



509 N Anderson Rd

Rock Hill, SC 29730



Available for Sale
+/- 6,000 SF Commercial Building

N Anderson Rd
20,800 VPD

Property Overview

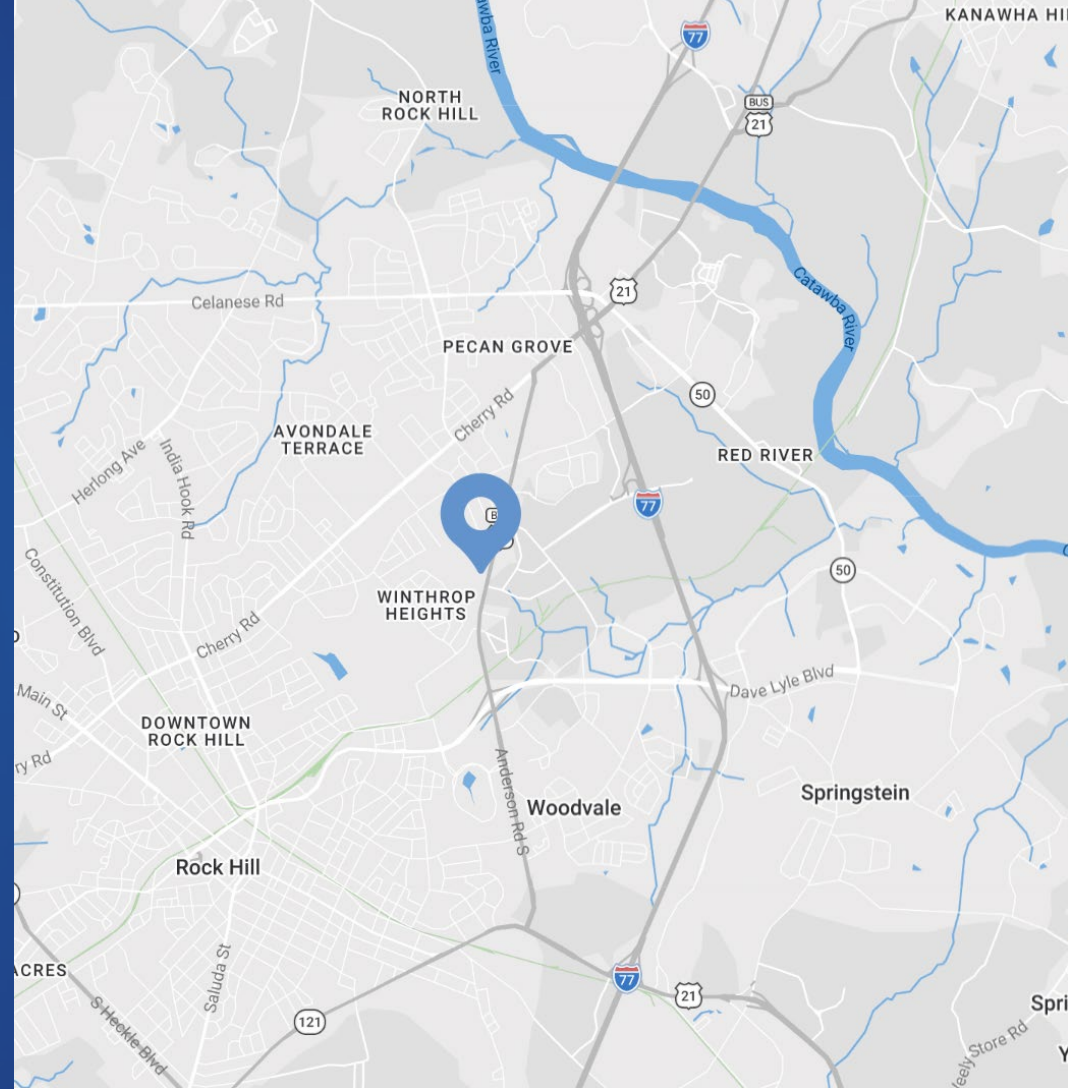
509 N Anderson Rd

Available for Sale

The Nichols Company is pleased to offer a +/- 6,000 SF commercial property for sale at 509 N Anderson Rd in Rock Hill, SC. On +/- 1.29 AC and currently operating as a used automobile dealership. The property features a showroom area, multiple private offices, service and shop space, storage areas, and restrooms, along with a large paved lot ideal for vehicle display or outdoor storage. The site offers strong visibility along N Anderson Road, easy ingress and egress, and ample parking. This is an excellent opportunity for users seeking a well-located asset with convenient access to I-77, proximity to Downtown Rock Hill, and a position within the growing Charlotte MSA corridor.

