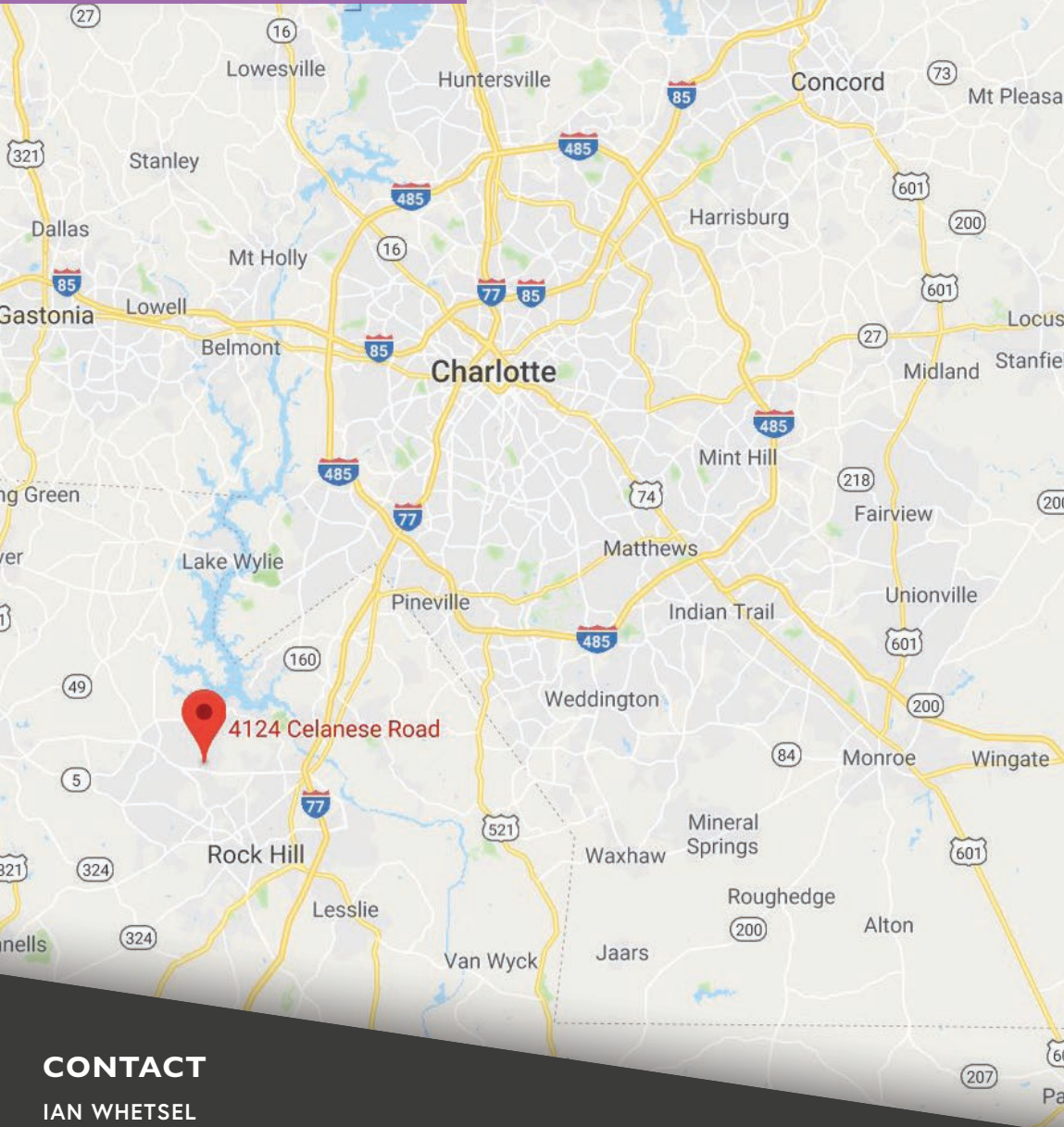


THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™

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PROPERTY OVERVIEW



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PROPERTY DETAILS

- Outparcel: 1, 326 SF / ± .12 AC available for lease (Drive-Thru available)
- Negotiable rate -- seeking 10 year minimum term
- Retail strip center anchored by Ollie's Bargain Outlet
- Strategically located along Celanese Rd with excellent frontage, offering maximum visibility to consumer traffic
- Site is located next to the U.S. National Guard Armory where South Carolina military units train, meet, and parade
- Five access points, with at least one located in the front, rear, and each side of the center; access points have no barriers to left or right-hand turn entry

