

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

## **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%

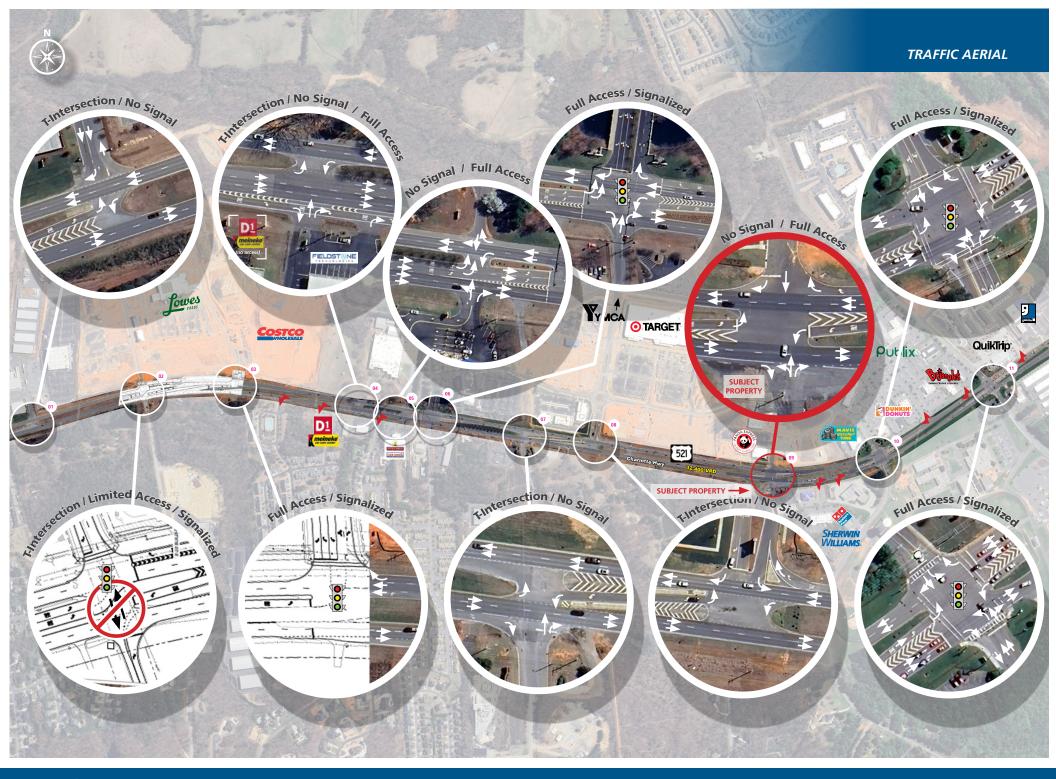


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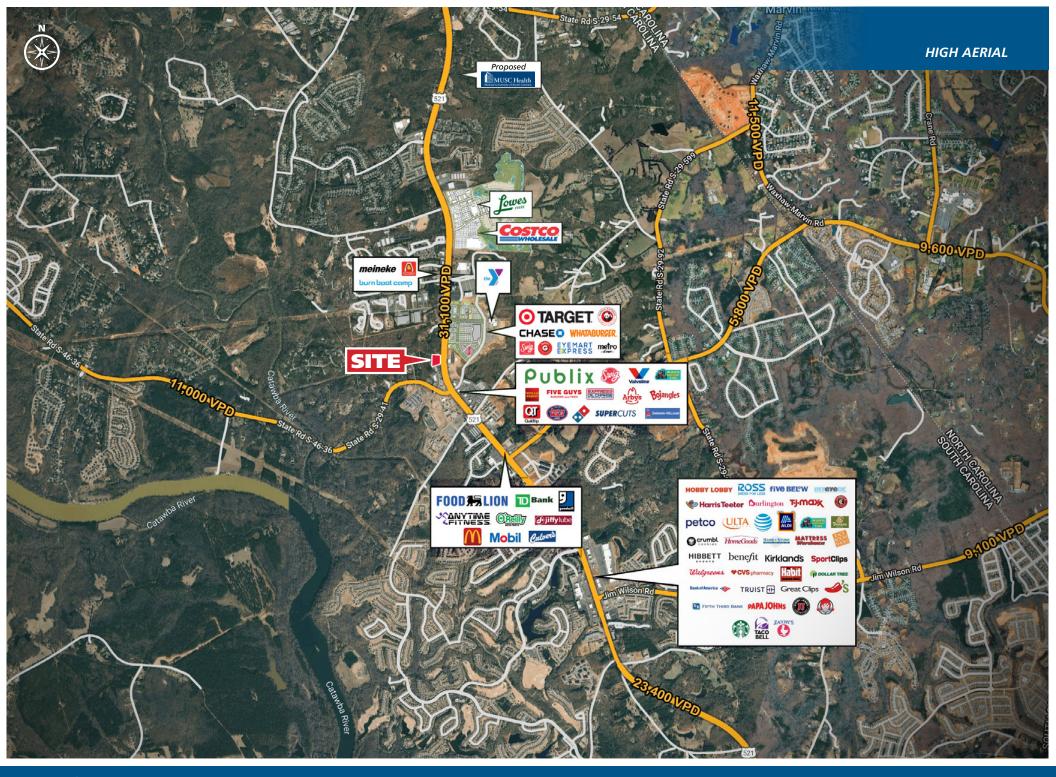


#### **SITE PHOTOS**











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