2125 & 2129 Cherry Road

Two commercial buildings on one parcel · Rock Hill, SC 29732

BEHDANI REALTY COMPANY



Available for Sale

17,640 SF · 0.96 acres · 230 ft on Cherry Road

$2,000,000

Drone photo of the property. Outline approximate.

PROPERTY OVERVIEW

2125 & 2129 Cherry Road

Available for Sale · $2,000,000

Two commercial buildings on a single 0.96-acre parcel with 230 feet of frontage on Cherry Road, one of Rock Hill's busiest retail corridors, directly across from Publix at Cherry Road Crossing. A front office suite leads to open shop and warehouse space, seven roll-up bay doors and a garage area.

PROPERTY DETAILS

Addresses	2125 & 2129 Cherry Rd, Rock Hill, SC 29732
Parcel	634-00-00-101 (one parcel, two addresses)
Buildings	2 buildings, 17,640 SF*
Land	0.96 acres · ±230 ft on Cherry Road
Layout	Office suite, shop/warehouse, 7 bays, garage
Year built	1980
Zoning	GC General Commercial, York County
Jurisdiction	Unincorporated York County
Traffic	Cherry Road: 31,600 VPD (SCDOT 2024)
Property tax	$16,340 (latest bill)
Sale price	$2,000,000

*Per York County records; the MLS lists 17,600 SF.





Demographics

RADIUS	1 MILE	3 MILES	5 MILES
Population	6,745	41,007	113,716
Households	2,806	17,682	45,854
Median household income*	$59,000	$62,900	$77,600
Households earning $100K+	24.8%	28.7%	39.3%

*Source: U.S. Census Bureau, American Community Survey 5-year estimates (latest release), census tracts whose centers fall within each radius of the site. Median estimated from household income brackets.

Market Overview

On the Cherry Road corridor, between Winthrop University and I-77



31,600 vehicles a day on Cherry Road

91,500 vehicles a day on I-77 near Cherry Rd

6 min to I-77 (2.7 mi)

28 min to Uptown Charlotte (22.7 mi)

28 min to CLT airport (24.8 mi)

Traffic: SCDOT 2024 AADT. Drive times: Google Maps, Oct 2026, light traffic. Aerial: York County, SC 2023 (Esri World Imagery). Locations approximate.

Investment Highlights

01
Across from Publix
Publix at Cherry Road Crossing anchors daily shopper traffic directly across the street, with Chick-fil-A, Chipotle, First Watch and many more restaurants within about half a mile.

02
31,600 cars a day
Cherry Road carries about 31,600 vehicles a day (SCDOT 2024). Two buildings and 230 feet of frontage put your name in front of all of them.

03
Built for service users
An office suite, open shop space with high ceilings, seven roll-up bay doors and a garage area. A fit for auto service, a tire or detail shop, a dealer or a showroom.

04
Broad commercial zoning
York County GC zoning allows retail, restaurants, offices, medical, auto repair and car washes by right, and vehicle sales and self-storage with conditions.

05
Room to grow
The adjacent 0.46-acre lot at 2147 & 2153 Cherry Road is also available, priced separately: about 1.42 acres and 364 feet of frontage combined.

06
Growth around the corner
Novant Health plans a medical campus estimated at over $300 million on the former Panthers site, about a mile away. I-77 is 6 minutes; Uptown Charlotte is 28.

Rock Hill and York County by the numbers

306,887
York County residents (2025 Census estimate)

+8.9%
York County population growth since 2020

113,716
people within 5 miles of the property

91,500
vehicles a day on I-77 near Cherry Road

$300M+
planned Novant Health campus nearby

Sources: U.S. Census Bureau population estimates (2020 census 281,907; July 2025 306,887); ACS 5-year; SCDOT 2024 AADT; City of Rock Hill and Novant Health (June 2026).

Zoning & Permitted Uses

York County General Commercial: built for business

Both parcels sit in an unincorporated pocket of York County, just outside Rock Hill city limits, and are zoned **GC (General Commercial)** under the York County Zoning Code. York County intends GC for large-scale commercial and business development and a wide range of business and commercial uses.

