

**Commercial site with Carwash on major four lane Hwy.
SC DOT 2019 traffic count was 22,000 vehicles a day.**



REID Real Estate
"the right way"



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Located at 653 North Anderson Road Rock Hill, SC. Site is .74 of an acre with 135' of road frontage. Convenience Store with gas to the right and a mini-storage facility and auto sales center to the left.

Property is in the city limits of Rock Hill and zoned General Commercial, all utilities available.

Carwash structure is in good condition, one drive through bay and five wand bays, five vacuums, an air machine and a coin changer. Estimated annual net available with signed non-disclosure.

Drive through bay presently not working. Price reduced to \$450,000 no Seller financing.

All information is deemed to be accurate but not guaranteed or warranted by REID Real Estate its Agents nor the Property Owner/s. All information subject to change.



Central location with easy access to I-77. Well established business but location and traffic count makes this site a potential for redevelopment.

Anderson Road is four lane highway and a major commercial and commuter corridor running from the far southeast side of York County to the Cherry Road intersection which is just off I-77 at exit 82-A. This site is just 1.6 miles from I-77 exit 82-A the Cherry Road interchange.