

Palmetto Building Oakland Ave

1030 Oakland Ave, Rock Hill SC 29732

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ARDOR COMMERCIAL
ADVISORS, LLC

THE SPACE

Location	1030 Oakland Ave Rock Hill, SC, 29732
County	York
Cross Street	Cherry Road
Square Feet	1,350 SF
Annual Rent PSF	\$21.50
Lease Type	NNN

Notes \$4.58 CAM Charges

HIGHLIGHTS

- Steps away from Winthrop College
- Near Downtown
- Five Offices
- Spacious Lobby
- Professional tenants



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
10,102	59,912	100,744



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$76,976	\$76,700	\$85,411



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,299	24,240	40,469

PROPERTY FEATURES

CURRENT OCCUPANCY	100.00 %
TOTAL TENANTS	4
BUILDING SF	5,103
LAND ACRES	.22
YEAR BUILT	1990
YEAR RENOVATED	2023
ZONING TYPE	GC
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	26
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

NORTH	Charlotte
SOUTH	Winthrop University
EAST	Cherry Park
WEST	Slow Play Brewing

CONSTRUCTION

FOUNDATION	Concrete
EXTERIOR	Masonry
PARKING SURFACE	Asphalt

TENANT INFORMATION

MAJOR TENANT/S	Palmetto Pharmacy
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Palmetto Building on Oakland

- Welcome to the Palmetto Building at 1030 Oakland Ave. Located in the heart of Rock Hill, SC, steps away from the esteemed Winthrop University, the Palmetto Building stands as a premier professional business center. This distinctive location offers an outstanding opportunity for legal and professional service businesses seeking to establish or expand their presence.

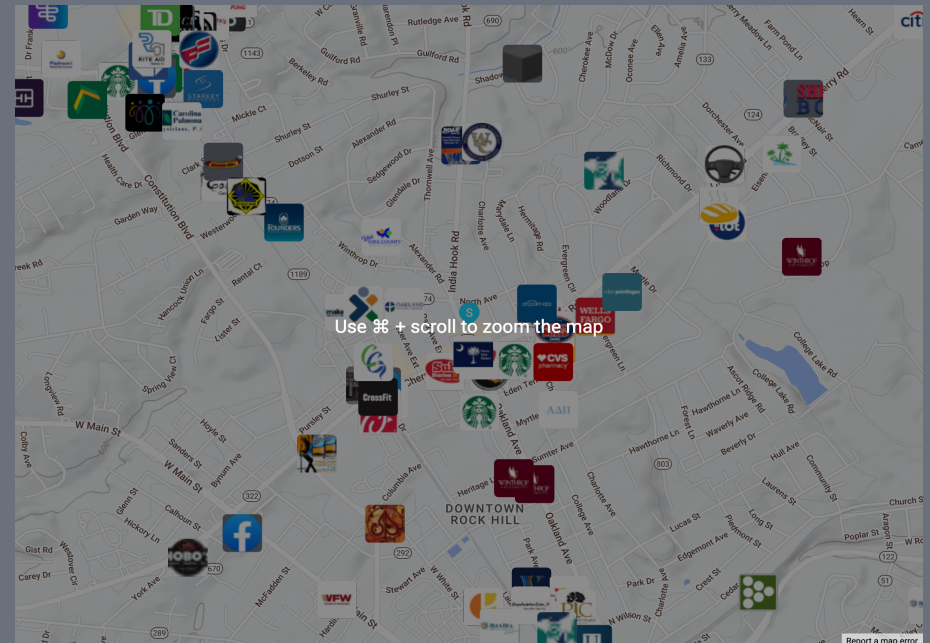
Positioned close to the bustling downtown area, the Palmetto Building is surrounded by a hub of activity. Enjoy the convenience of nearby food and beverage establishments, grocery stores, and a variety of retail shops that cater to all your needs and those of your clients. This central location makes your daily operations smoother and places you within a dynamic community.

- The Palmetto Building hosts a diverse array of tenants, including a multi-location pharmacy and healthcare and professional service providers. The synergy within the building creates an enriching environment that fosters professional growth and networking opportunities. Each tenant benefits from the collective clientele that the center attracts, enhancing exposure and accessibility.

