

# 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 (now open)
- Close Proximity to the new LOWES FOODS and COSTCO shopping center (now open)
- 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%      |



Charlotte Hwy

31,100 VPD



Arches Way



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





CLOSE AERIAL

**TARGET**

(opened 2025)

Cross Ridge  
(PHASE II)

**SITE**

Future  
Development

Future  
Development

**NOVANT**  
HEALTH  
Under Construction

**TOOTNTOWN**  
DENTISTRY FOR KIDS

**THE LEARNING  
EXPERIENCE**

Arches Way

FULL  
ACCESS

Coming Soon

**Swig**

**EXPRESS**  
OIL CHANGE

**Dominos**

**Jockey  
Mitts**

**Sherwin-Williams**

**MAVIS**  
TIRE

**ADD**

**MURDOCK**  
ORTHODONTICS

**Publix**

**SUPERCUTS**

**Arbys**

**Valvoline**



HIGH AERIAL





# THE PROVIDENCE GROUP

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