PERMITTED BY RIGHT

- Retail sales and services
- Restaurants, including drive-through
- Offices; small or large medical facilities
- Vehicle service and repair*
- Car washes and detail shops
- Gas and service stations
- Building material and supply stores
- Rental services and stores
- Health clubs, fitness, indoor recreation
- Banks, personal services, vet clinics

ALLOWED WITH CONDITIONS

- Vehicle sales or rental
- Vehicle repair with overnight outdoor storage
- Heavy machinery sales, rental or repair
- Self-storage
- Vehicle, RV and boat storage
- Event venues
- Craft brewery, distillery or winery (Type II)
- Funeral home

BY SPECIAL EXCEPTION (BOARD OF ZONING APPEALS)

Bars and nightclubs; large-capacity event venues; commercial kennels. *Without overnight outdoor storage of vehicles.





Zoning and jurisdiction per York County GIS (Oct 2026). Uses per York County Code Ch. 155, Table 155.271-2 (amended through Sept 21, 2026); conditional uses must meet the code's use conditions. Warehousing, manufacturing and construction services are not listed for GC. Buyers should verify their planned use with York County Zoning.

Why it matters

More allowed uses means more possible buyers and tenants: an auto service, tire or detail shop, a car or equipment dealer, a retailer or showroom, a restaurant, a medical or professional office, or a fitness user, all on a high-traffic corridor.

The Buildings

Office up front, work space behind

- **Front office suite**
  Carpeted reception and meeting area, private offices and a central hallway.
- **Shop and warehouse**
  Open space with high, open-joist ceilings, plus storage rooms.
- **Seven roll-up bay doors**
  Drive-in access along the side of the main building.
- **Garage area**
  Holds several vehicles indoors.
- **The site**
  0.96 acres with a paved lot and 230 feet on Cherry Road. Two buildings, 17,640 SF in all (York County).



A floor plan and bay door sizes are available on request. Building size per York County records; the MLS lists 17,600 SF. Buyer to verify all measurements.

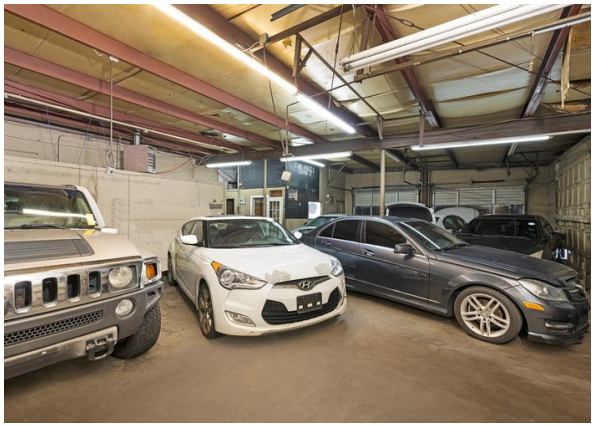












Information deemed reliable but not guaranteed. Buyer to verify.



Aerial: York County, SC 2023 (Esri World Imagery). Parcel lines per York County GIS, approximate.

ASSEMBLAGE OPPORTUNITY

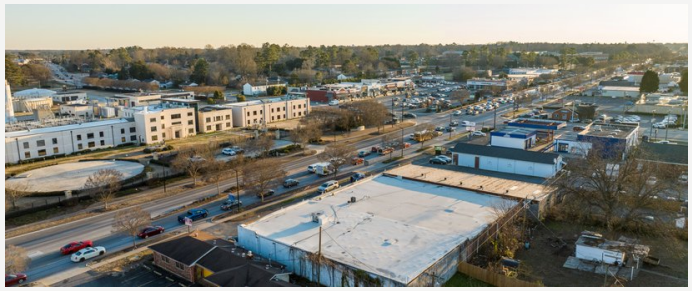
Add the lot next door

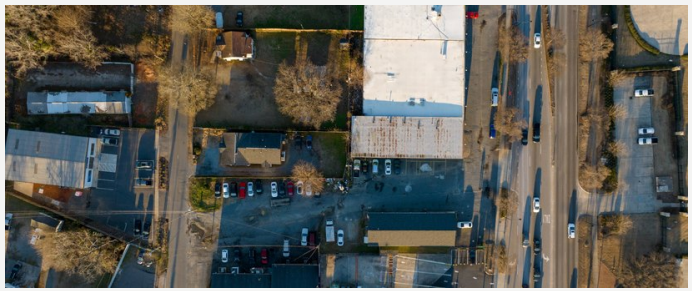
The seller also owns the neighboring lot at 2147 & 2153 Cherry Road, on the right side of the main building. It is not included in the $2,000,000 price and is negotiated separately.