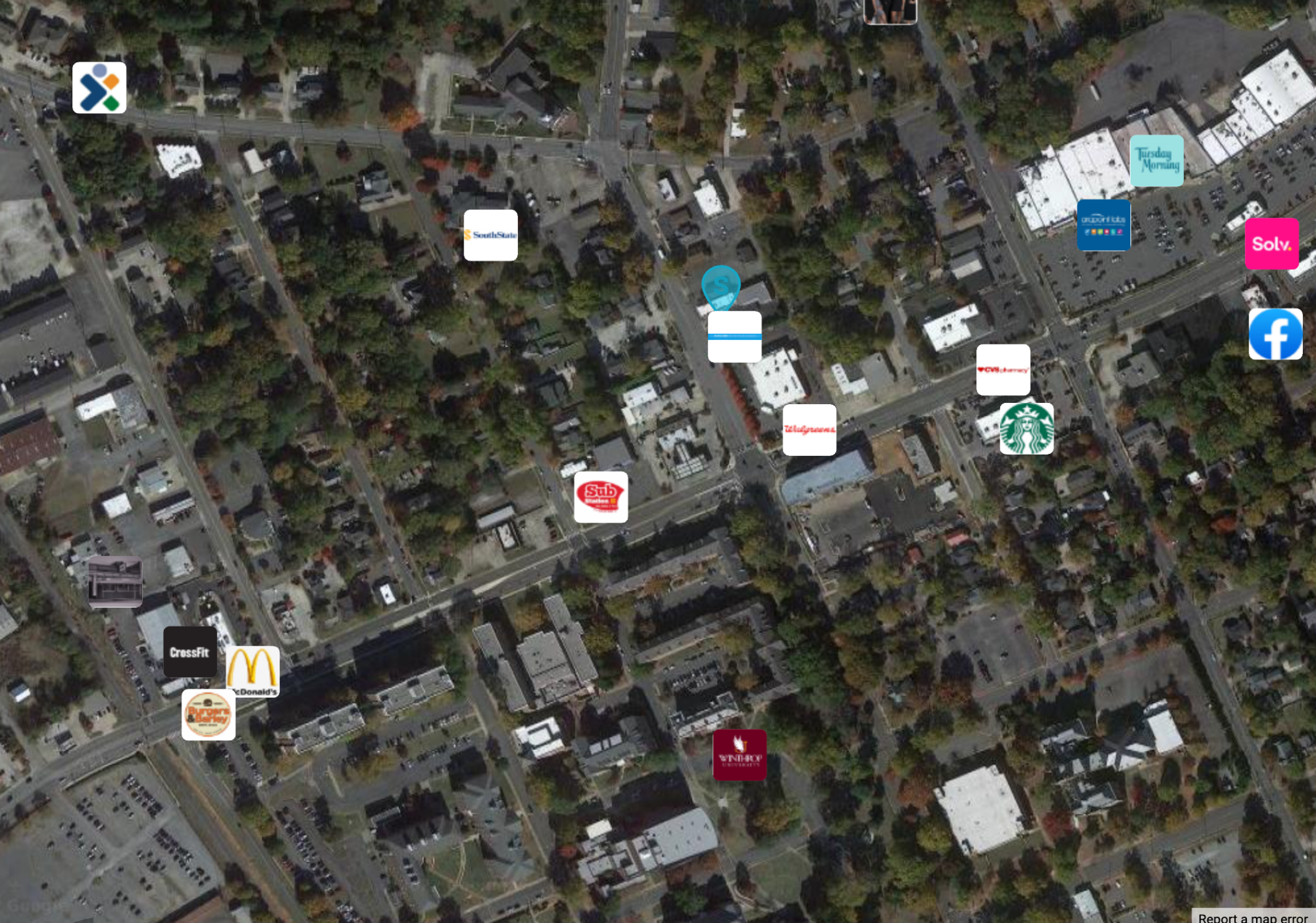
With ample parking and accessibility, the Palmetto Building provides a professional backdrop that aligns with the needs of ambitious businesses. Whether you're a burgeoning startup or an established enterprise, our center is equipped to support your aspirations.

