



Retail Investment Offering

2037-2079 Celanese Road, Rock Hill, South Carolina 29732

GRAYSTONE STATION



Fully Leased Retail Center Investment Offering

GRAYSTONE STATION is a *FULLY LEASED*, 10,500 square foot, 6-unit neighborhood retail center anchored by Subway, Sprint and Anytime Fitness. It is well positioned at the corner of Celanese Road and Madison Street with easy ingress and egress and excellent benefits from the high daily traffic counts of Celanese Road. In addition, I-77 (Exit 82-C) is just a mile away via Celanese Road.

DEBBIE WEATHERBY

803-992-6110

debbie@tuttleco.com



Retail Investment Offering

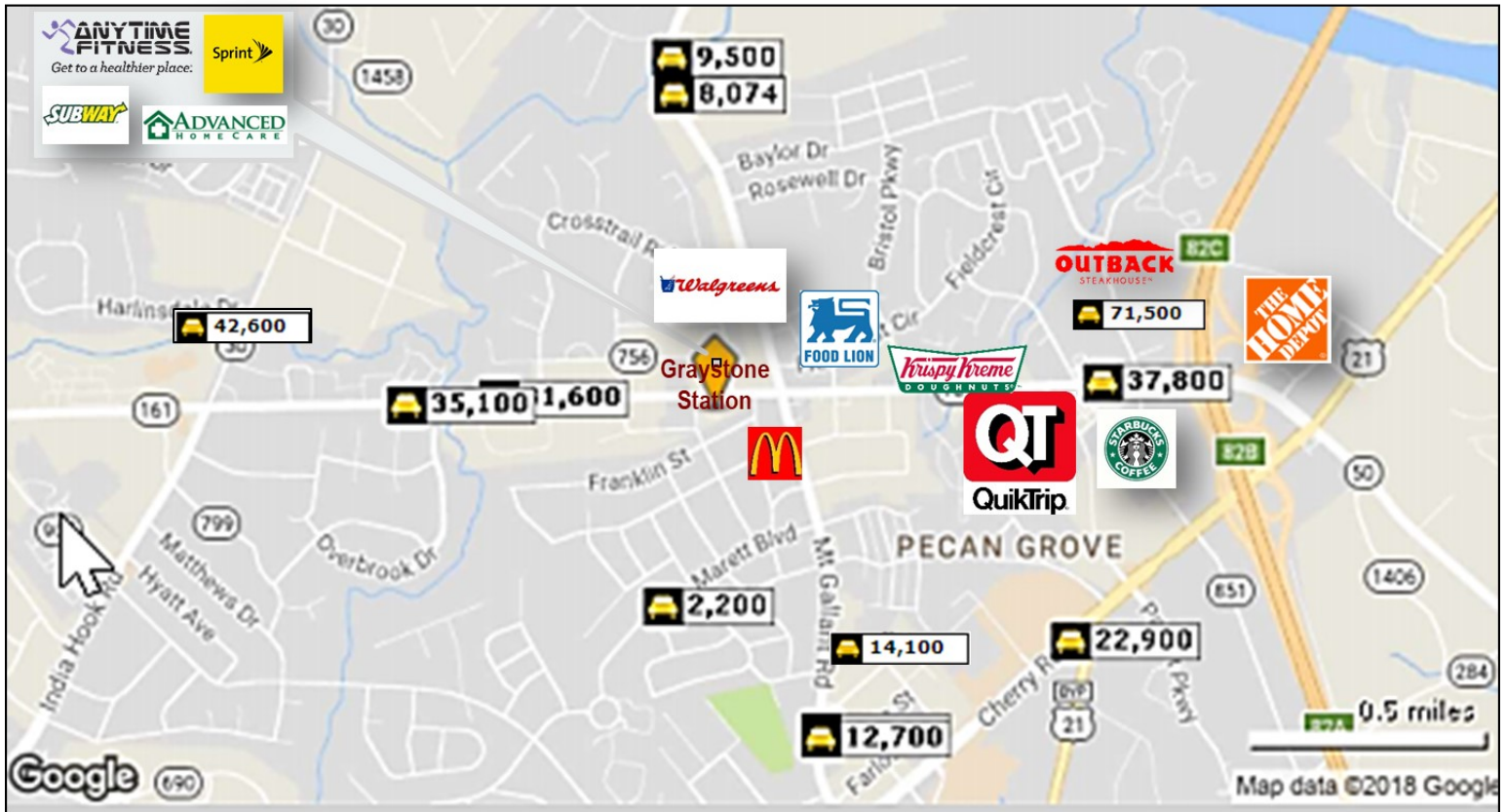
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Demographics

Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	10,861	46,694	120,234
2017 Estimate	9,875	42,645	109,262
2010 Census	8,916	38,866	97,537
Growth 2017 - 2022	9.98%	9.49%	10.04%
Growth 2010 - 2017	10.76%	9.72%	12.02%

