

±2.8 ACRE DEVELOPMENT SITE
CHERRY RD, ROCK HILL, SC

- 24,400 VEHICLES PER DAY
- RIGHT OFF I-77 (71,900 VPD)
- PERFECT FOR RETAIL/HOTEL USER

FOR SALE

2640 Cherry Rd, Rock Hill, SC

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MEYBOHM COMMERCIAL

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OFFER SUBMISSION

Please submit all offers as a non-binding letter of intent (LOI). Including:

- Pricing
- Due Diligence Timeline
- Earnest Money
- Special Stipulations

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Jonathan Aceves, CCIM, MBA
Finem Group
V.P/Senior Broker
Jaceves@meybohm.com
706-294-1757



John Eckley, MBA, Civil Eng.
Finem Group
V.P/Senior Broker
Jeckley@meybohm.com
706-305-0054



Dustin Wright
Finem Group
Commercial Advisor
Dwright@meybohm.com
706-830-8266



Stephen Long
Finem Group
Investment Analyst
Slong@meybohm.com
706-513-3840

EXECUTIVE SUMMARY



REDEVELOPMENT SITE / OFFERING MEMORANDUM

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INVESTMENT DETAILS

$2,775,000
ASKING PRICE

±2.80
LOT SIZE

24,400
TRAFFIC COUNT

INVESTMENT HIGHLIGHTS

PREMIUM LOCATION

This ±2.80 Acre site sits right off I-77 (71,900 VPD) with cross access to a signaled corner of Cherry Rd (24,400 VPD) and Celriver Rd. Cherry Rd is one of the main retail corridors in Rock Hill, SC. It is a growing corridor with a lot of new development in the past couple of years and more to come.

GREAT ACCESS

This property has Right-in/right-out on Cherry rd with full motion access coming from the corner of Celriver and Corporate Blvd. The signaled corner has traffic coming from both exits of I-77 from Cherry rd and Celanese.

STRONG TRAFFIC COUNTS

This site benefits from having incredibly strong traffic counts. With 24,400 VPD on Cherry Rd, 71,900 on I-77, and 41,400 on Celanese Rd, this site is optimally positioned to benefit from these fantastic traffic counts.

CLOSE PROXIMITY TO CHARLOTTE

Rock Hill, Sc is a city that is part of the Charlotte MSA and benefits from much of the growth and development happening in the city. With only a 30-minute drive from Cherry rd to downtown Charlotte, Rock Hill has become a suburb for many workers to commute to and from Charlotte.

STRONG RETAIL SYNERGY

This site is surrounded by a strong retail synergy consisting of Publix, Home Depot, 7-11, Quick Trip, Circle K, Aldi, Lidl, Chick-fil-a, Harbor Freight Tools, Freddy's Burgers, Mcdonalds, Cookout, Dunkin Donuts, and much more.

INVESTMENT DESCRIPTION

The Finem Group at Meybohm Commercial is proud to exclusively present this 2.8 Acre development site for sale or ground lease in Rock Hill, SC.

This property is a portion of the parcel occupied by the Ramada by Wyndham Hotel. The leftmost side of the hotel, currently containing a restaurant space, would be included in the sale. The property is available in whole or in part. It is expected for the Buyer to pay for the cost of the demolition of the restaurant.

The property is accessible on both Celriver and Cherry rd, with a DTC of 24,400 on Cherry, 14,200 on Celriver, and 71,900 on I-77. This site is directly off I-77 and benefits from access to both of its exits: The one on Cherry Rd and the one on Celanese Rd. The property is located in a growing area with an increasing amount of new commercial and residential development in just the past two years.

This site is zoned Community Commercial: "The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community, including shopping centers and large retail establishments."

For more information on zoning click here:

https://www.cityofrockhill.com/home/showpublisheddocument/2065/638138729035270000

PROPERTY DETAILS

Address 2640 Cherry Rd Rock Hill, SC 29730	**Tax Parcel ID** 6620701066
Property Access Right in Right out at cherry rd and full motion behind	**Property Zoning** CC Community Commercial
3 Mile Population 42,916	**3 Mile MHI** $66,206

