

MARKET AT MUSEUM

4124 CELANESE RD. | ROCK HILL, SC 29732



CONTACT

IAN WHETSEL

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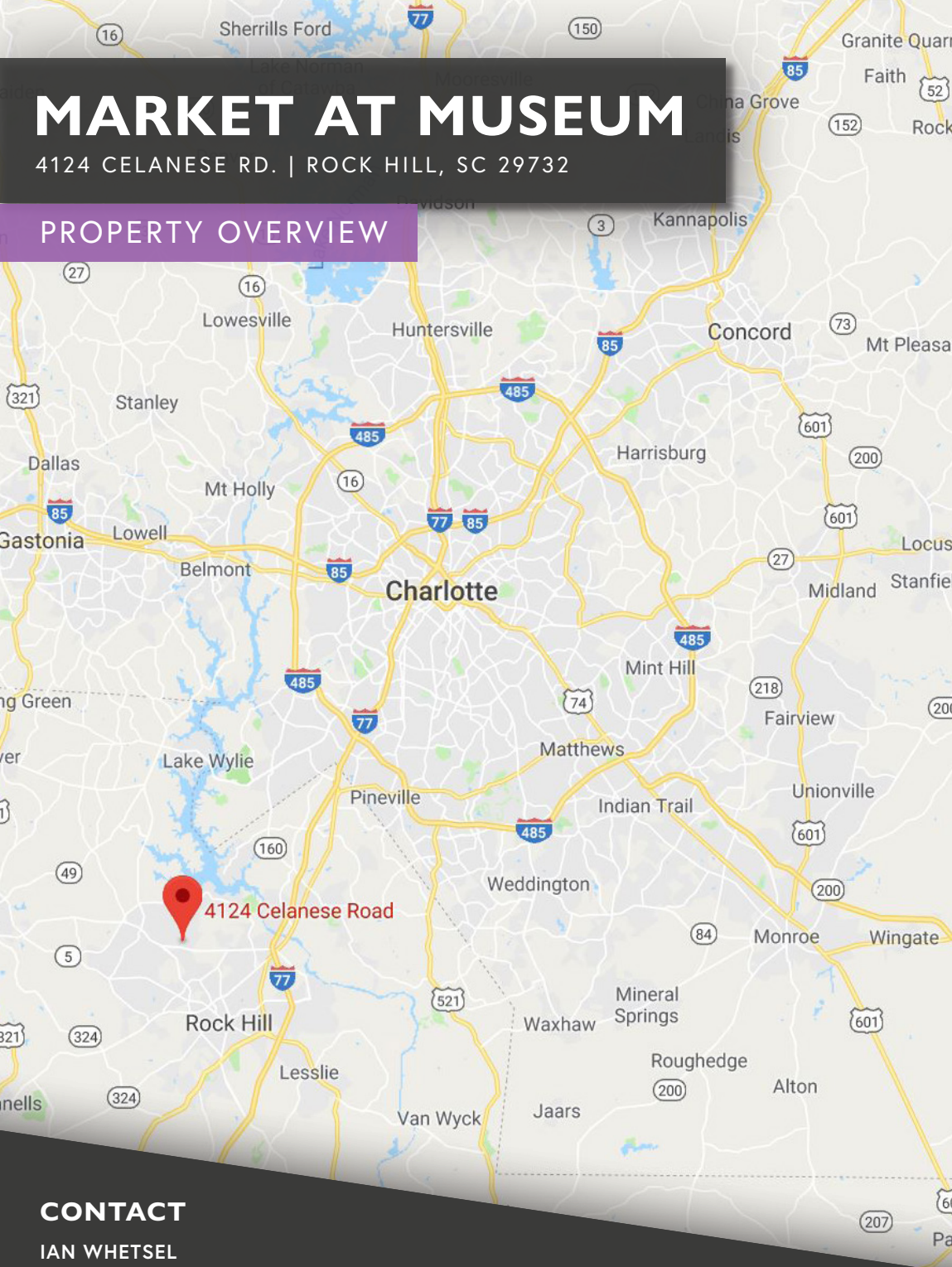


THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™

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PROPERTY OVERVIEW



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PROPERTY DETAILS

- 7,084 SF Available for Lease
- 51,734sf GLA | 8.40 Acres
- Retail strip center anchored by Ollie's Bargain Outlet
- Strategically located along Celanese Rd with excellent frontage, offering maximum visibility to consumer traffic
- Site is located next to the U.S. National Guard Armory where South Carolina military units train, meet, and parade
- Five access points, with at least one located in the front, rear, and each side of the center; access points have no barriers to left or right-hand turn entry

MARKET DETAILS

Rock Hill, located only 25 miles south of uptown Charlotte, is the largest city in York County, SC and the 4th largest city in the Charlotte, NC MSA. York County had the 2nd highest compound annual population growth rate in the Charlotte MSA between 2010-2021 (2.4%) and the 2nd highest projected growth from 2021-2026 (2.08%), second only to neighboring Lancaster County.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	3,521	38,298	93,507
 AVG. HH INCOME	\$91,652	\$92,620	\$84,438
 DAYTIME POPULATION	3,835	41,298	93,845



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SITE PLAN

TENANT ROSTER

SUITE	TENANT	SF
1	VIP Nails & Spa	1,200
2	State Farm Insurance	1,200
3	Ouzo's Pizza	2,400
4	Ollie's Bargain Outlet	35,000
5	Tailgaters	3,600
6	AVAILABLE	7,084
7	K&C Cleaners	1,250



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