

PRE-LEASING NOW



# 119 S Oakland Ave

## Mixed-Use Development

±1,500-15,000 SF AVAILABLE

ROCK HILL, SC



CUSHMAN &  
WAKEFIELD



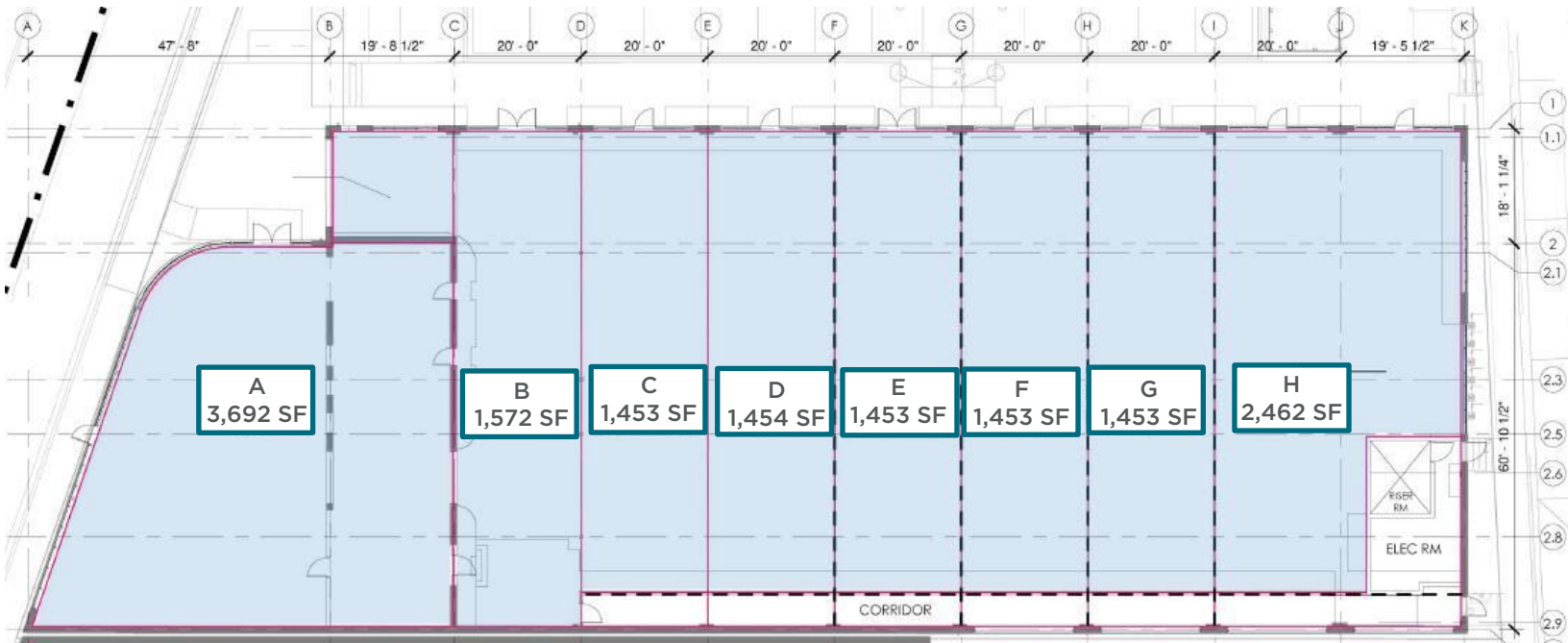
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# PROPERTY OVERVIEW



## HIGHLIGHTS:

- Mixed-Use Opportunity
- Rent: \$34/SF NNN
- Building originally built in 1956
- Downtown Rock Hill
- In high-growth development area
- Perfect for multiple uses listed below plus more!

## AVAILABILITIES:

- Suite A - 3,692 SF
- Suite B - 1,572 SF
- Suite C - 1,453 SF
- Suite D - 1,454 SF
- Suite E - 1,453 SF
- Suite F - 1,453 SF
- Suite G - 1,453 SF
- Suite H - 2,462 SF

## OPPORTUNITY FOR:



PROFESSIONAL OFFICE



MEDICAL OFFICE



BOUTIQUE/  
VARIOUS  
RETAIL  
CONCEPTS



COFFEE SHOP



RESTAURANT/  
BAR



WINE STORE



YOGA/  
FITNESS  
CONCEPT



**AREA DEMOGRAPHICS**



**95,533**  
**TOTAL POPULATION**  
5 MILES



**92%**  
**EDUCATIONAL ATTAINMENT**  
5 MILES



**\$77,136**  
**AVG. HOUSEHOLD INCOME**  
5 MILES