



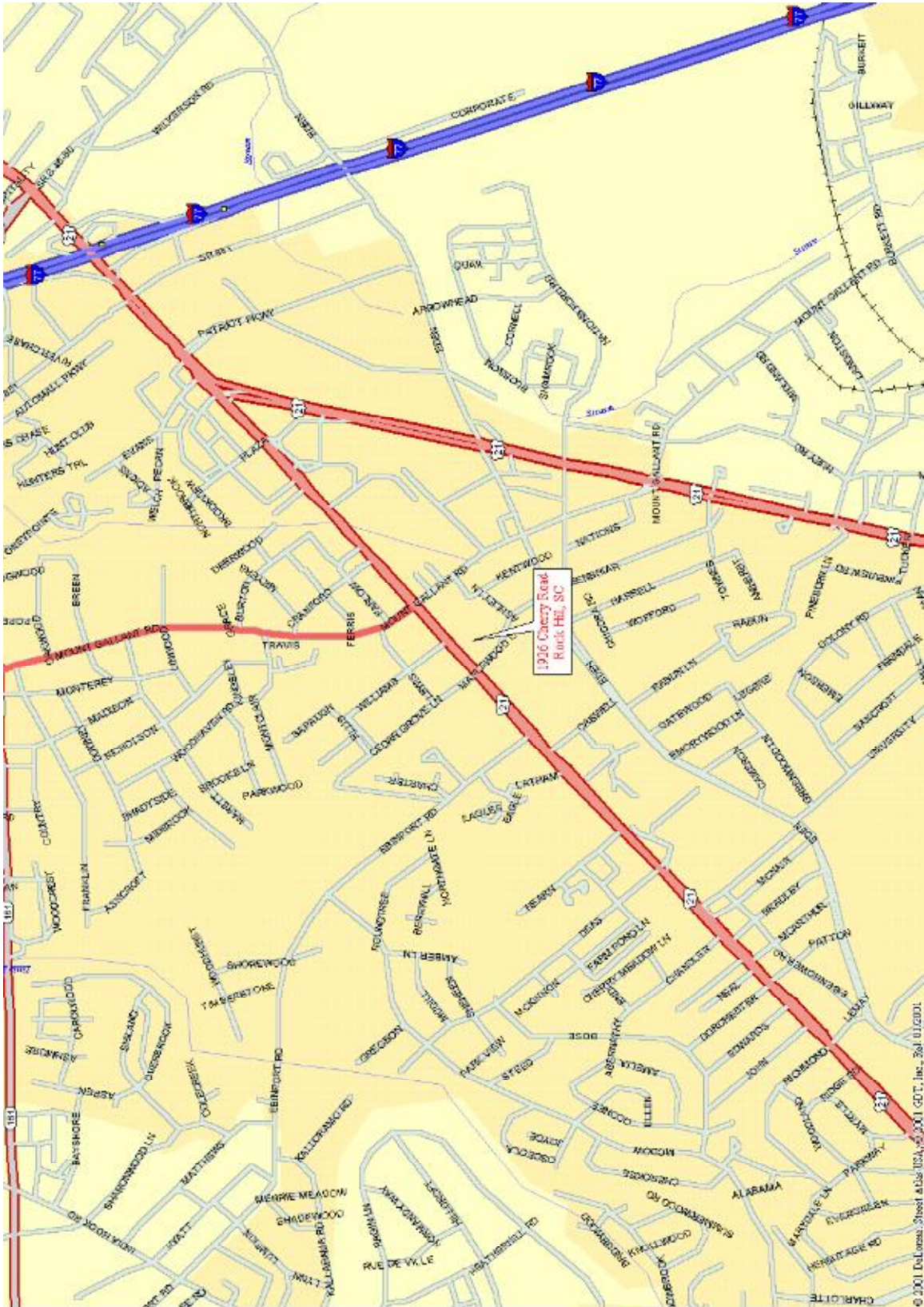
**PROPERTY BROCHURE
FOR
RETAIL BUILDING
LOCATED AT
1926 CHERRY ROAD
ROCK HILL, SOUTH CAROLINA 29730**

**Offered by:
Richard Odom & Associates, Inc.
2424 India Hook Road, Suite 140
Rock Hill, SC 24972**

EXECUTIVE SUMMARY

Property Address:	1926 Cherry Road Rock Hill, SC 29730						
Site Date:							
Size -	1.931 Acres						
Shape -	"T"						
Topography -	On grade and level						
Frontage -	126 Feet						
Improvements Data:							
Main Showroom -	8,177 square feet of showroom, office, parts, and service area. Concrete block construction with metal roof. Showroom, parts, and office areas are heated and cooled. Can be subdivided for sub-leasing. Two overhead garage doors and two drive through doors in show room. Mezzanine area with approximately 1,330 SF.						
Service Garage -	1,225 square of concrete block with flat, metal roof. One overhead garage door and one restroom.						
Zoning:	GC, General Commercial						
Traffic Counts:							
SE on US 21	<table><thead><tr><th><u>1995</u></th><th><u>2000</u></th></tr></thead><tbody><tr><td>24,100</td><td>26,400</td></tr><tr><td>23,300</td><td>26,100</td></tr></tbody></table>	<u>1995</u>	<u>2000</u>	24,100	26,400	23,300	26,100
<u>1995</u>	<u>2000</u>						
24,100	26,400						
23,300	26,100						
NW on US 21							
2001 Taxes:	\$11,023.93						
Tenancy:	Vacant						
Price:	\$650,000						