MARKET DETAILS

Rock Hill, located only 25 miles south of uptown Charlotte, is the largest city in York County, South Carolina and the fourth largest city in the Charlotte MSA. York County had the highest county population growth rate in 2016 for the Charlotte MSA (+14% in the last six years), making it the fastest growing county in the Charlotte MSA.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	3,449	36,861	89,304
 AVG. HH INCOME	\$90,647	\$85,483	\$75,880
 EMPLOYEES	2,016	14,311	36,860



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PROPERTY PHOTOS



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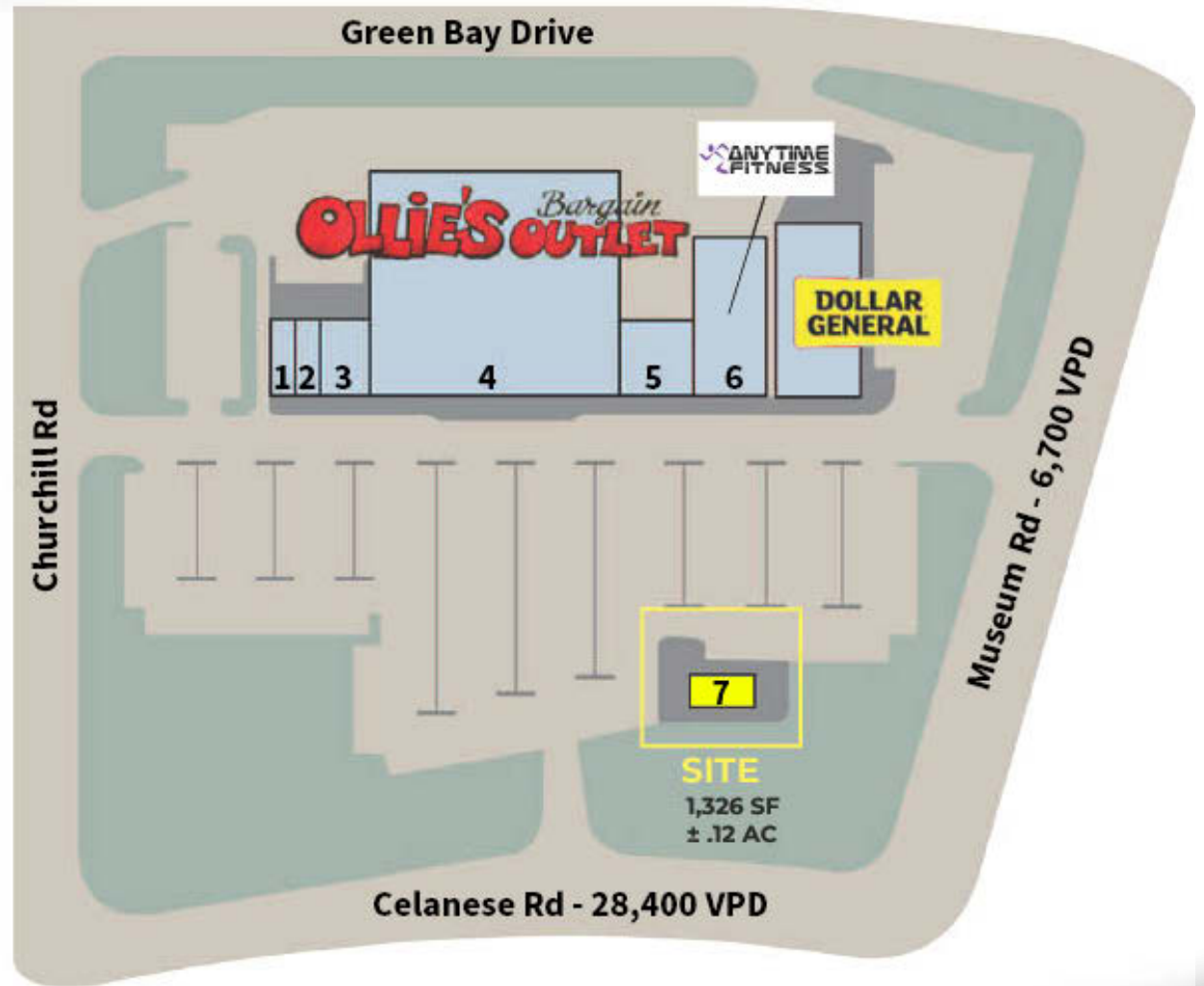
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SITE PLAN