- Choosing the Palmetto Building at 1030 Oakland Ave means placing your business amidst the pulse of Rock Hill's thriving economic landscape. Embrace the opportunity to be part of a professional community that is as dynamic as it is diverse. Let your business thrive with the advantages that our prime location and robust amenities offer.

For leasing information and to schedule a visit, contact us today. Discover why so many businesses have chosen to call the Palmetto Building their home.



- Rock Hill, South Carolina, is a shrewdly combined combination of historical charm with sustainably managed growth. World-class businesses like 3D Systems, Atlas Copco, and Coroplast are located in Rock Hill. The property is close to Winthrop College by foot. A public, comprehensive university, Winthrop offers on-campus and online programs leading to bachelor's, master's, and specialty degrees. The campus is situated in Rock Hill, South Carolina, about 20 minutes south of Charlotte, North Carolina. Winthrop's objective guarantees an educational experience that combines liberal arts, professional programs, global knowledge, and civic participation. Winthrop has received national recognition for its commitment to quality in higher education.



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Front Entrance



Waiting Room



Boardroom



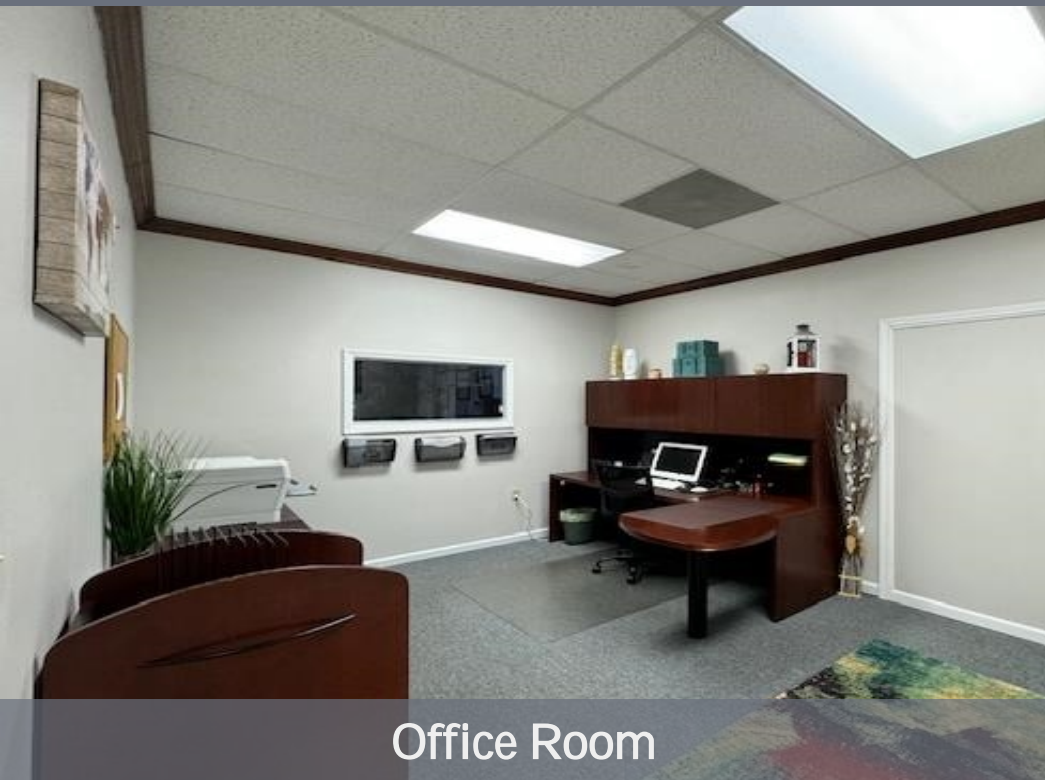
Conference Room



Corridor



Storage Room



Office Room



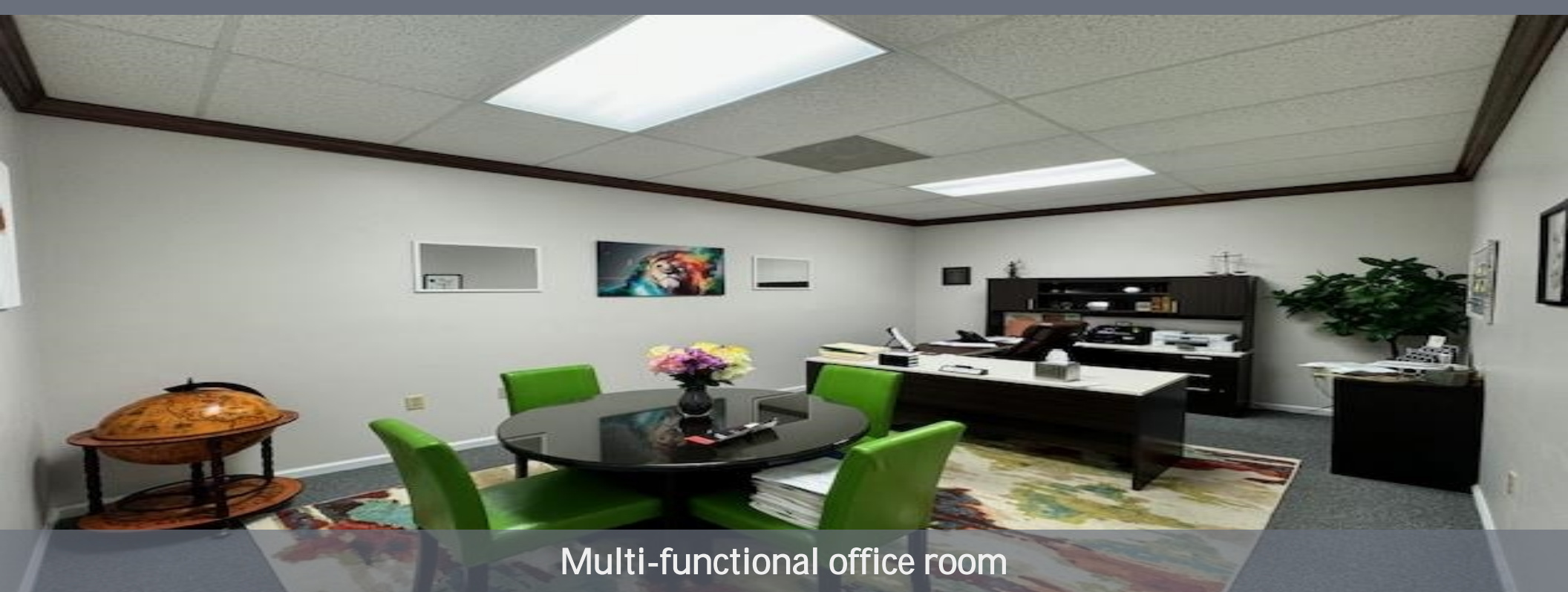
Washroom



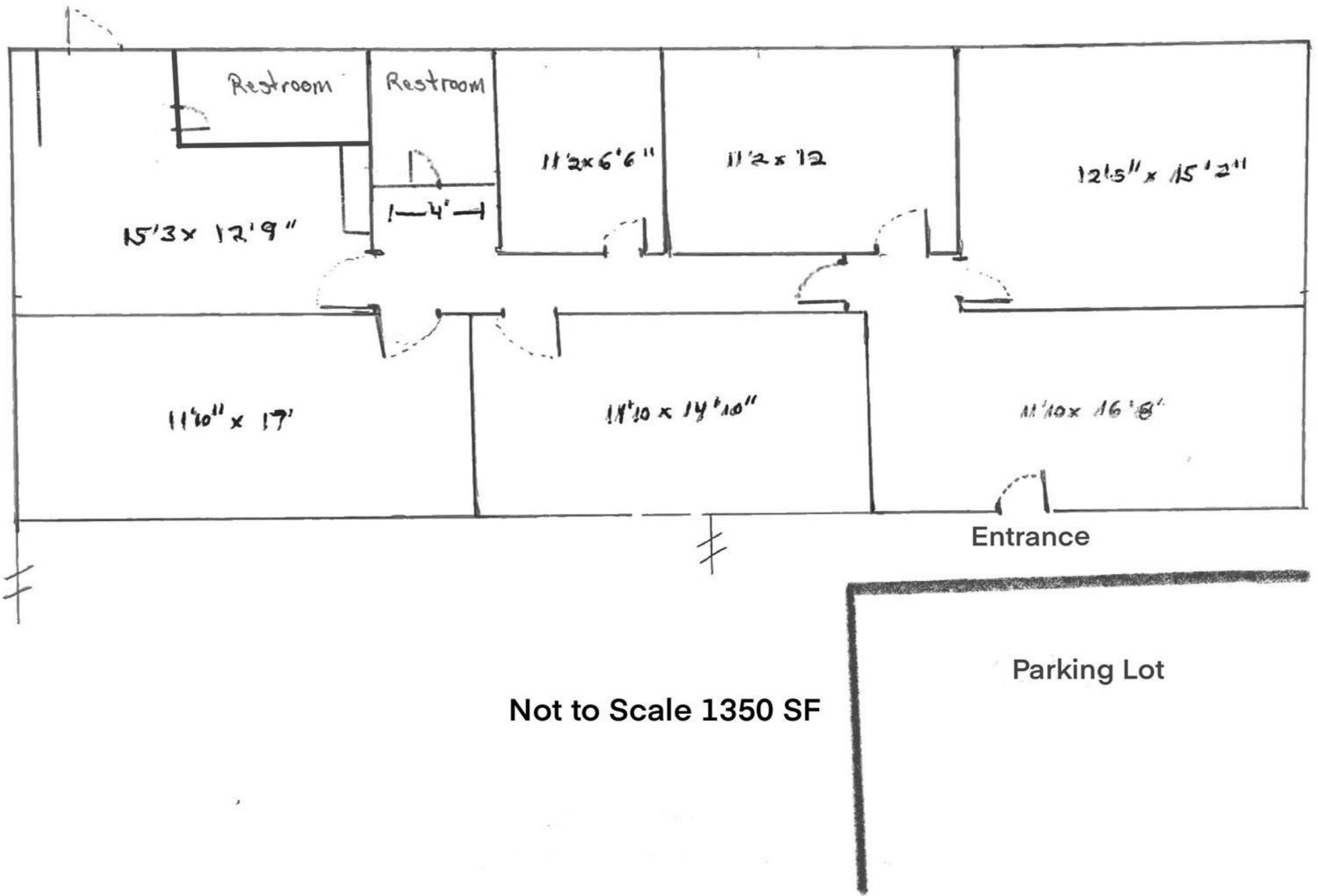
Break Room



Washroom



Multi-functional office room



Not to Scale 1350 SF

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,155	48,317	68,756
2010 Population	9,820	55,882	87,670
2022 Population	10,102	59,912	100,744
2027 Population	10,789	63,687	107,154
2022-2027: Population: Growth Rate	6.60 %	6.15 %	6.20 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	442	2,328	3,120
\$15,000-\$24,999	263	2,079	3,030
\$25,000-\$34,999	455	2,870	4,040
\$35,000-\$49,999	492	4,100	6,256
\$50,000-\$74,999	556	4,950	7,848
\$75,000-\$99,999	293	2,405	4,868
\$100,000-\$149,999	439	3,111	6,297
\$150,000-\$199,999	196	1,434	3,070
\$200,000 or greater	157	958	1,935
Median HH Income	\$49,773	\$52,536	\$59,610
Average HH Income	\$76,976	\$76,700	\$85,411