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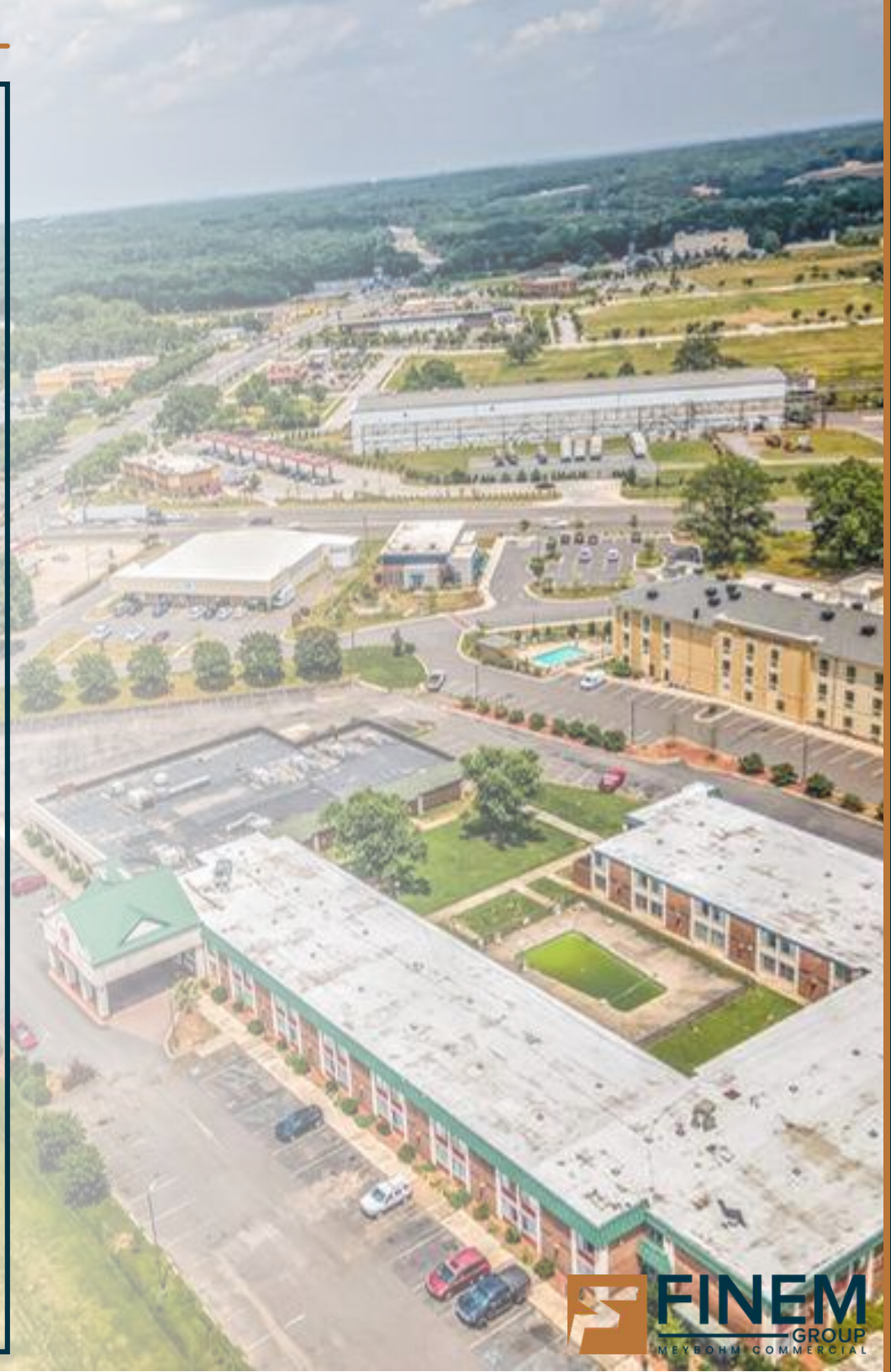
LOCATION DESCRIPTION

Located off exit 82 on I-77, this site is located in a premium location. With over 24,400 VPD on Cherry Rd and over 71,000 VPD passing the site via I-77, this site has ideal traffic counts for any potential use case.

Rock Hill, SC is a suburb of Charlotte and is part of the greater MSA. This site is a 30-minute drive from downtown Charlotte. Located approximately 1 mile from the Catawba River which is an area that has expanded in its own right over the past couple of years with new apartments and single-family homes being built.

