

# OUTPARCELS TO SUPER BI-LO

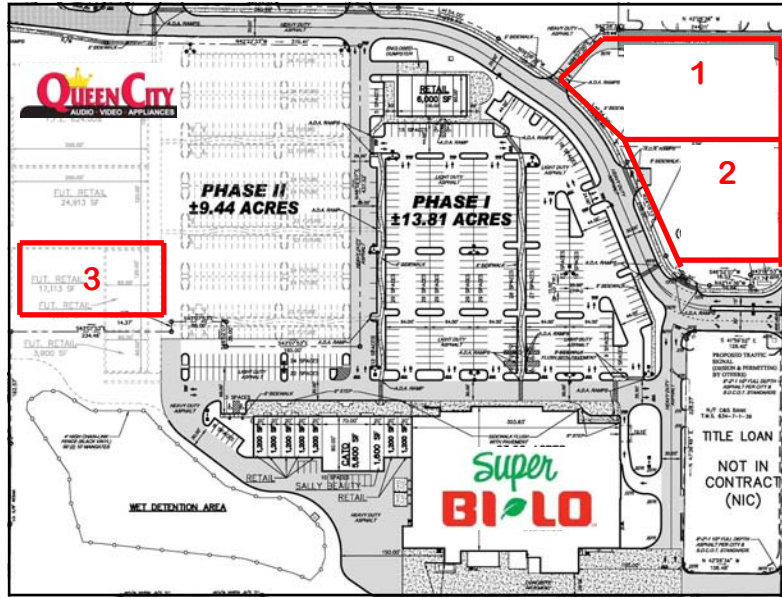
**Signalized Intersection Top Performing Store Queen City Co-Ancor  
Cherry Road Crossings, Rock Hill, SC**



- Description**
- Excellent parcels adjacent to multiphase community center anchored by Super Bi-Lo and Queen City TV and Appliance
  - Signalized entrance to Super Bi-Lo at Cherry Road
  - All utilities stubbed to parcels

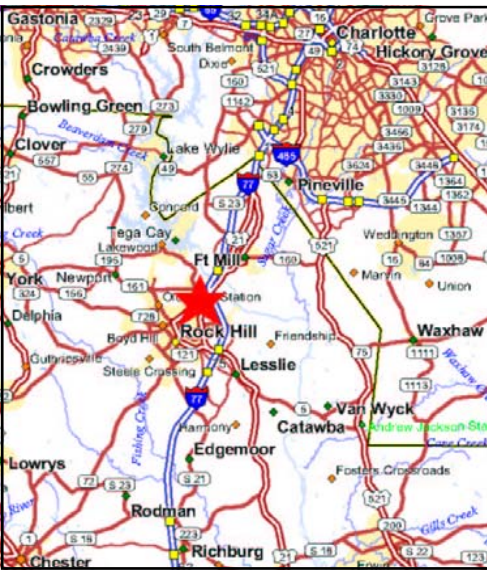
**Traffic Count (2007 SCDOT)**

31,000 vehicles/day on Cherry Road/Hwy. 21



**Demographic Snapshot 2008**

	1 Mile	3 Mile	5 Mile
Population	6,262	42,562	87,573
Average HH Income	\$59,321	\$62,159	\$64,177
Median HH Income	\$50,392	\$50,805	\$54,010
Business Establishments	358	2,112	3,887
Daytime Employment	3,033	22,308	43,440



**PRICING**

Parcel 1 - \$800,000 - 1.14 acres  
 Parcel 2 - \$725,000 - .88 acres  
 Parcel 3 - \$300,000 - .54 acres

Parcel 1 & 2 can be combined  
 Parcel 3 can support up to 10,000 SF

*Magnolia Property Group Inc.*

**CONTACT FOR INFORMATION**  
 Martin Fridy/Pete McDonald  
 Lic. Real Estate Broker, McDonald Properties, LLC  
 P.O. Box 2448  
 Greenville, SC 29602  
 P: 864/298-9191; F: 864/298-0459

INFORMATION CONTAINED HEREIN BELIEVED ACCURATE AND CURRENT, BUT NOT WARRANTED.