TENANT ROSTER

SUITE	TENANT	SF
1	VIP Nails & Spa	1,200
2	State Farm Insurance	1,200
3	Ouzo's Pizza	2,400
4	Ollie's Bargain Outlet	35,000
5	Tailgaters	3,600
6	Anytime Fitness	7,084
7	AVAILABLE	1,326



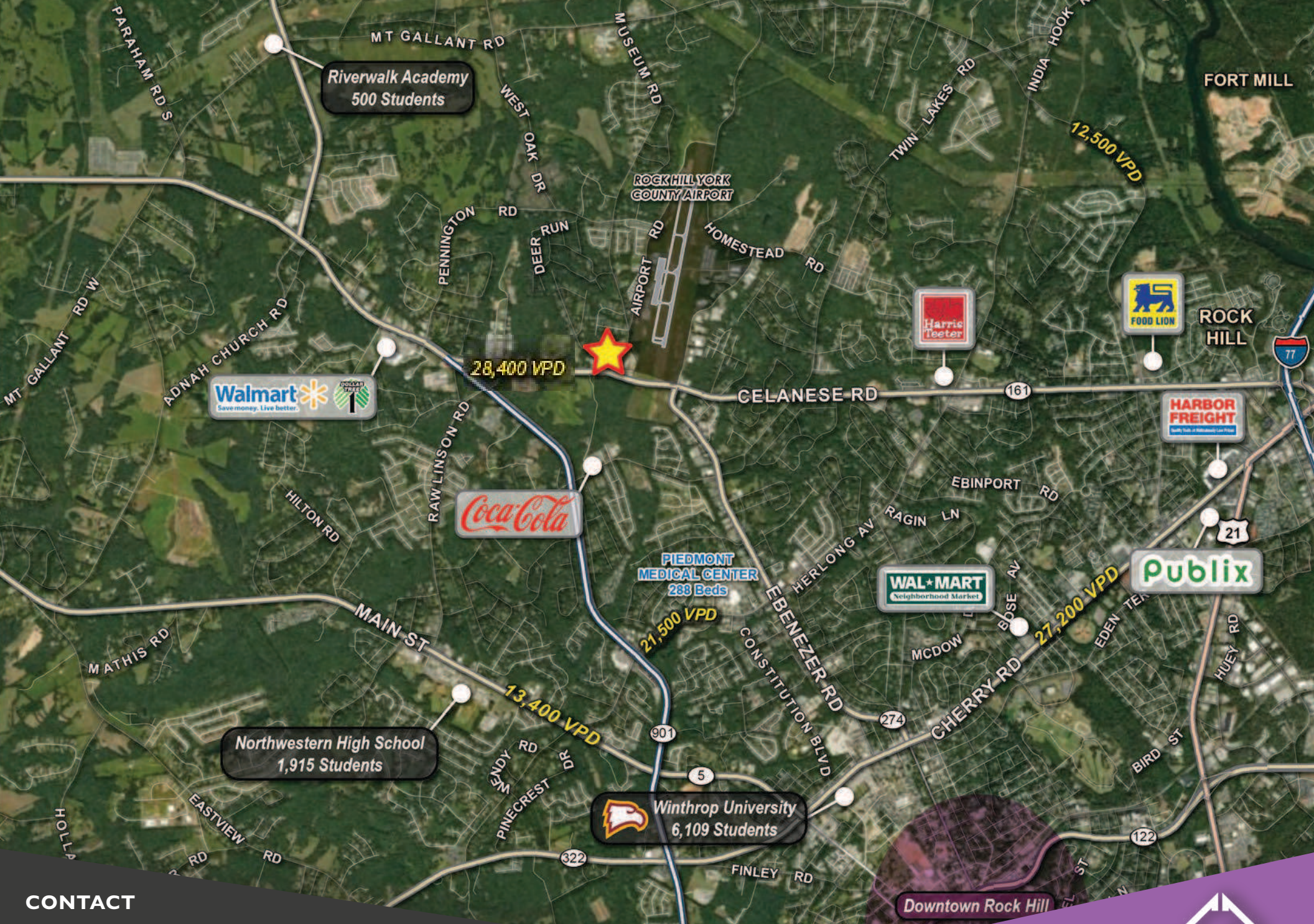
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Source: Esri, DigitalGlobe, GeoEye, Earthstar, etc. User Community