Property Details

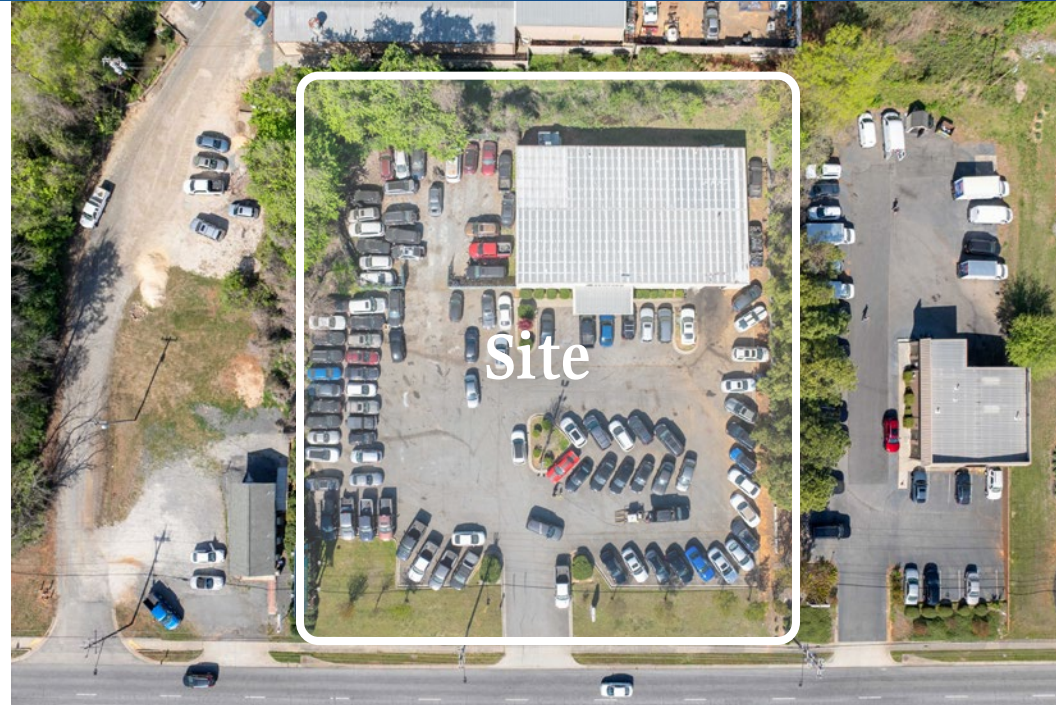
| | |
|-----------------------|---|
| Address | 509 N Anderson Rd Rock Hill, SC 29730 |
| Availability | +/- 6,000 SF Total Available for Sale |
| Acreage | +/- 1.29 AC |
| Use | Retail, Automotive, Flex |
| Parcel IDs | 0300401011 |
| Zoning | Commercial |
| Traffic Counts | N Anderson Rd 20,800 VPD I-77 91,500 VPD |
| Sale Price | \$1,399,000 |



