

**14 Acre Commercial Site just off I-77  
at exit # 73 near Rock Hill, SC  
\$630,000**



**REID Real Estate**  
*"the right way"*



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**Approximately 425' of frontage on Lazy Hawk Rd which is a frontage road on the west side of I-77. Located in York county with BD-III zoning accommodates a vast array of business & service uses.**

**2016 traffic count on I-77 south of exit was 49,300 & north of exit was 50,100 cars per day.**

**Very good topography and stable soil on this site with city water and sewer lines along the road. There is an older home on this site but no value is given to the house though it could be renovated and used as an office. Home is presently occupied by seller & shown by appointment only. This site was used for many years as a family run plant nursery and garden supply center. Property has enough road frontage to be divided but seller wants to sell the entire parcel.**



## Very Good Topography over 90% of this 14 acres.



**Conveniently Located in the Piedmont region of the Carolinas. South Carolina is a very business friendly state.**

**There is a Caterpillar Equipment Sales & Service Dealership approximately 950 yards further down Lazy Hawk Road.**

**This site is well suited for many different types of sales & service businesses.**