

**For Sale:**  
**Investment Property on Charlotte Ave. Rock Hill SC.**  
**\$995,000 for land and building.**



**Turn-Key investment property on signalized corner located one block from Cherry Rd., which has 28,000 CPD traffic count.**

**Site is two blocks from Winthrop University and across the street from Earth Fare.**

**Well established franchise operated tenant has been in Rock Hill over 15 years, and is part of a multi-state, 45 unit Deli chain.**

**New 5 year lease with 2.5% yearly increases in place.**

**½ acre site with generous parking area, and is convenient for walk-in patrons.**

**Contact Roger Baldwin for details.**



**Roger Baldwin**

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Licensed in both Carolinas



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