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# 529 Dave Lyle Blvd

## Property Overview

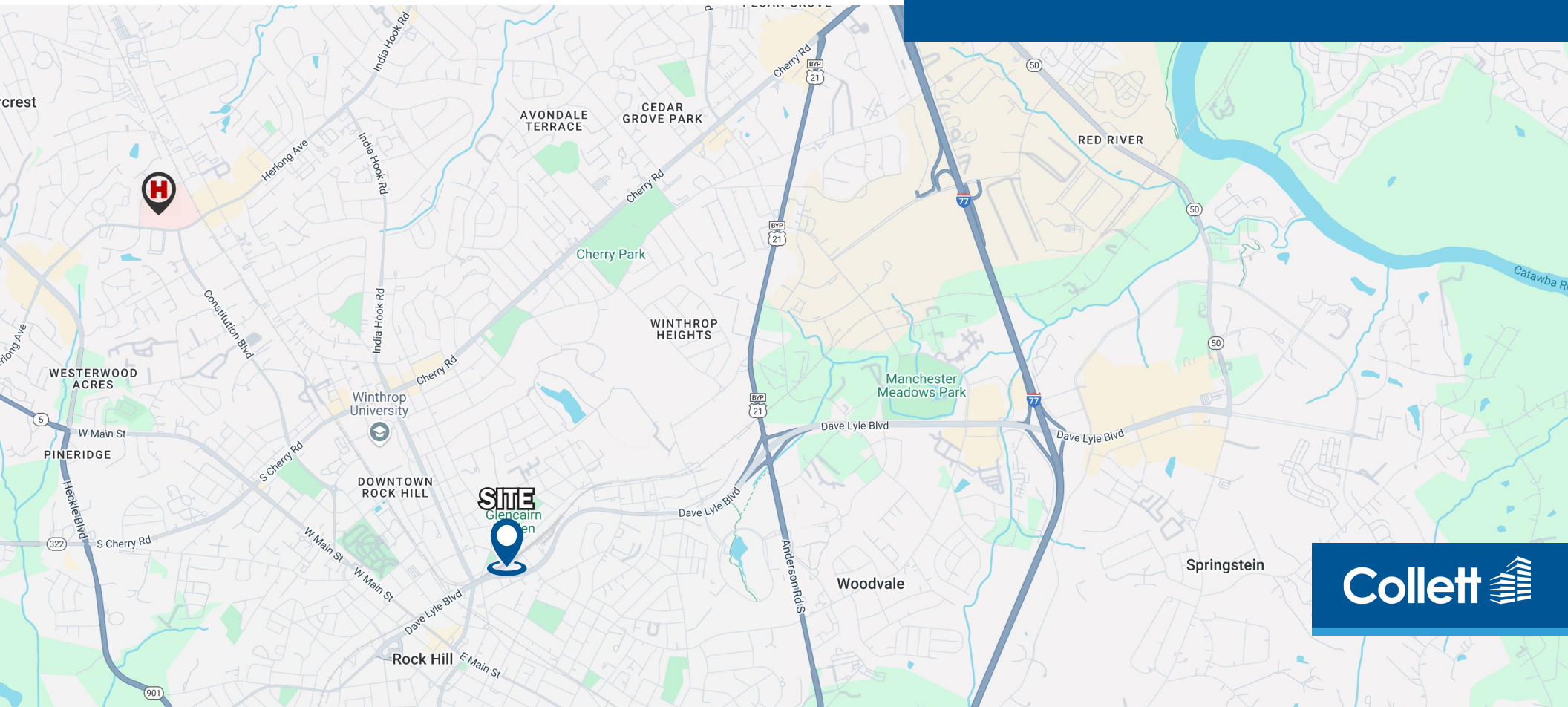
- ± 3.6 useable acres on the corner of Dave Lyle Blvd and Willowbrook Avenue
- Positioned at a signaled intersection
- Located just south of Winthrop University and walking distance to Downtown Rock Hill.
- Preferred uses include Retail, Restaurant, Medical, Convenience Store/Gas, Multi-family
- Currently Zoned IG (Industrial General), City of Rock Hill willing to assist in rezoning efforts, as needed
- **Call for Pricing**

### DEMOGRAPHICS (2024)

	1 mile	3 miles	5 miles
Population	10,263	53,210	94,560
Daytime Pop.	6,784	27,014	43,560
Avg. HH Income	\$56,830	\$75,891	\$92,697

### TRAFFIC COUNTS

Dave Lyle Blvd	30,847 VPD
Oakland Avenue	8,951 VPD





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## Survey

