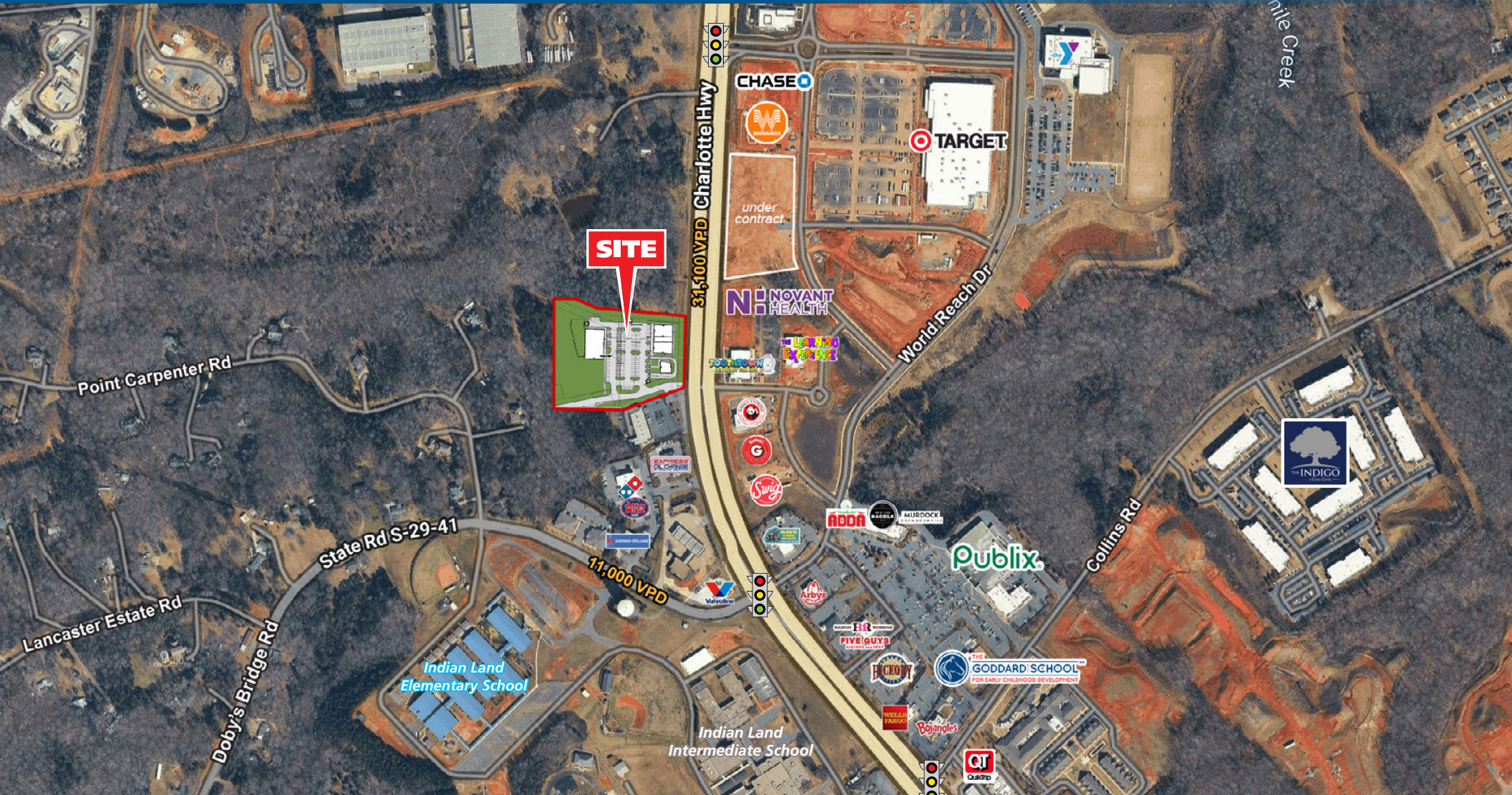


RETAIL PADS & SHOP SPACE AVAILABLE FOR LEASE



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

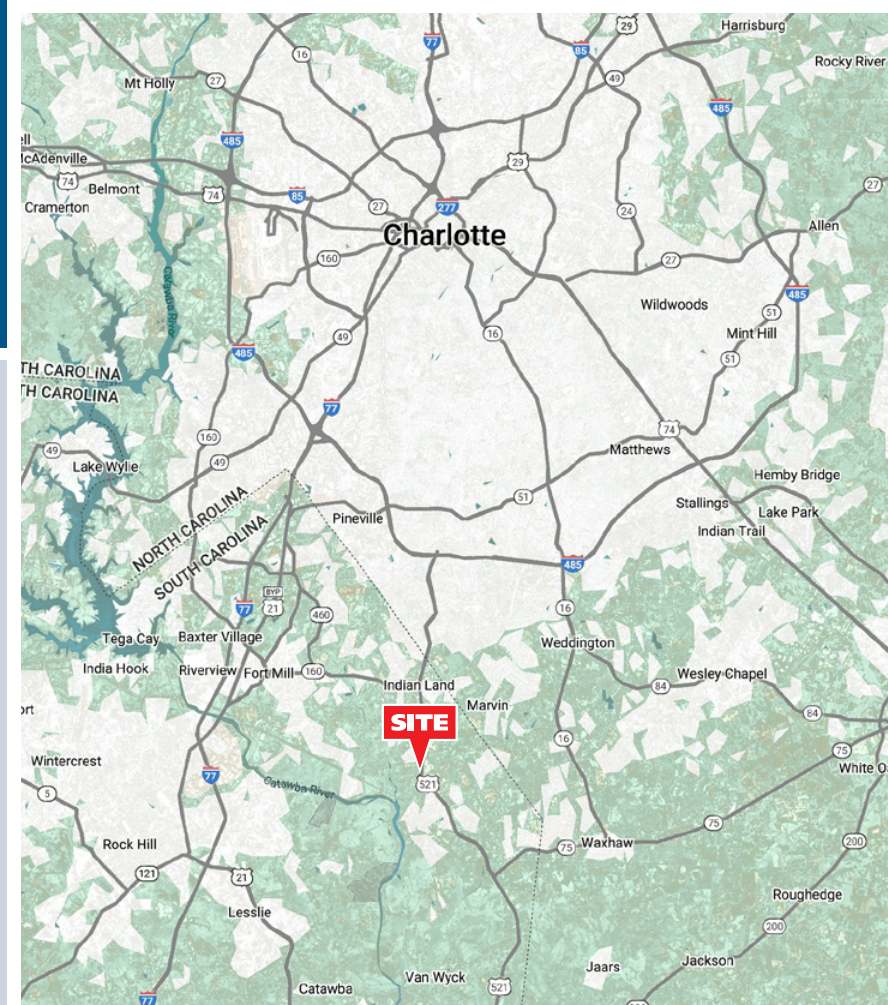
Building Size: 1,500 - 9,600 sf

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)



(2025)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	3,793	30,939	93,057
AVERAGE HH INCOME	\$119,390	\$153,863	\$181,073
DAYTIME EMPLOYMENT	1,151	5,481	12,550
HISTORIC ANNUAL GROWTH (20'-25')	3.2%	3.2%	3.5%



NOVANT
HEALTH
Under Construction

TOOHTOWN
DENTISTRY FOR KIDS

PANDA EXPRESS
COURTESY CHINESE CUISINE







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