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,119	19,695	27,908
2010 Total Households	3,090	21,944	34,219
2022 Total Households	3,299	24,240	40,469
2027 Total Households	3,589	25,878	43,192
2022 Average Household Size	2.36	2.33	2.41
2000 Owner Occupied Housing	1,454	10,427	15,962
2000 Renter Occupied Housing	1,344	7,712	9,810
2022 Owner Occupied Housing	1,564	12,842	24,330
2022 Renter Occupied Housing	1,735	11,398	16,140
2022 Vacant Housing	612	1,933	2,742
2022 Total Housing	3,911	26,173	43,211
2027 Owner Occupied Housing	1,679	14,064	26,561
2027 Renter Occupied Housing	1,909	11,813	16,631
2027 Vacant Housing	673	2,109	3,036
2027 Total Housing	4,262	27,987	46,228
2022-2027: Households: Growth Rate	8.50 %	6.60 %	6.55 %



Source: esri

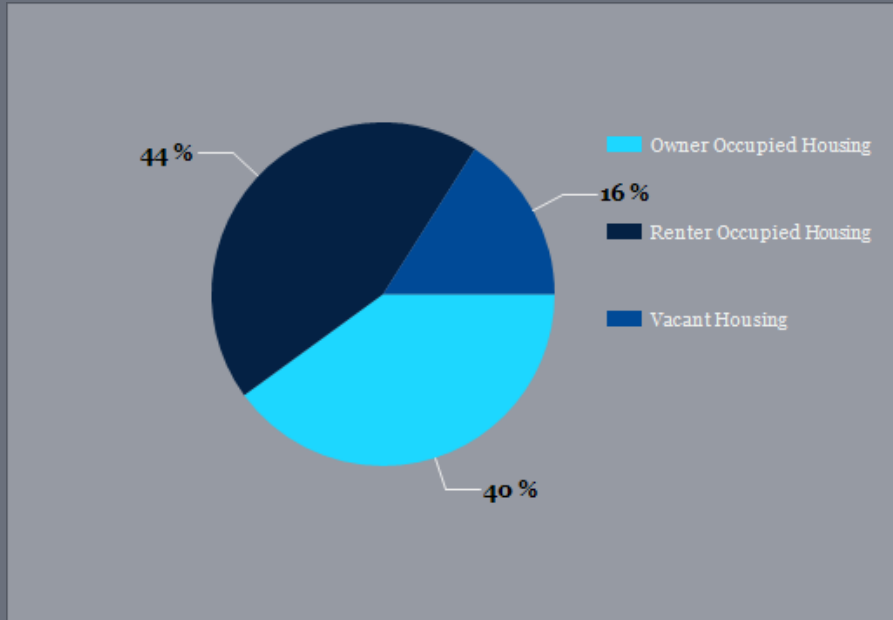
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	552	4,358	7,249
2022 Population Age 35-39	461	3,805	6,633
2022 Population Age 40-44	427	3,427	6,307
2022 Population Age 45-49	423	3,315	6,016
2022 Population Age 50-54	388	3,335	5,984
2022 Population Age 55-59	392	3,317	5,878
2022 Population Age 60-64	430	3,339	5,770
2022 Population Age 65-69	390	3,007	5,078
2022 Population Age 70-74	303	2,422	4,172
2022 Population Age 75-79	240	1,721	2,855
2022 Population Age 80-84	162	1,118	1,729
2022 Population Age 85+	271	1,351	1,835
2022 Population Age 18+	8,344	46,691	77,768
2022 Median Age	26	35	36

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,900	\$53,767	\$57,772
Average Household Income 25-34	\$73,115	\$74,332	\$78,933
Median Household Income 35-44	\$62,489	\$62,095	\$75,408
Average Household Income 35-44	\$96,144	\$89,033	\$98,937
Median Household Income 45-54	\$57,980	\$60,736	\$74,162
Average Household Income 45-54	\$89,444	\$87,612	\$100,308
Median Household Income 55-64	\$61,443	\$58,604	\$67,893
Average Household Income 55-64	\$87,349	\$85,385	\$94,588
Median Household Income 65-74	\$51,839	\$47,278	\$54,327
Average Household Income 65-74	\$84,762	\$74,163	\$81,827
Average Household Income 75+	\$62,343	\$56,587	\$59,487