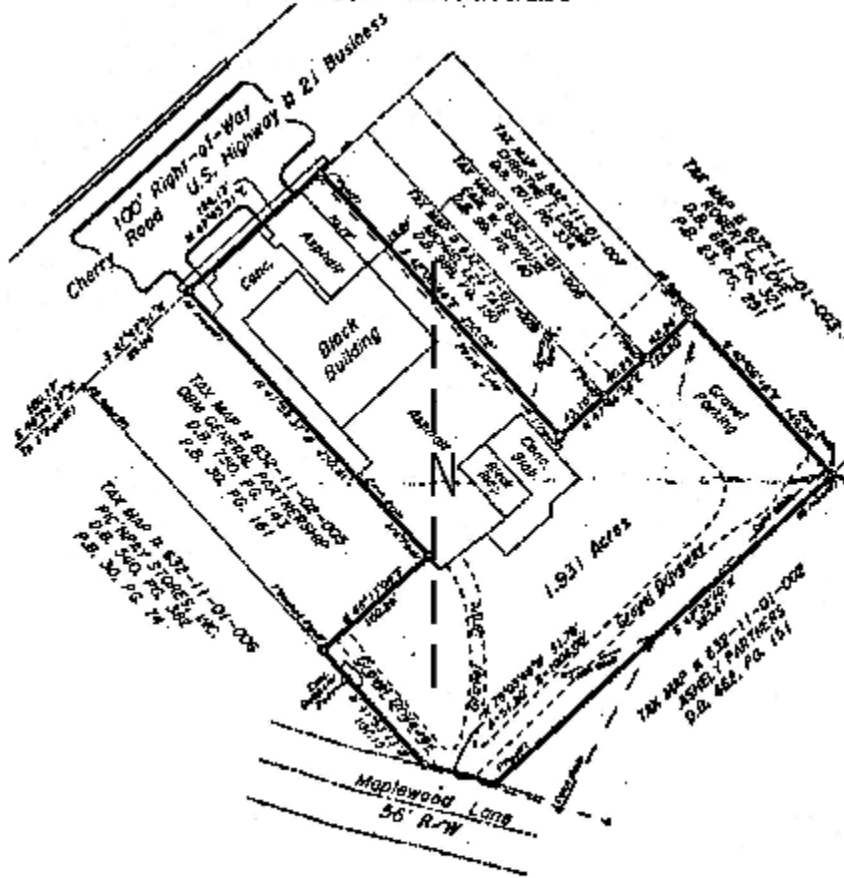
LOCATION MAP



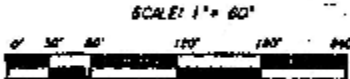
SURVEY

PLAT OF SURVEY FOR
JEFFERY MARK WATTS
 BEING A 1.931 ACRE LOT
 LOCATED ON U.S. HIGHWAY NO. 81 (BUS)
 CITY OF ROCK HILL, YORK COUNTY, SOUTH CAROLINA
 DECEMBER 4, 1988

REFERENCE: TAX MAP # 832-11-01-004; D.B. 641, PG. 134;
 P.B. 24, PG. 160 AND N.P.I. MAPS



LEGEND*
 (E) = Found or Existing
 (S) = Set New Rods
 (F) = Existing Iron Pipe
 * = Points Shown on Surrounding
 are Construction Points unless noted
 (M) = NEW/SET



NOTE:
 Dead Reckoning
 Not Shown

The information shown herein is the result of a survey
 performed under the supervision of Edward J. Broome and is
 completed on the date shown above. The survey was prepared
 according to the American Standards issued for the benefit
 of land surveyors as written under the Code of Laws of South
 Carolina, Title 43, Chapter 39, and of Class-A Standards. The
 area of shown was determined using the same as above although
 some inaccuracies are shown. Encroachments are as shown unless
 noted otherwise and are shown as per plan and field
 conditions. To the best of my knowledge and belief, I am a
 duly Licensed Professional Engineer in the State of South Carolina.
 Edward J. Broome
 1500 C. BROOME RD. N. W.

ISHMARK LAND SURVEYORS
 222 SALUDA STREET
 ROCK HILL, SOUTH CAROLINA
 PHONE: (803) 324-2475

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