

**Commercial Corner on Celanese Road beside Walgreens.
Address is 2016 Celanese Rd Rock Hill, SC 29730**

REID Real Estate
"the right way"



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Price now is \$595,000

This corner fronts on a 7-lane highway which is a major east west commuter corridor that runs through most of York County.

Located less than one mile west of I-77.

235' frontage on Celanese Rd. & 114' on Aldersgate.

Mainly level site with small trees & brush. City water and sewer directly accessible once the site is annexed into the city limits.

Billboard is on a year to year lease, call for details.

2022 SC DOT traffic count was 41,400 vehicles a day.



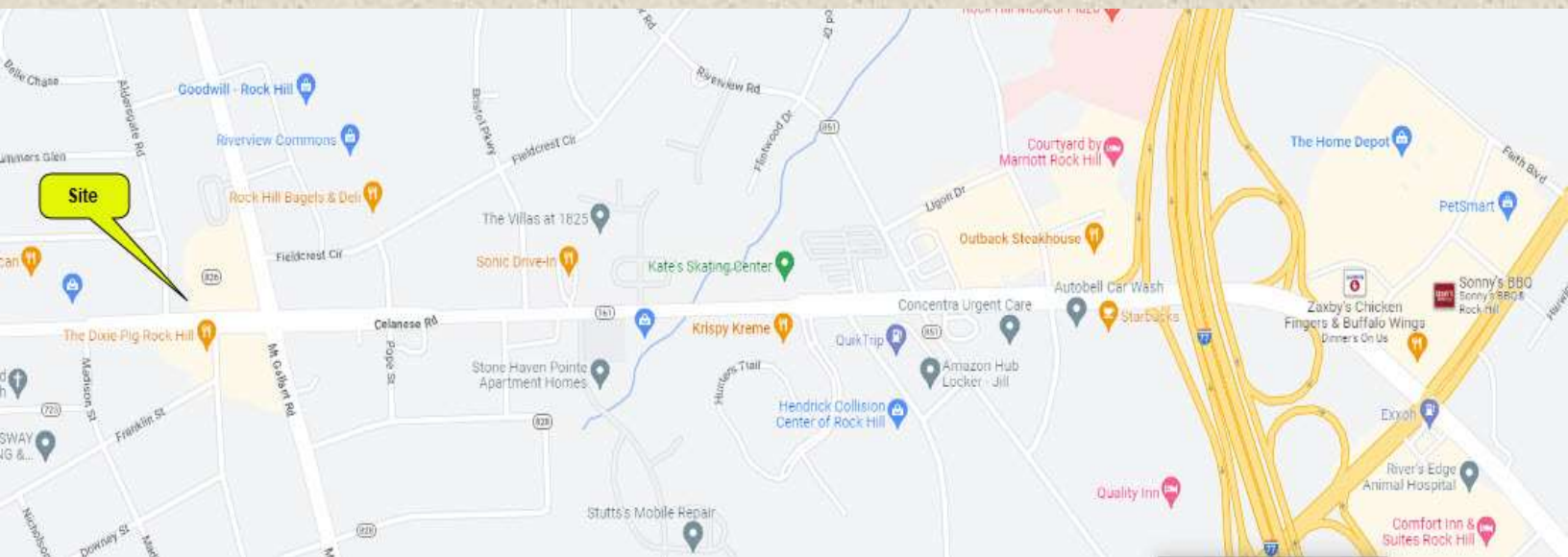
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Photo below shows the existing shared curb cut on Celanese and where the drive will go into this site. A second curb-cut on to Aldersgate will likely be permitted also. Close proximity of property lines are indicated with the yellow lines.



This corner is presently located in York County, but it adjoins other properties that are in the city limits of Rock Hill so therefore the property will have to be annexed into the city limits during the permitting phase.

Photo below shows how convenient this corner is to I-77, some of the other nearby businesses are shown too. This corner is in one of the most sought-after areas in York County, SC which along with Rock Hill and Charlotte is one of the fastest growing markets in the country. The size and location of this corner makes a very good fit for a small drive through coffee shop or a two to three space retail or office center.



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