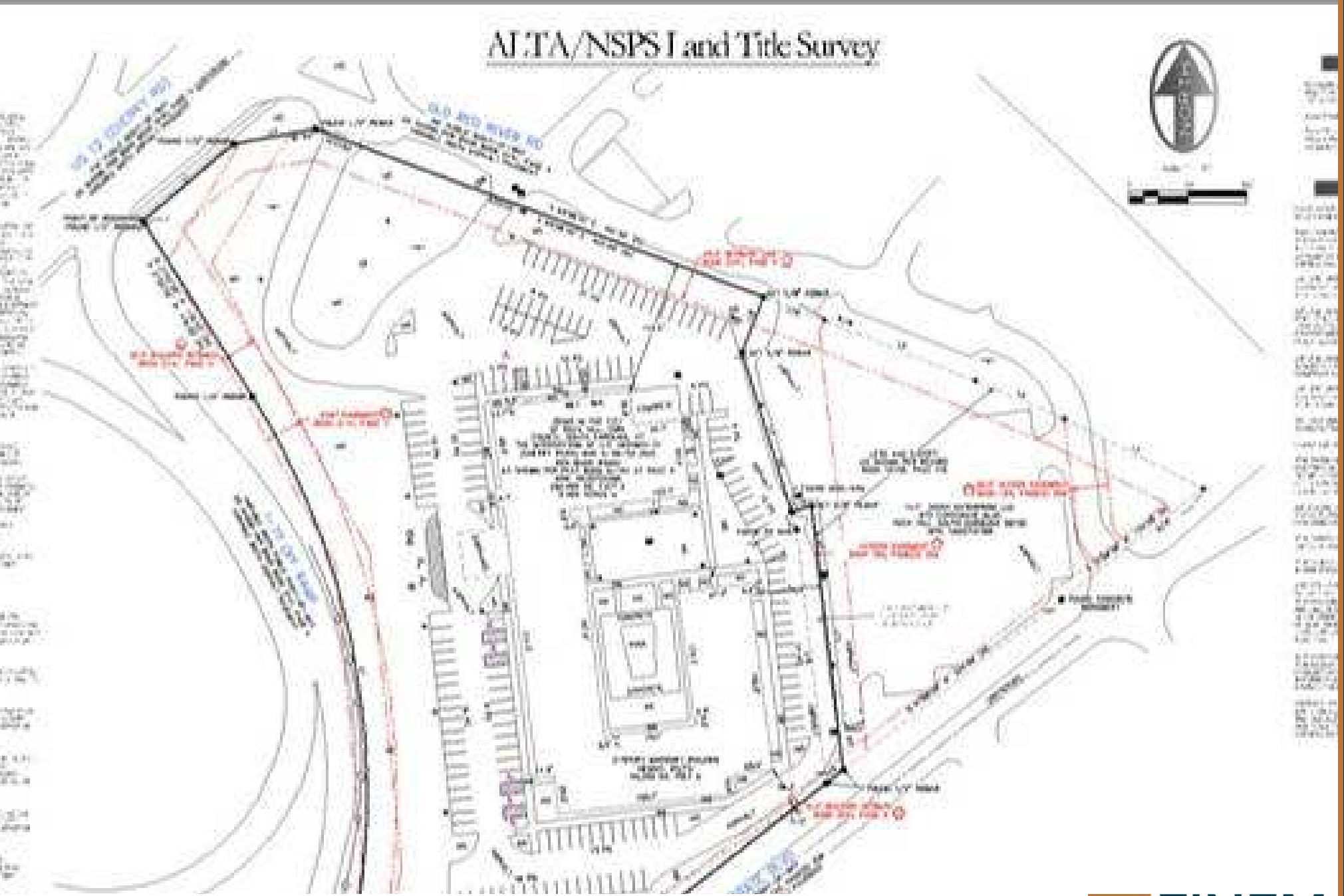
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The I-77 corridor runs through Charlotte, NC and, Columbia, SC (State Capital). The drive is only about an hour from Rock Hill to Columbia meaning this city is within an hour of two of the largest cities in the Carolinas.



