509 N Anderson Rd

Rock Hill, SC 29730



Available for Sale

+/- 6,000 SF Commercial Building

Property Overview

509 N Anderson Rd

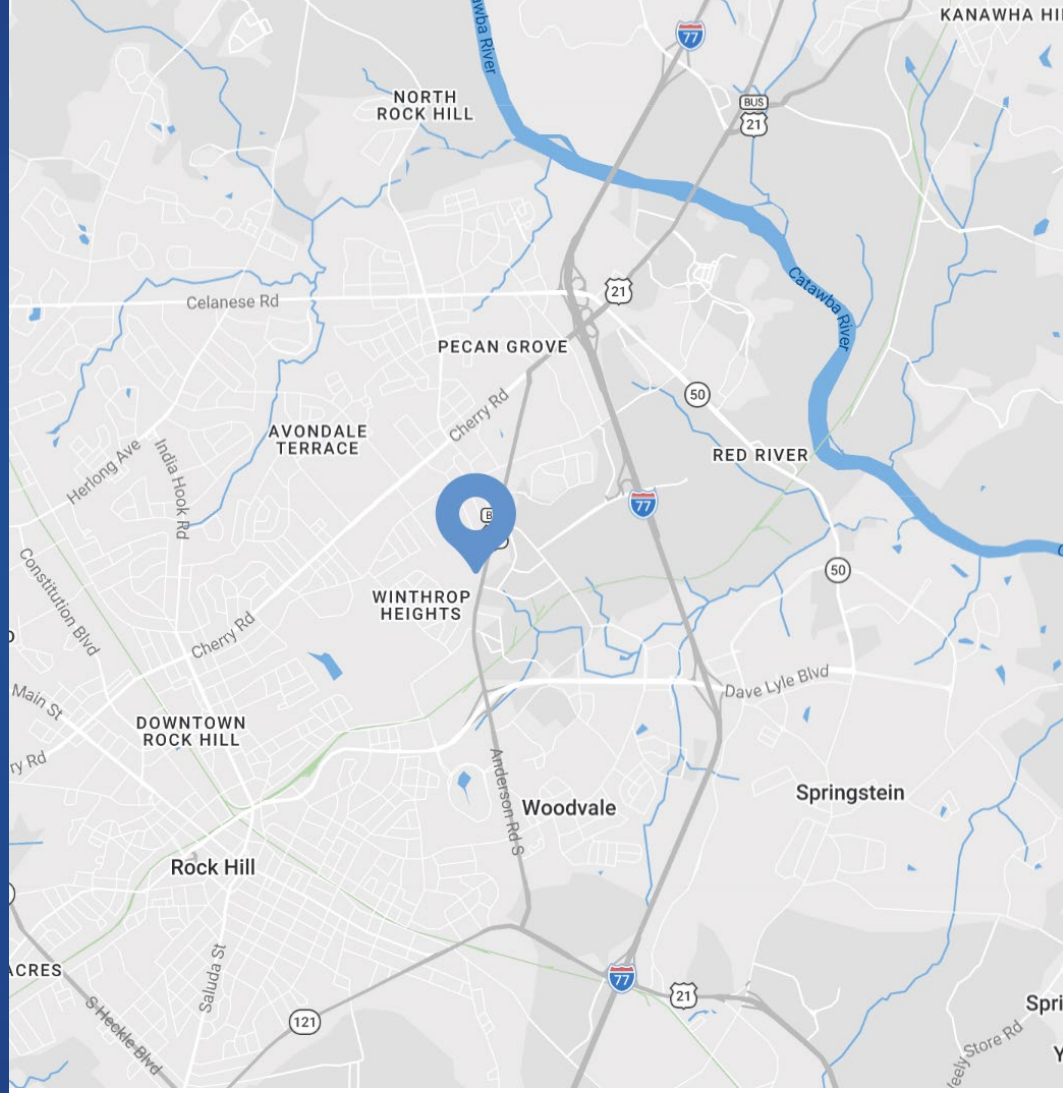
Available for Sale

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	$1,349,000





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

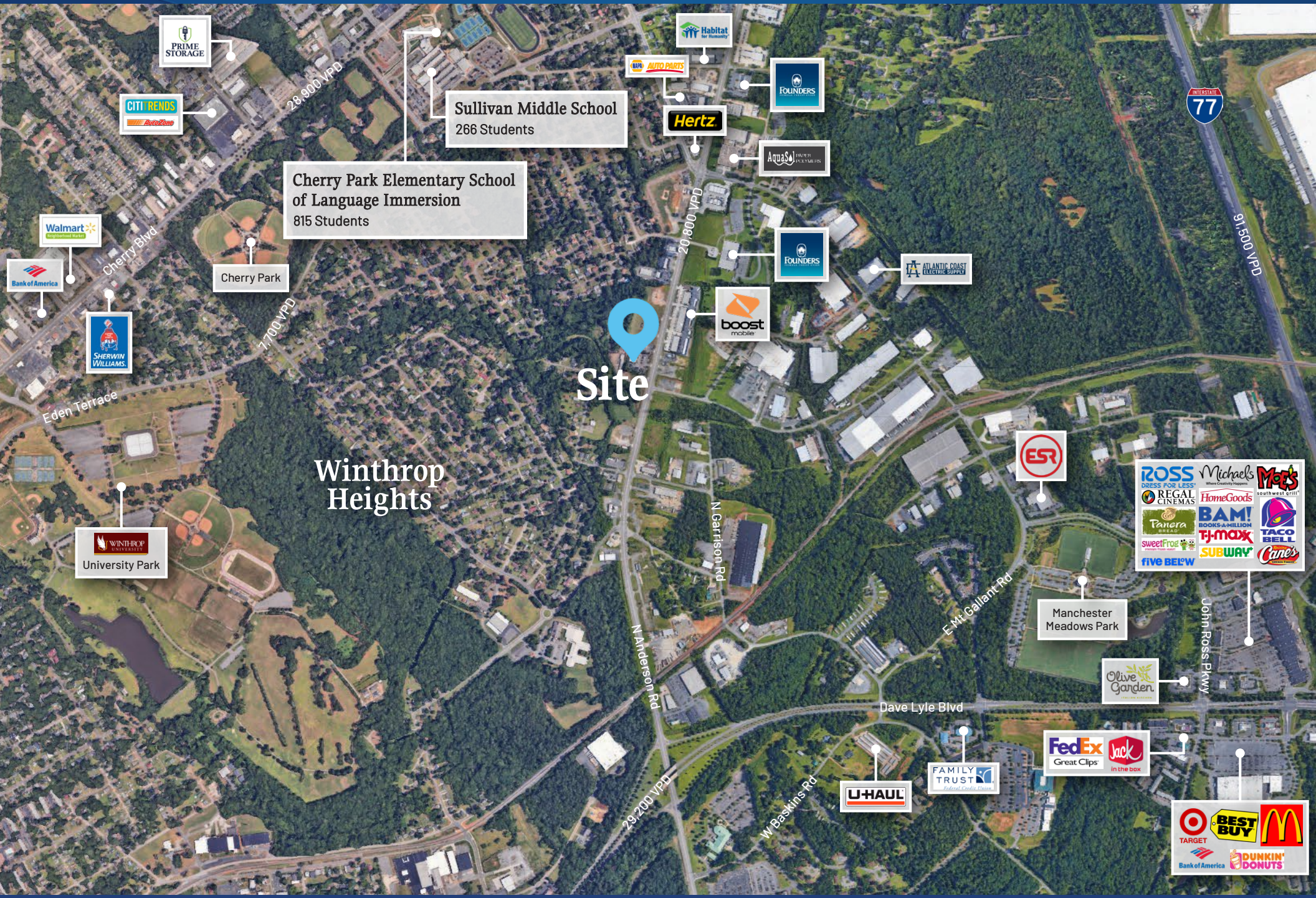








Market Overview



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.

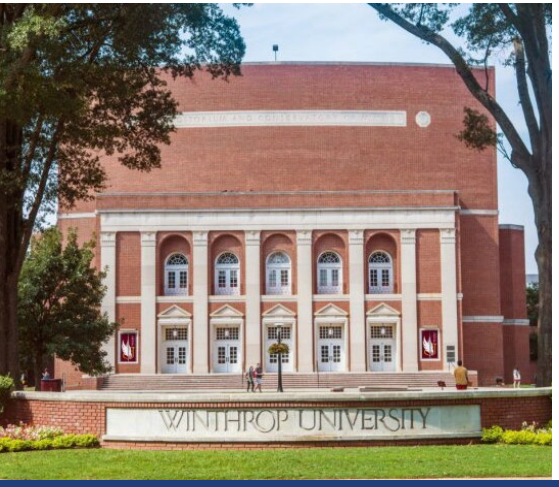
The largest city in South Carolina's York County, Rock Hill is a charming college town, with the campus of Winthrop University making up one of its five historic districts. The surrounding area is home to the Carowinds amusement park, an entertainment destination so large that it spans two states.

















Contact for Details

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