

# RETAIL PADS & SHOP SPACE AVAILABLE FOR LEASE



THE PROVIDENCE GROUP  
EXCELLENCE IN RETAIL REAL ESTATE



## CHARLOTTE HIGHWAY / US-521 & ARCHES WAY INDIAN LAND, SC

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# RETAIL PADS & SHOP SPACE AVAILABLE FOR LEASE

Charlotte Highway (US-521) & Arches Way.  
Indian Land, South Carolina 29707

## PROPERTY DETAILS

Parcel Size: 1.0 - 3.5 acres

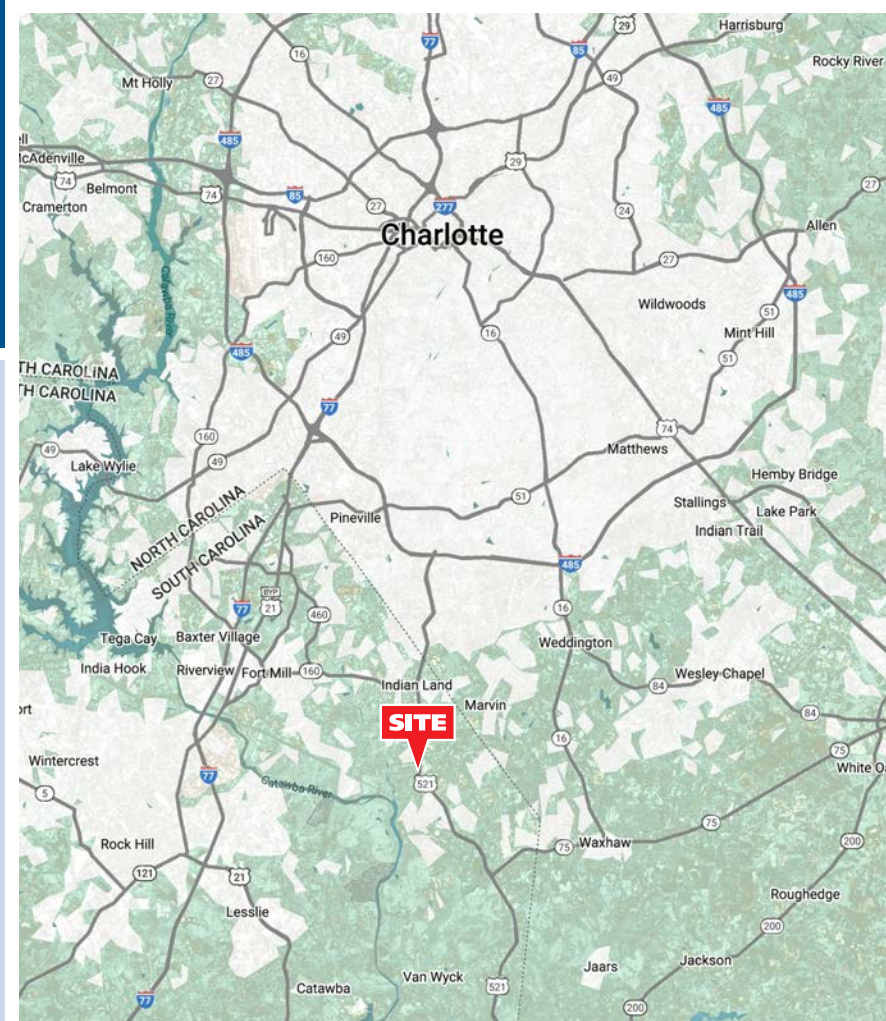
Building Size: 1,500 - 9,600 sf

Asking Price/Rate: Call for details

Construction Date: Proposed

## PROPERTY HIGHLIGHTS

- Across from PUBLIX and the new TARGET anchored shopping center opening this year
- Close Proximity to the new LOWES FOODS and COSTCO shopping center opening this year
- High profile US-521 location
- Available for Ground Lease or Build-to-Suit
- Full access shared with Publix, YMCA & Target, Cross Ridge Shopping Center across the street
- Brand new outparcels within 1/2 mile include: Whataburger, Chase Bank, Guthrie's, Swig & Panda Express
- One of the fastest growing markets in South Carolina
- 31,100 VPD on Charlotte Highway (US-521)



## (2024)

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	3,875	31,391	92,493
AVERAGE HH INCOME	\$120,363	\$154,031	\$179,243
DAYTIME EMPLOYMENT	1,151	5,502	12,750
ANNUAL POP GROWTH (20' - 25')	3.5%	3.2%	3.4%



Proposed  
Self Storage

Future Development

AVAILABLE  
2,000 SF

AVAILABLE  
1,850 SF

3,750 SF  
Restaurant

AVAILABLE  
4,000 SF



31,100 VPD

Charlotte Highway



Arches Way



**NOVANT**  
HEALTH  
Under Construction





T-Intersection / No Signal



T-Intersection / No Signal / Full Access



No Signal / Full Access



Full Access / Signalized



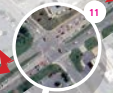
Full Access / Signalized



No Signal / Full Access



QuikTrip



Full Access / Signalized



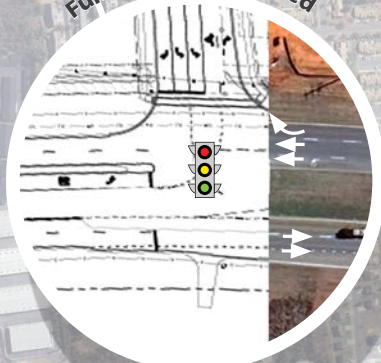
T-Intersection / No Signal



T-Intersection / No Signal



Full Access / Signalized



T-Intersection / Limited Access / Signalized









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