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ALTA SURVEY



LOCATION OVERVIEW



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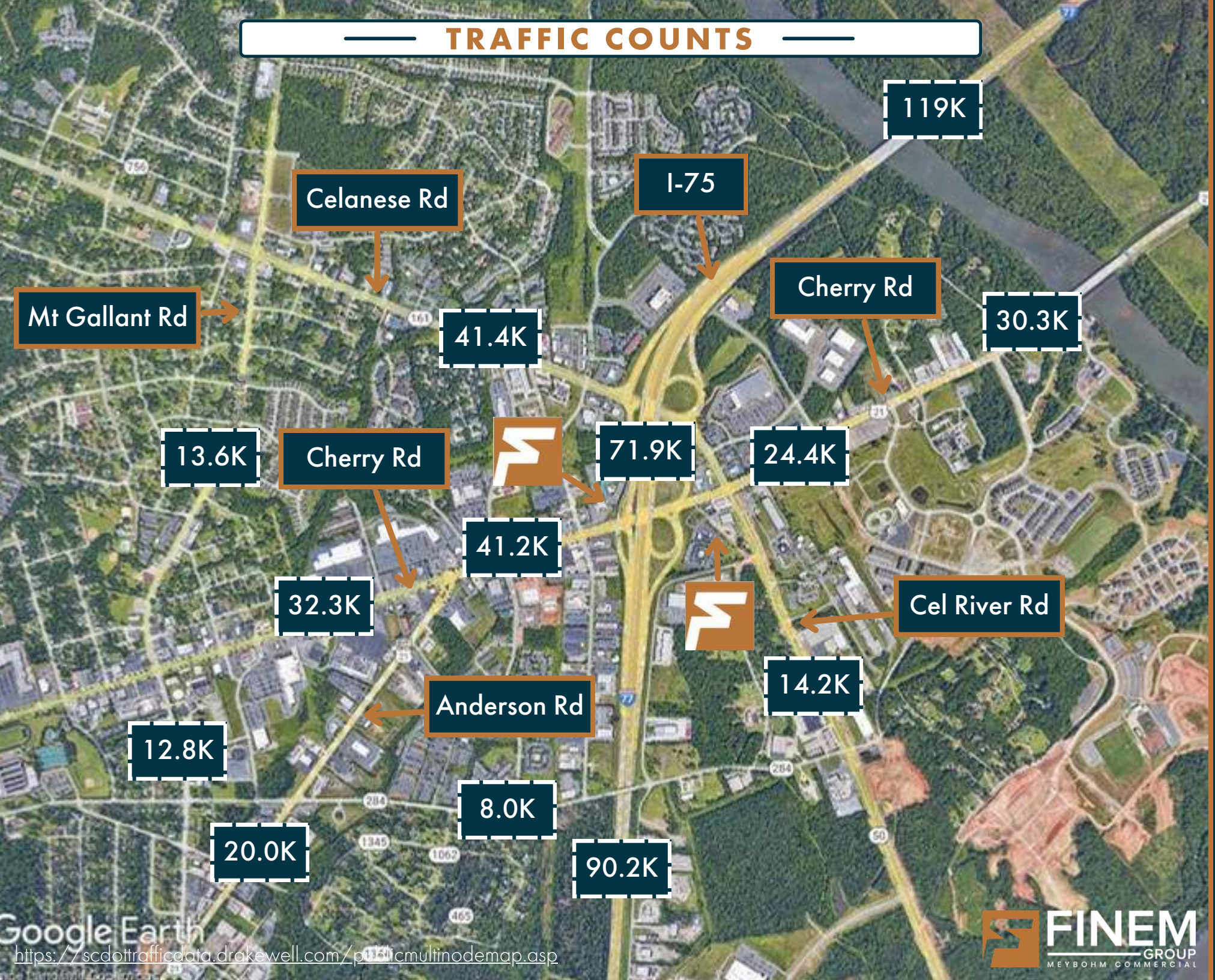


REDEVELOPMENT SITE / OFFERING MEMORANDUM

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MEMORIAL COMMERCIAL

Publix
ALDI
TACO BELL
1.05
AC Site
I-77 71,000 VPD
Cherry Rd 24,400 VPD
ExxonMobil
7 ELEVEN
FINEM
GROUP
MEYBOHM COMMERCIAL

