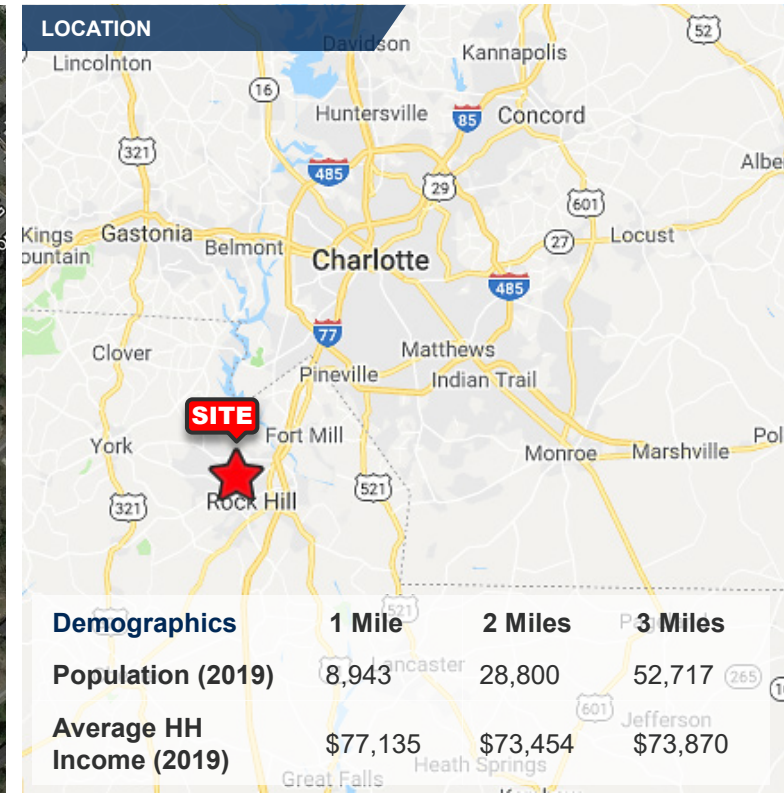


# 1705 Ebenezer Rd.

📍 Rock Hill, SC 29732

**100% LEASED**



## Highlights

- New ±8,500 SF multi-tenant retail whose tenants include Starbucks, Chase bank, and Pacific Dental.
- Adjacent to Piedmont Medical Center, a 288-bed full-service hospital.
- Located along one of the busiest commercial corridors in the market with strong surrounding retail uses.
- The property is located 1.35 miles north of Winthrop University, a public university with over 6,000 students.
- From March 2016 to March 2017, York County had the highest rise in employment (6.8%) in the country.

## Property Overview

Lot Size: 1.23± acres  
 Current Zoning: GC (General Commercial)  
 Space Available: 100% Leased

## Traffic Counts

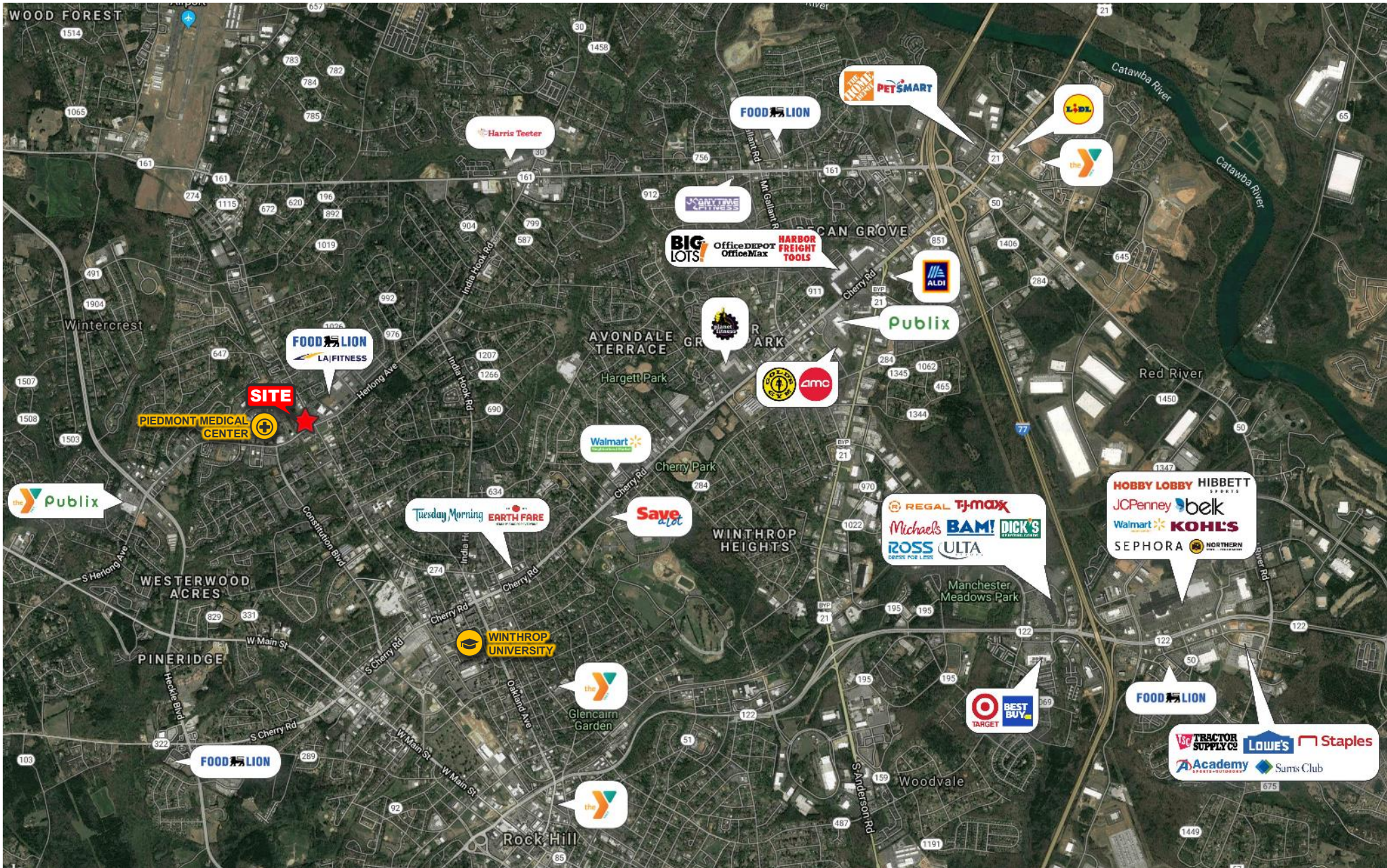
22,300 AADT along Herlong Ave.  
 11,200 AADT south along Ebenezer Rd.  
 10,000 AADT north along Ebenezer Rd.



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# MORGAN

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