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	533	4,016	6,923
2027 Population Age 35-39	540	4,319	7,400
2027 Population Age 40-44	462	3,871	6,781
2027 Population Age 45-49	459	3,538	6,469
2027 Population Age 50-54	413	3,347	5,998
2027 Population Age 55-59	395	3,308	5,920
2027 Population Age 60-64	420	3,331	5,770
2027 Population Age 65-69	438	3,201	5,493
2027 Population Age 70-74	375	2,816	4,691
2027 Population Age 75-79	301	2,215	3,724
2027 Population Age 80-84	210	1,451	2,348
2027 Population Age 85+	292	1,475	2,084
2027 Population Age 18+	8,909	49,716	82,913
2027 Median Age	27	36	37

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,287	\$61,376	\$66,696
Average Household Income 25-34	\$83,931	\$84,836	\$91,055
Median Household Income 35-44	\$77,572	\$72,349	\$84,810
Average Household Income 35-44	\$107,939	\$99,978	\$110,100
Median Household Income 45-54	\$70,764	\$70,031	\$85,517
Average Household Income 45-54	\$100,848	\$99,233	\$112,951
Median Household Income 55-64	\$74,348	\$67,960	\$79,940
Average Household Income 55-64	\$96,492	\$97,160	\$108,919
Median Household Income 65-74	\$62,317	\$55,040	\$63,374
Average Household Income 65-74	\$94,043	\$85,983	\$94,922
Average Household Income 75+	\$73,437	\$66,768	\$71,227

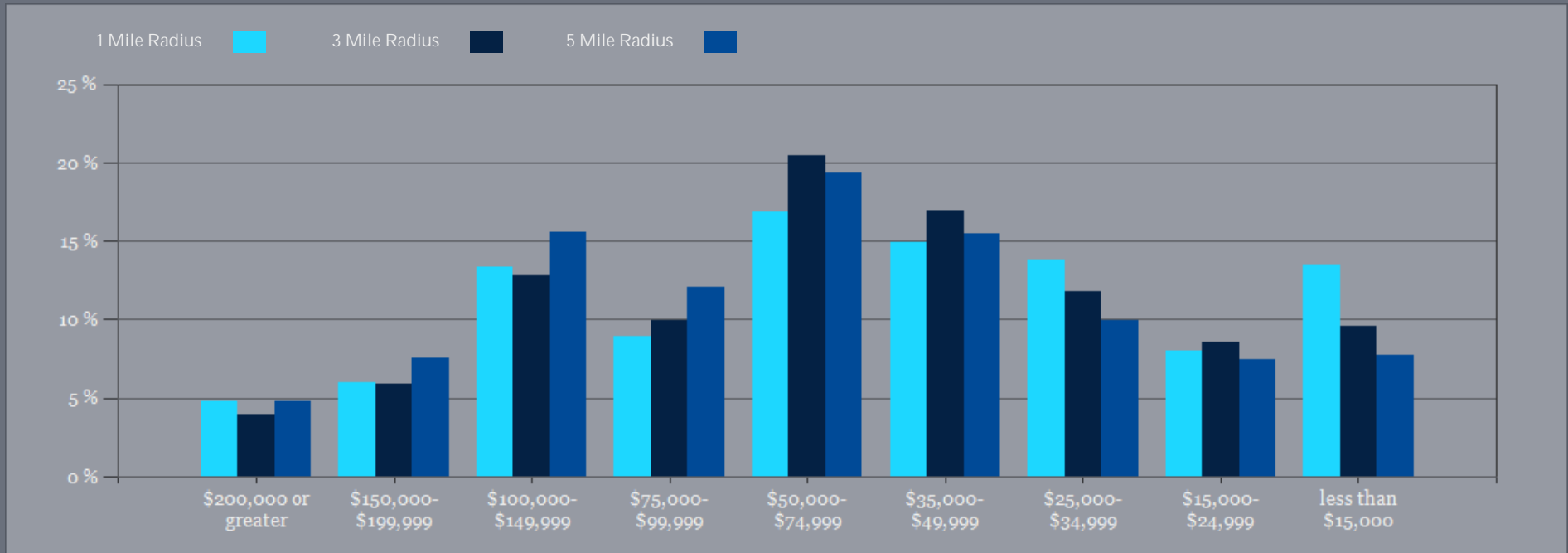
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2022 Household Income



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