TRAFFIC COUNTS



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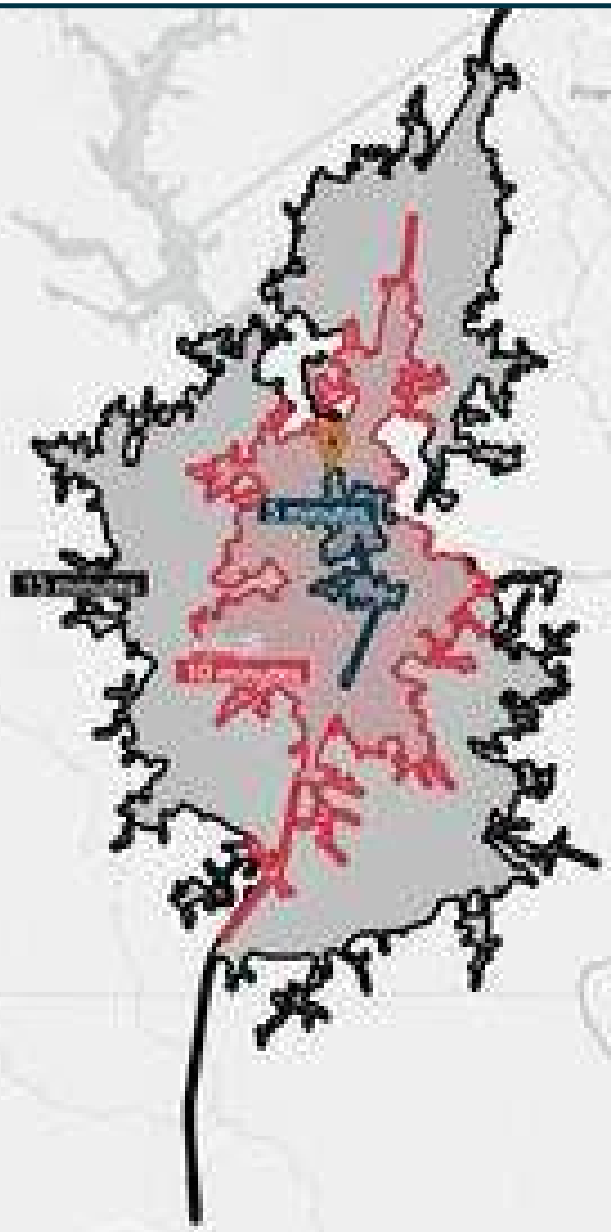
REDEVELOPMENT SITE / OFFERING MEMORANDUM

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DEMO-GRAPHICS



DEMOGRAPHICS



DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Population	1,540	42,693	128,804
Med. Household Income	$54,127	$54,692	$65,255
Population Med. Age	32.2 Years	34.4 Years	36.9 Years

