

Marketing & Sales center for Lease beside I-77 near Rock Hill, SC
Present use is land – homes – pools marketing & sales center.



Well established Sales and Marketing center with Log Cabin office for Lease - \$3,500 a month with minimum two year lease.

Owner will consider less rent for long term lease.

This property fronts along I-77 south of Rock Hill, SC. SC DOT Traffic count in 2016 was 49,300 a day for this section of I-77.

Note: All information stated above and any other associated with this property is deemed to be accurate but not guaranteed or warranted by REID Real Estate Inc, its Agents nor the Property Owner/s. All information subject to change.

REID Real Estate
"the right way"



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Gazebos and Barns with snow on the roofs the blue sky back drop & flags makes this one of my favorite photos.



Pete the Paint has occupied the horse barn above now for 6 + years and is a well known fixture.

Photo to the right shows the “ Well of Information” that is at the entrance and allows customers to take information flyers or brochures any time that the center may be closed. The Well of Information will remain. Barn with horse will also remain if tenant wishes to continue selling the horse barns and shelters.





This aerial photo shows the center in respect to I-77. Office & display areas are very visible to the traffic, right-away is completely open and the DOT maintains the right-away, cuts the grass and picks up the liter on a regular basis. Photo below shows the north side of the Cabin office with Handicap ramp and Garage.



Photo to left shows the southern side or north bound view of the Cabin.

Political poster will not remain once leased.





Sales person / manager desk area includes the desk & chairs, book shelves, wooden storage chest & flat screen TV included in the lease. TV works well as a sales tool.

Main level Reception desk area, desk & matching chair plus Leather guest chairs included in the lease rate if wanted.





- Notes:**
- 1. Cabin office is fully compatible as far as handicap accessibility.**
 - 2. Office has phone & high speed wi-fi and is already wired for satellite tv service.**
 - 3. There is a breakfast bar and kitchen area with electric range, fridge & double sink.**
 - 4. Upstairs loft is mainly for file storage but there is room for a second desk and work area. Loft area is not handicap accessible but is accessible by stairs.**
 - 5. Shortest access to I-77 is from the exit north. 2.5 miles total on paved roads.**

- 6. Photo above shows stairs to landing and on to loft area. Loft area photos and more exterior photos available to interested parties.**
- 7. Lease is for Cabin and Golf Cart garage, the display areas north & south of the Cabin.**
- 8. Access to the billboards and the pool display will be available to landlord and any agents or contractors that landlord grants access to for needed service and or maintenance.**
- 9. Call- Reid Smith – 803-417-7516 for more details or to arrange a time to visit the center.**

