



# PRIME COMMERCIAL PROPERTY

3708 CELANESE RD  
ROCK HILL, SC 29732

**\$1,300,000**



## PROPERTY FEATURES

- $\pm$  2 Acre lot in Rock Hill, SC available for sale, lease, or build-to-suit
- Currently zoned RSF 30.
- $\pm$  230 Feet of direct road frontage on Celanese Road (Highway 161)
- Located 1/2 mile from Rock Hill-York County Airport and 3.5 miles from Exit 81 on I-77. Adjacent to Rock Hill City limits - potential for annexation if needed or desired.
- Property consists of 5 combined parcels with dual access points from both sides of Trexler Lane.
- The two existing houses on site will be removed at seller's expense.



LEE WHITLEY

REAL ESTATE BROKER

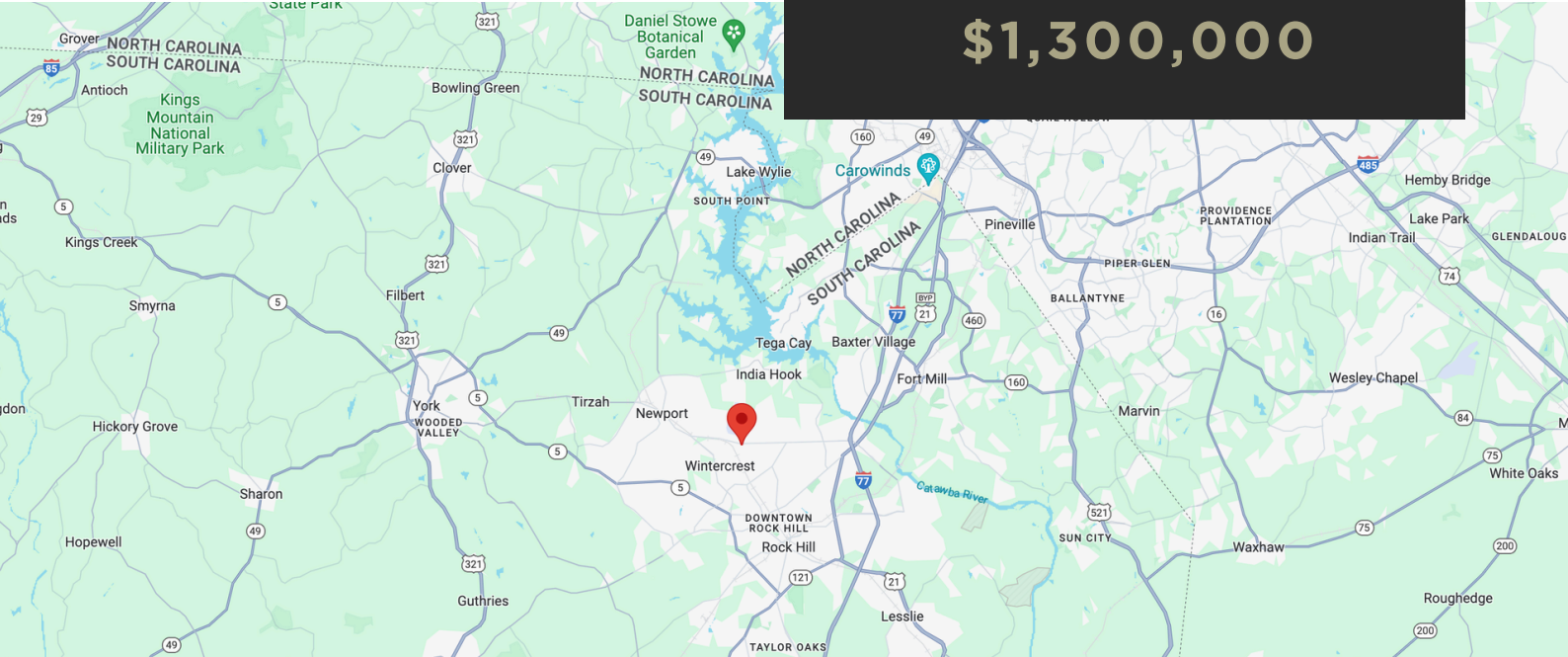
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## ABOUT THE AREA

- Rock Hill located just 25 miles south of Charlotte, is the largest city in York County, SC, the 4th largest city in the Charlotte MSA and named "All American City"
- Rock Hill is Home to Numerous Sports Venues such as The Rock Hill Sports Arena, The Velrodrome, The BMX Supercross Track, Cherry Park, Manchester Meadows, and The National American Cornhole League Headquarters; Generating ±\$121.9 Million Direct Economic Impact since 2006