Key Facts

3 Mile Radius

KEY FACTS

43,076
Population

35.9
Median Age

2.4
Average Number of Kids

$65,585
Median Household Income

EDUCATION

6%
No High School Diploma

20%
High School Graduate

31%
Some College

43%
Bachelor's/Grad /Prof Degree

BUSINESS

1,429
Total Businesses

17,425
Total Employees

EMPLOYMENT

66.5%
White Collar

19.3%
Blue Collar

14.1%
Services

4.3%
Unemployment Rate

INCOME

$65,585
Median Household Income

$40,663
Per Capita Income

$114,696
Median Net Worth

123
Number of Restaurants

Key Facts

10 Min Drive Time

KEY FACTS

37,856
Population

34.2
Median Age

2.4
Average Number of Kids

$59,317
Median Household Income

EDUCATION

6%
No High School Diploma

22%
High School Graduate

32%
Some College

39%
Bachelor's/Grad /Prof Degree

BUSINESS

1,560
Total Businesses

19,552
Total Employees

EMPLOYMENT

63.1%
White Collar

21.2%
Blue Collar

15.7%
Services

4.9%
Unemployment Rate

INCOME

$59,317
Median Household Income

$36,982
Per Capita Income

$88,816
Median Net Worth

149
Number of Restaurants

AREA OVERVIEW

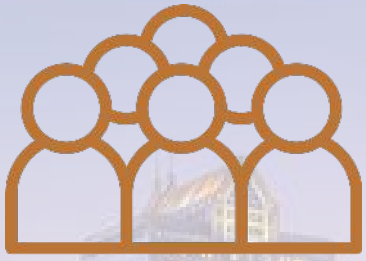
Charlotte MSA



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CHARLOTTE MSA OVERVIEW



2,754,842
MSA Population



$65,725
MSA Med. Income



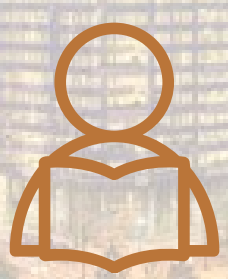
$216,700
Med. Home Value



$170 Billion
Gross Metro Product



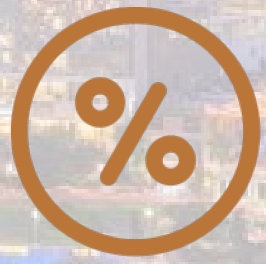
20
Total Colleges



Finance
Leading Industry



1,300,000
Labor Force



2.9%
Unemployment Rate

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MSA BUSINESS OVERVIEW

The Charlotte metropolitan area, sometimes referred to as Metrolina is a metropolitan area of the U.S. states of North and South Carolina, within and surrounding the city of Charlotte. The metropolitan area also includes the cities of Gastonia, Concord, Huntersville, and Rock Hill as well as the large suburban area in the counties surrounding Mecklenburg County, which is at the center of the metro area. Located in the Piedmont, it is the largest metropolitan area in the Carolinas, and the fourth largest in the Southeastern United States. The Charlotte metropolitan area is one of the fastest-growing metropolitan areas in the United States.[1]

The Charlotte metro area is a major financial center, transportation hub, and entertainment destination. Charlotte is the second largest financial hub in the United States behind New York City, being the headquarters for Bank of America and Truist Financial as well as housing the East Coast headquarters and largest employment hub of Wells Fargo. Other Fortune 500 companies headquartered in the metro area include Brighthouse Financial, Duke Energy, Honeywell, Lowe's, and Nucor. The Charlotte metro area is the largest manufacturing region in the Carolinas. The estimated gross metropolitan product (GMP) of the metro area is over $170 billion

BANK OF AMERICA

TRUIST

WELLS FARGO

DUKE ENERGY®

Brighthouse FINANCIAL

LOWE'S

Honeywell

NUCOR

CHARLOTTE HORNETS

American Airlines

Atrium Health

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ROCK HILL, SC

Rock Hill is the largest city in York County, South Carolina, and the fifth-largest city in the state. It is also the fourth-largest city of the Charlotte metropolitan area, behind Charlotte, Concord, and Gastonia. As of the 2020 census, the population was 74,372. The city is located approximately 25 miles south of Charlotte and approximately 70 miles north of Columbia.

Rock Hill offers scenic riverfront views along the Catawba River and is home to numerous nature trails, restaurants, and thirty-one parks which are used for both national and local events. Its historic downtown consists of twelve contiguous buildings built as early as 1840 offering dining and retail options. The city is also home to three colleges, including Winthrop University, a public liberal arts university founded in 1886 which enrolls nearly 6,000 students annually.

Rock Hill's economy was once dominated by the textile industry, and the restructuring of that industry in moving jobs overseas caused a decline in the local economy at one time. Over the past decade, Rock Hill has transitioned to a relatively strong manufacturing workforce.
Other major companies in Rock Hill with headquarters or North American headquarters include Hyosung, Comporium Communications, 3D Systems, and Atlas Copco.



$51,874
MHI



74,372
Population



3.1%
Unemployment

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DISCLAIMER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

FINEM GROUP OVERVIEW

Finem- Latin Phrase meaning "consider the end": live so that your life will be approved after your death.

The Finem Group is a team of brokers and support staff at Meybohm Commerical who believe that everyone should be surrounded by a group of trusted advisors. With a team of three licensed commercial agents, a licensed investment analyst, a financial analyst intern, a professional photographer, and a transaction coordinator our team is vastly equipped to advise our clients on any of their real estate needs.

With our team of highly skilled agents and staff, we pride ourselves on being the best at what we do. We provide top-of-the-line photography, some of the best marketing packages, incredibly thorough and analytical valuations, and most importantly, honest and transparent advice to our clients. Like our team name, Finem, we aim to consider the end of every transaction we handle. We hope to live our lives in a way that honors our clients from the beginning to the end. For us, this isn't simply a job with a commission, it is our chance to help steward the assets of our clients in a way that will benefit them in the long run.

Based in Augusta, GA, The Finem Group has made a name for themselves as regional brokers in Georgia and South Carolina with plans to expand to other states.