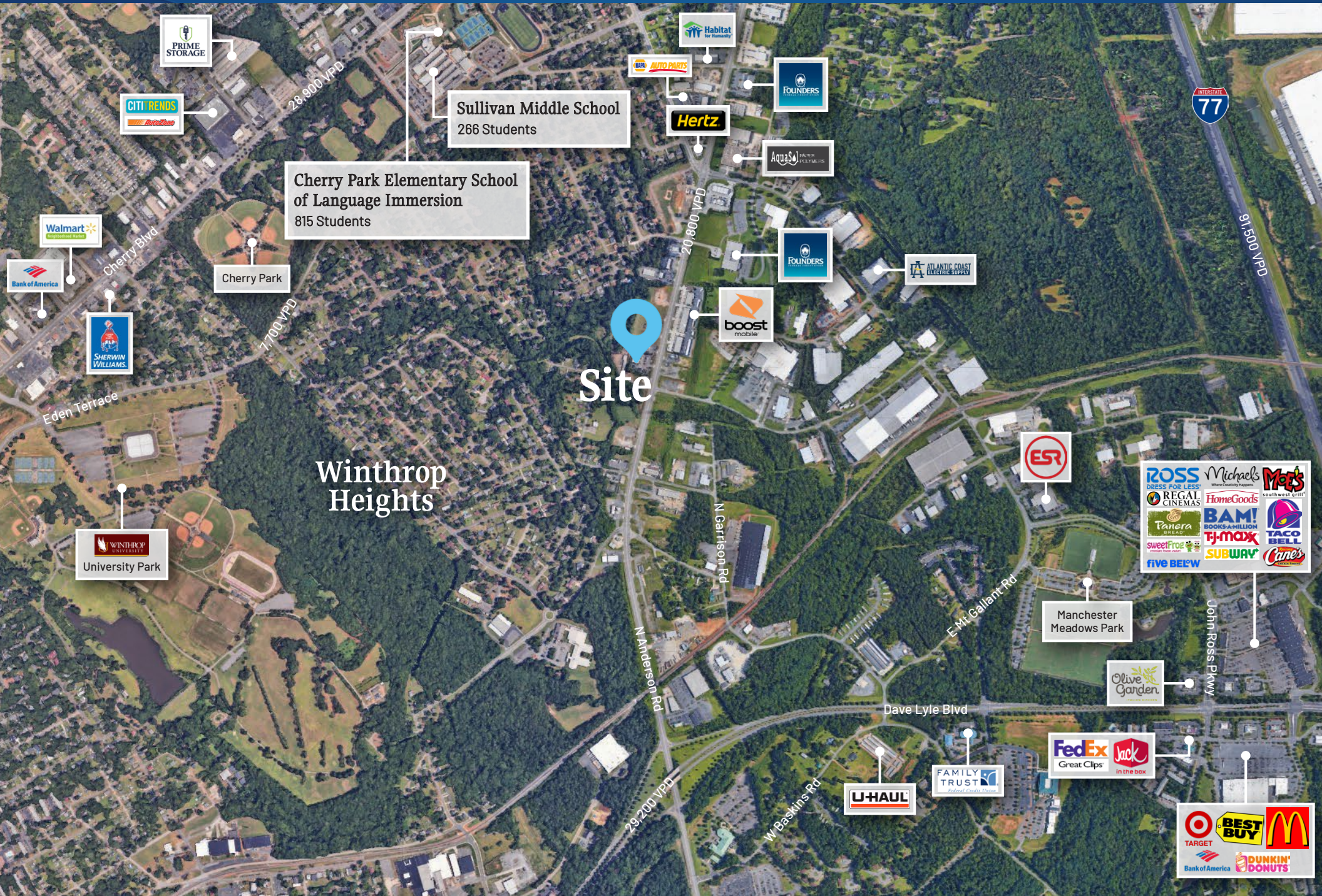
Demographics

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|---------------|---------------|---------------|
| 2025 Population | 2,909 | 54,740 | 108,445 |
| Avg. Household Income | \$107,743 | \$82,761 | \$99,656 |
| Median Household Income | \$82,269 | \$61,669 | \$72,587 |
| Households | 1,215 | 23,384 | 43,908 |
| Daytime Employees | 2,950 | 30,334 | 45,426 |

Property Photos



Market Overview



Rock Hill South Carolina

Rock Hill is a business-savvy blend of historic charm and strategically implemented expansion right outside of Charlotte. The city is located in the north-central area of South Carolina approximately 20 miles south of Charlotte, NC along the I-77 corridor.

The largest city in South Carolina's York County, Rock Hill is a charming college town, with the campus of Winthrop University making up one of its five historic districts. The surrounding area is home to the Carowinds amusement park, an entertainment destination so large that it spans two states.



Winthrop
Heights

Site

Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.