2017 Average Daily Traffic Counts



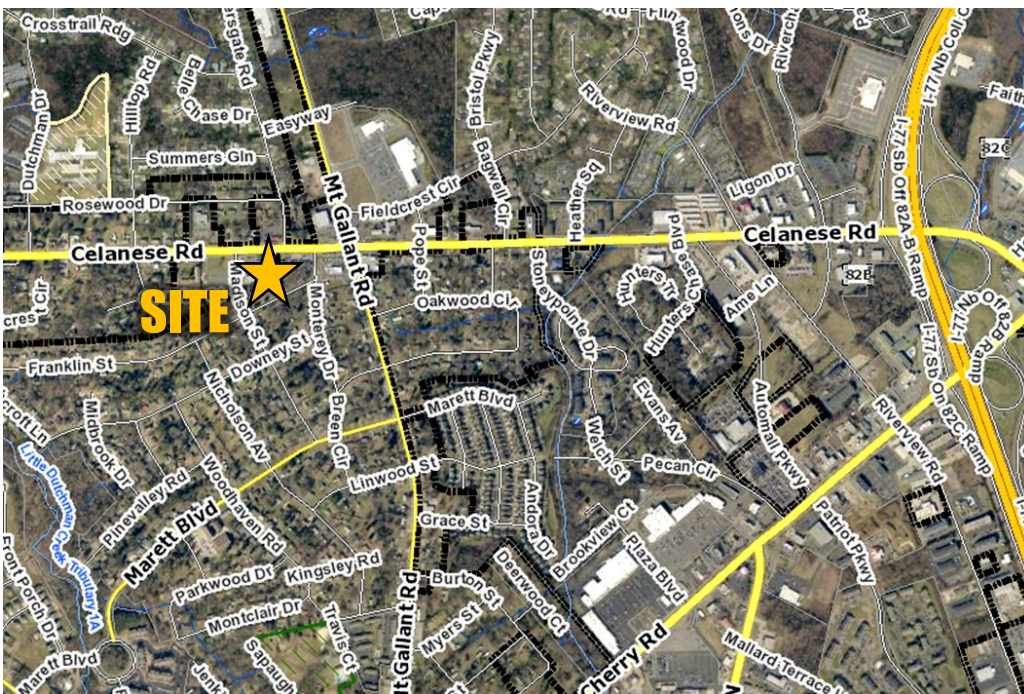
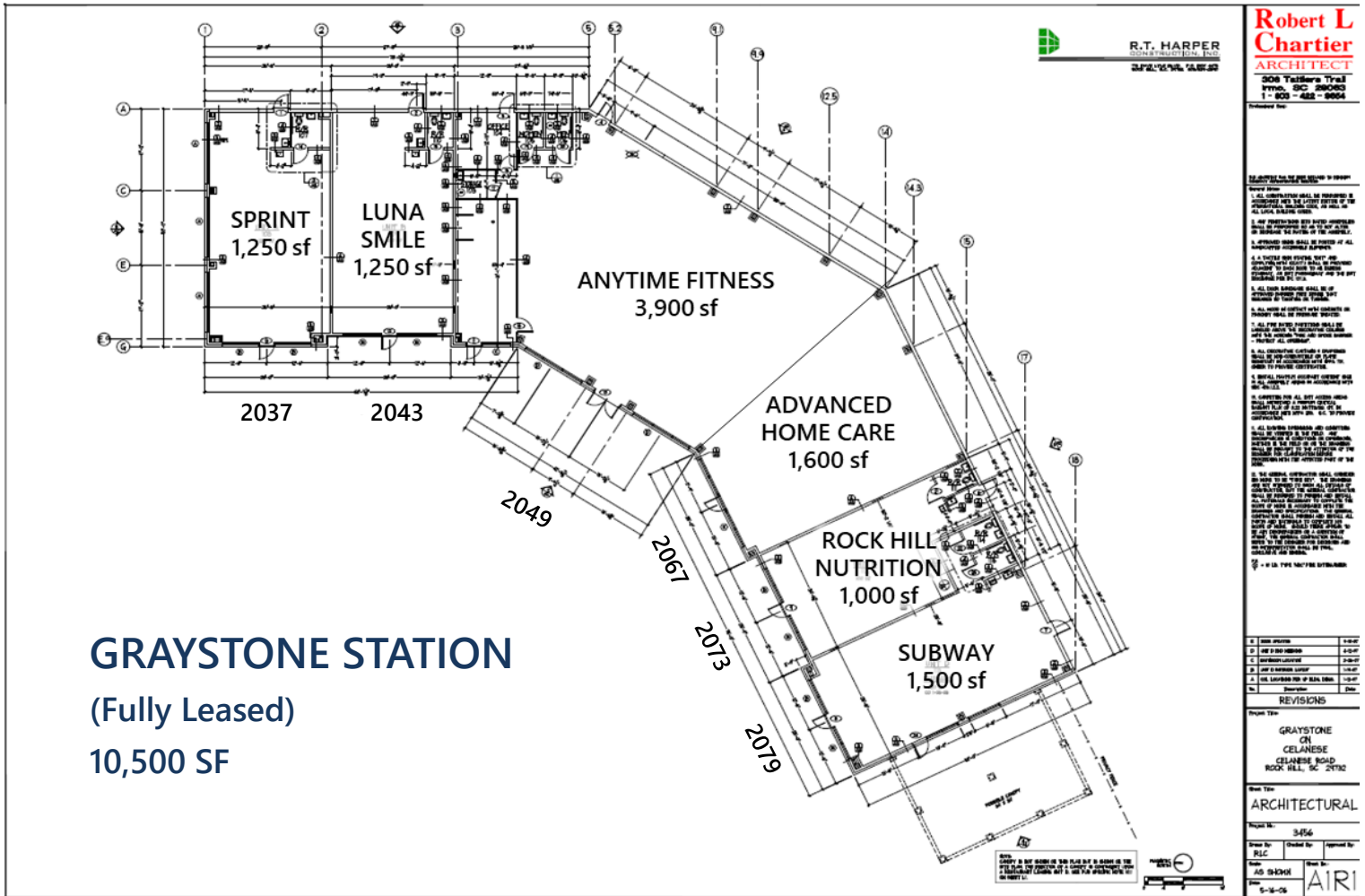
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- Gross Income: \$221,211
- Expenses: \$ 34,345
- NOI: \$186,866
- 6.25% CAP Rate