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Jonathan Aceves, CCIM, MBA
Finem Group
V.P/Senior Broker
Jaceves@meybohm.com
706-294-1757



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706-305-0054



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Finem Group
Commercial Advisor
Dwright@meybohm.com
706-830-8266



Stephen Long
Finem Group
Investment Analyst
Slong@meybohm.com
706-513-3840

MEET THE BROKERS



Jonathan Aceves, CCIM, MBA

Jonathan serves as a Commercial Sales and Leasing Advisor with Meybohm Commercial. Originally licensed in 2005, Jonathan specializes in downtown development, portfolio planning, multifamily brokerage, and land & site selection. Jonathan's portfolio planning has mostly centered around advising owners with portfolios of commercial properties regarding sales and 1031 exchanges, along with underwriting potential transactions. Jonathan has worked extensively in Site Selection and Commercial Land Brokerage. Notable site selection clients include Domino's Pizza, SRP Federal Credit Union, Hardees, Popeyes, Whit's Frozen Custard, and many others. Jonathan's approach to site selection differs from that of many of his competitors in that he starts from a list of all potential sites, rather than simply on-market sites. This tends to be more work but has led to finding off-market ideal locations for his clients. Jonathan also focuses on Multifamily brokerage, with his track record including numerous downtown duplexes and quads, along with Cedar Pines Apartments and Ridgewood Apartments. His approach with multifamily is to reduce the work required by a buyer to underwrite—leading to faster sales and higher prices.



John Eckley, MBA, Civil Eng.

Consultative, client-focused, and analytical, John is an industrial and commercial advisor for Meybohm Commercial, where his aim is to guide clients in accomplishing their greater collective financial goals, through portfolio planning, deal analysis, and excellent client service. John earned his MBA and civil engineering degrees from Clemson University and is in the final stages of pursuing his CCIM (Certified Commercial Investment Member) designation. It's a combination of experience held by only John and his team member Jonathan Aceves in the Augusta market. John's extensive experience and training in solving real-world problems are what direct him in developing client strategies for real estate investments. John's specialties include industrial warehouse and flex-space properties, land & site selection, and general commercial work. He also partners with clients on their 1031 exchanges and sale leasebacks and serves the medical community for both investment and office needs. His approach is unique because it combines his process-oriented, engineering brain with his interest in developing strong relationships with clients.

MEET THE BROKERS



Dustin Wright
Commercial Advisor

Dustin joins Meybohm Commercial and will be working to represent his clients in land site selection, development, and retail/industrial property brokerage. He most recently worked in the Central Nervous System division of Abbvie Pharmaceuticals where he advised Health Care Providers in the CSRA. Prior to pharmaceuticals, Dustin was a Territory Manager for Richmond Supply Company where he served the Kaolin, Lumber, Farming, Chemical, Power, and Water industries. Dustin joined the U.S. Navy as a Yeoman after graduating from Harlem High School. He received an AS in Business Administration from Georgia Military College and BS in Industrial/Business from Southern Polytech. He was previously a Project Manager in the Industrial/Commercial Construction sector in both Augusta and Atlanta and has also provided scheduling analytical work for Southern Nuclear Company. Dustin enjoys strategizing, and solving problems and doesn't meet many strangers. He resides in the Summerville Historic District with his amazing wife Caroline and their two children, Cole and Emmaline. Dustin believes that strong faith, integrity, and honesty are the keys to success in any business. He is an active member of the First Presbyterian Church of Augusta and enjoys golf, fishing, hunting, and spending time with friends and family.



