

FOR SALE

MLS #4212796 · COMMERCIAL / RETAIL

2125 & 2129 Cherry Road

Rock Hill, SC 29732 · York County · One parcel, two addresses

\$2,000,000

About \$113 per SF

**17,640**

BUILDING SF*

0.96

ACRES

230 FT

CHERRY RD FRONTAGE

7

ROLL-UP BAY DOORS

2

BUILDINGS

1980

YEAR BUILT

THE PROPERTY

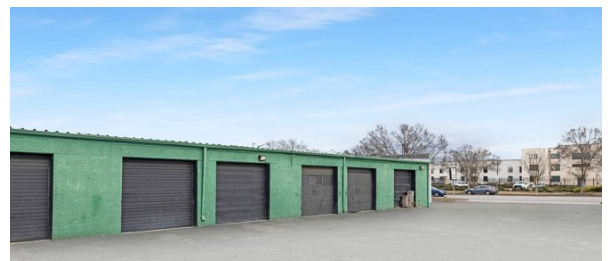
Freestanding retail and flex space with 230 feet on Cherry Road

A freestanding commercial property on one of Rock Hill's busiest corridors, directly across from the Publix at Cherry Road Crossing. Two buildings on one 0.96-acre parcel (2125 and 2129 Cherry Road) combine a carpeted front office suite with open shop and warehouse space, high open-joint ceilings, seven roll-up bay doors, and a paved parking lot.

A strong fit for automotive, service, showroom, contractor and flex users who need drive-in access, or for an investor who wants to reposition the property for multiple tenants. The sale includes the land and both buildings.

HIGHLIGHTS

- 230 ft of frontage on Cherry Road
- Across from Publix at Cherry Road Crossing
- Office suite plus shop and warehouse space
- 7 roll-up bay doors along the side
- About 6 minutes to I-77
- Adjacent lot also available (priced separately)

**Amir Behdani, Broker-in-Charge**

Behdani Realty Company · (704) 641-1008 · amir@behdanirealty.com

behdanirealty.com

Information from MLS and York County records; deemed reliable but not guaranteed. Buyer to verify all details, including zoning and building size. Licensed in NC and SC.

FOR SALE

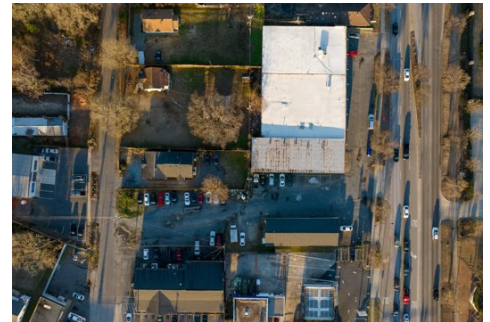
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PROPERTY DETAILS

Addresses	2125 & 2129 Cherry Rd, Rock Hill, SC 29732
Parcel ID	634-00-00-101 (one parcel)
Asking price	\$2,000,000
Building size	17,640 SF in 2 buildings*
Land	0.96 acres
Frontage	230 ft on Cherry Road
Bay doors	7 roll-up doors
Year built	1980
Parking	Paved on-site lot
Zoning	Commercial; buyer to verify
Property tax	\$16,340 (latest bill)
Terms	Cash or conventional

*Building size per York County records (17,640 SF); the MLS lists 17,600 SF. Buyer to verify.

LOCATION · DRIVE TIMES

I-77 (via Celanese Rd)	2.7 mi · 6 min
Winthrop University	2.3 mi · 4 min
Downtown Rock Hill	3.7 mi · 7 min
Uptown Charlotte	22.7 mi · 28 min
CLT airport	24.8 mi · 28 min

Drive times from Google Maps, October 2026, in light traffic. Publix at Cherry Road Crossing (2186 Cherry Rd) sits directly across the street.

Schedule a showing

Call or text Amir at (704) 641-1008
or email amir@behdanirealty.com

ASSEMBLAGE OPPORTUNITY

Adjacent 2147 & 2153 Cherry Road is also available

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 must be negotiated separately. Combining the two would add about 0.46 acres (roughly 1.42 acres total) and over 130 feet of extra Cherry Road frontage, and it would allow side access to the main building from the right. Ask Amir for pricing on the combined property.

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