Offered at \$3,000,000

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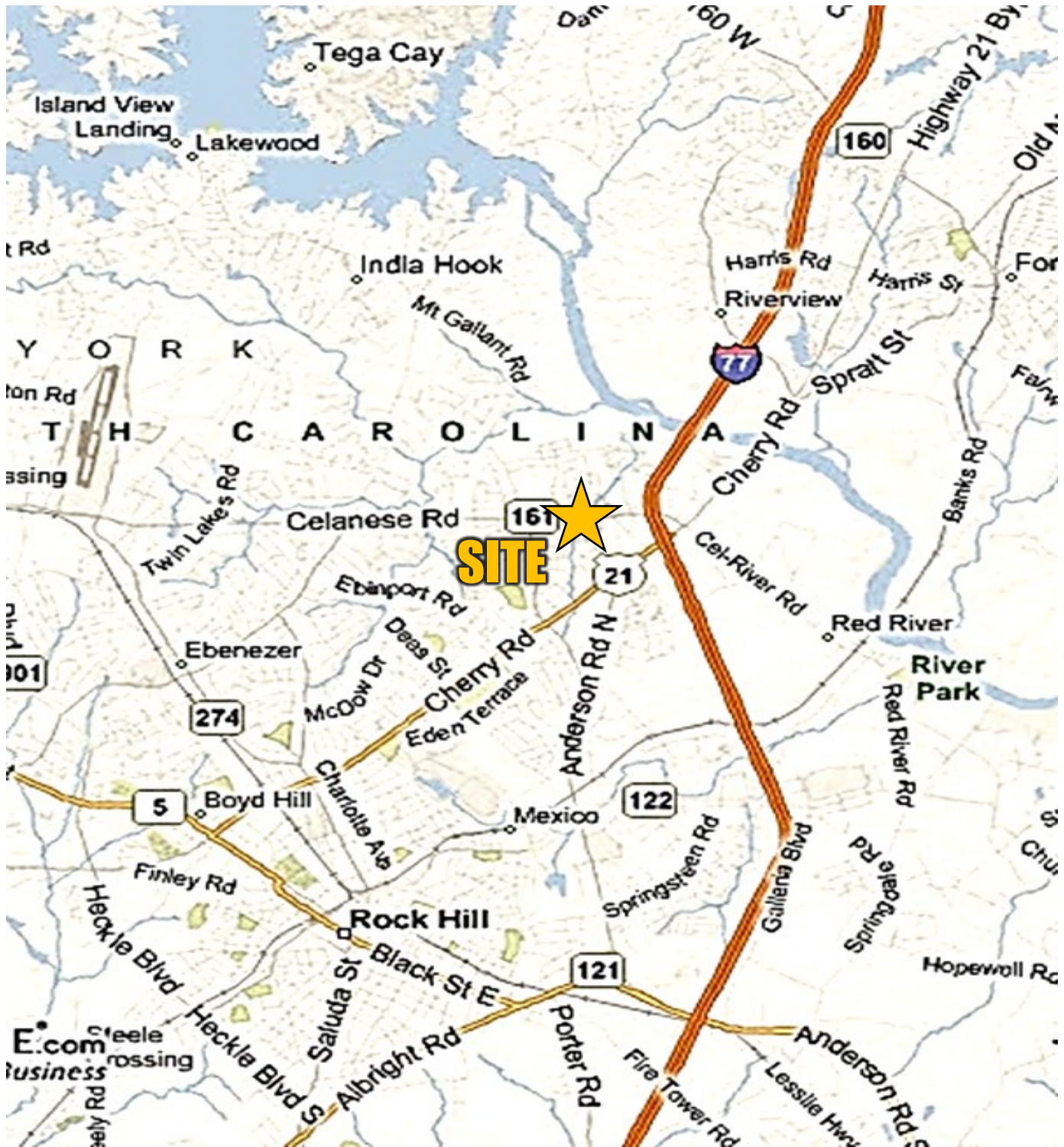
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