Stephen Long
Financial Analyst

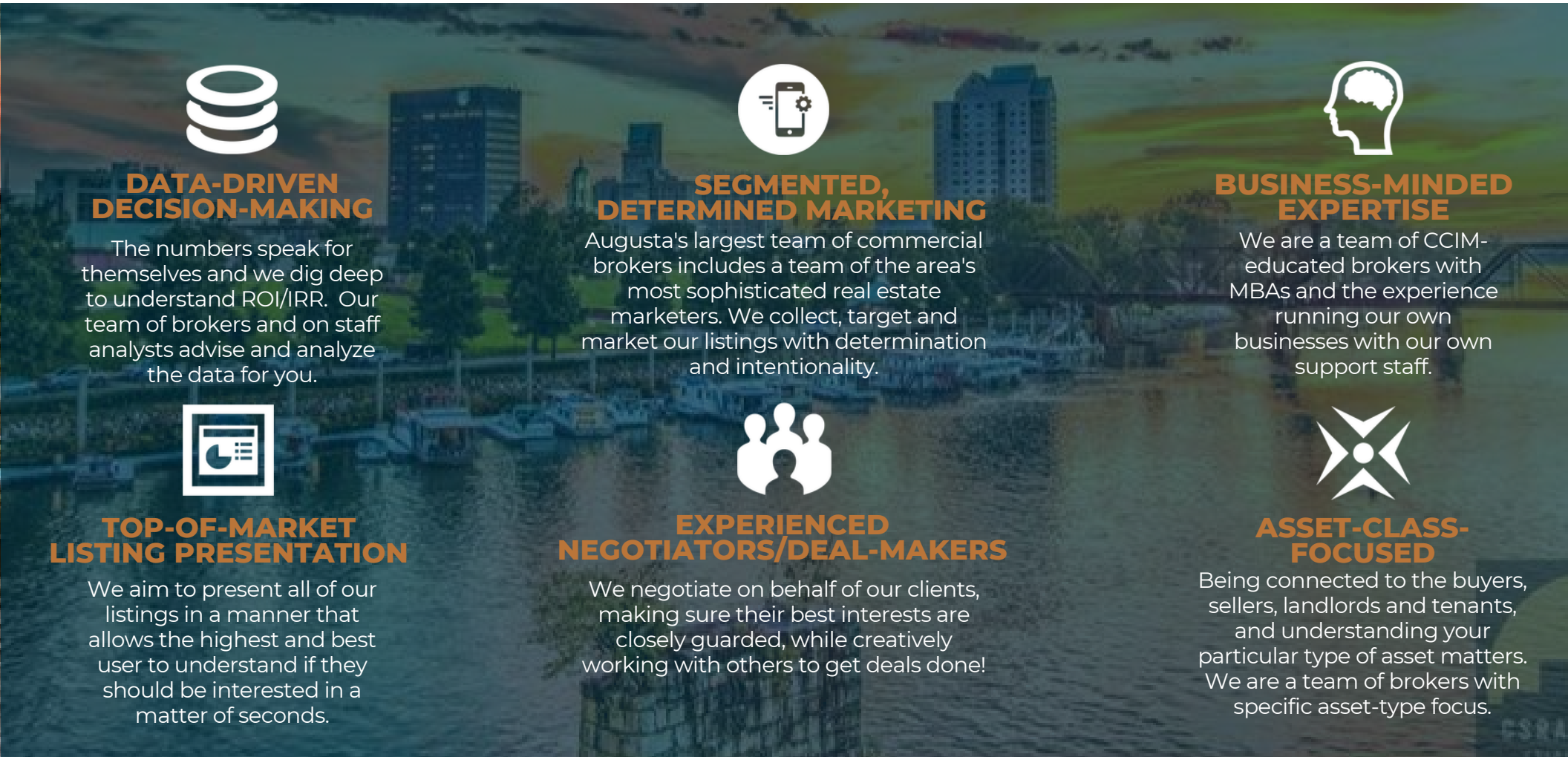
Stephen joined the team at Meybohm Commercial two years ago as a financial analyst. In college, he earned his real estate license and began as a residential agent on the side while he focused on graduating college. He graduated from Augusta University with a BS in Corporate Finance and he has two certifications in financial modeling. One is ACRE's commercial real estate financial modeling course (one of the most sought-after CRE modeling certifications) and he has CFI's FMVA (financial modeling valuation analyst) certification which is a sought-after certification for corporate financial modeling. He is in the process of completing two other certifications as he believes that in order to be an excellent analyst he needs to be continuously growing his skills. Along with the team's analysis and underwriting, Stephen is also in charge of creating all Offering Memorandums and informational content. In his free time, Stephen loves to read, work out, and watch movies. Additionally, for the past year, he has been learning Spanish with the goal of becoming fluent in the future. Lastly, he has volunteered for Younglife, a nonprofit, for 6 years.

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The Finem Group is a team of brokers at Meybohm Commercial that have partnered to provide modern brokerage tools coupled with local expertise to their clients. Whether you have interest in understanding a single property, or wish to plan a greater real estate investment strategy, our team of seasoned brokers, financial analysts, and support staff exist to help our clients make wise decisions.

HOW WE HELP OUR CLIENTS

Regional Expertise Meets Advanced Analytics & Marketing



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR. Our team of brokers and on staff analysts advise and analyze the data for you.

SEGMENTED, DETERMINED MARKETING

Augusta's largest team of commercial brokers includes a team of the area's most sophisticated real estate marketers. We collect, target and market our listings with determination and intentionality.

BUSINESS-MINDED EXPERTISE

We are a team of CCIM-educated brokers with MBAs and the experience running our own businesses with our own support staff.

TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.

EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiate on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!

ASSET-CLASS-FOCUSED

Being connected to the buyers, sellers, landlords and tenants, and understanding your particular type of asset matters. We are a team of brokers with specific asset-type focus.