	FOR SALE	ADJACENT	COMBINED
Land	0.96 ac	0.46 ac	±1.42 ac
Frontage	±230 ft	±134 ft	±364 ft
Parcel	…101	…102	2 parcels

- More frontage and a larger site for a single user
- Side access to the main building from the right
- Room for parking, outdoor display or a pad site

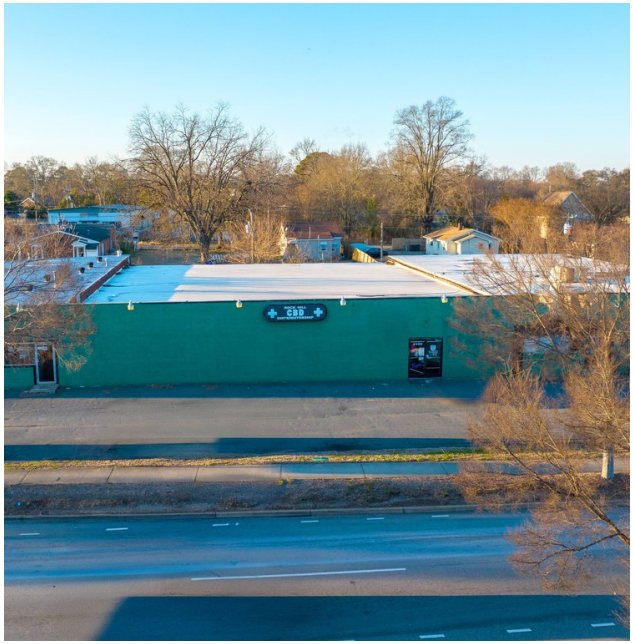
Both parcels are zoned GC. Land and frontage per York County parcel records (634-00-00-101 and 634-00-00-102); buyer to verify with a survey. Ask Amir for pricing on the combined property.





Property Photos

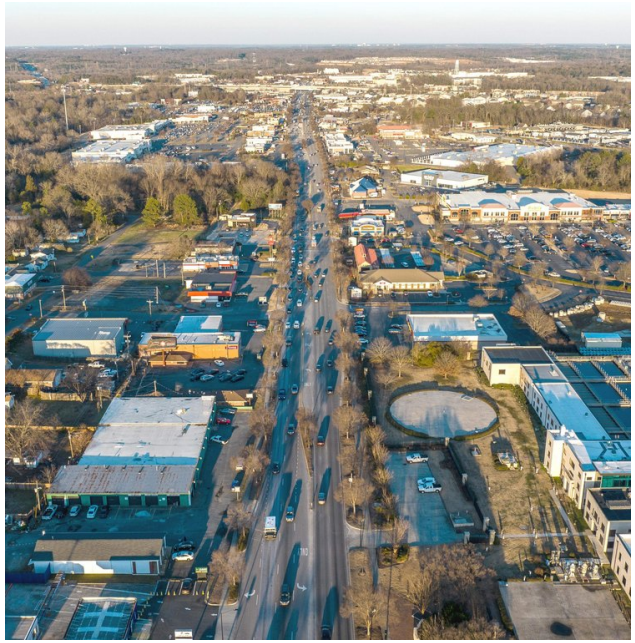












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This information has been obtained from sources believed to be reliable, including York County records, SCDOT, the U.S. Census Bureau and the MLS. It is not guaranteed, and buyers should verify all details independently, including size, acreage, zoning and permitted uses. Behdani Realty Company. Licensed in NC and SC.