

RETAIL PADS & SHOP SPACE AVAILABLE FOR LEASE



THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

Sixmile Creek



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

CONTACT: Eric Howell | 704.644.4584 | ehowell@providencegroup.com

Spencer Brown | 704.644.4582 | sbrown@providencegroup.com

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: 1,600 - 9,600 SF

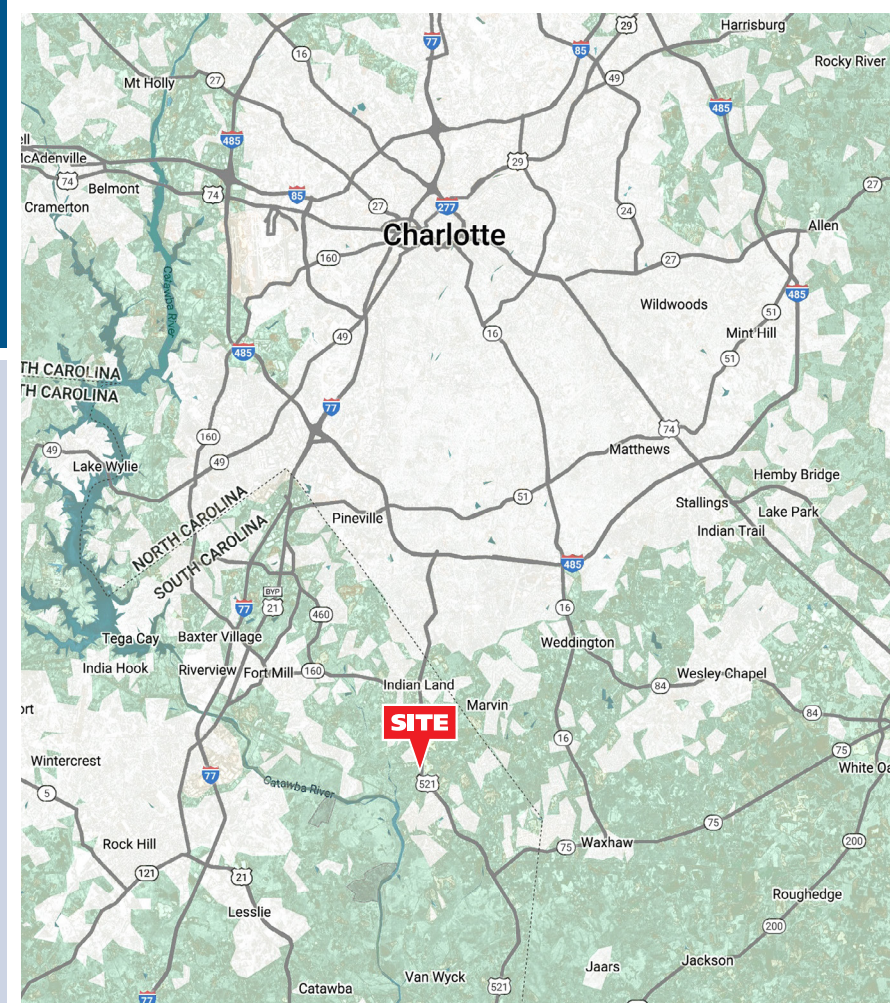
Asking Price/Rate: Call for details

Delivery: Summer '27

Available for Ground Lease or BTS

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)
- Full-access median beak with signalized intersections to the north and south create natural traffic gaps for smooth, safe project access
- High profile US-521 location
- Full access shared with Publix, YMCA & Target, Cross Ridge Shopping Center across the street
- Minutes from Sun City Carolina Lakes, a 3,400 home active adult community by Del Webb
- 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)



(2026)

DEMOGRAPHICS

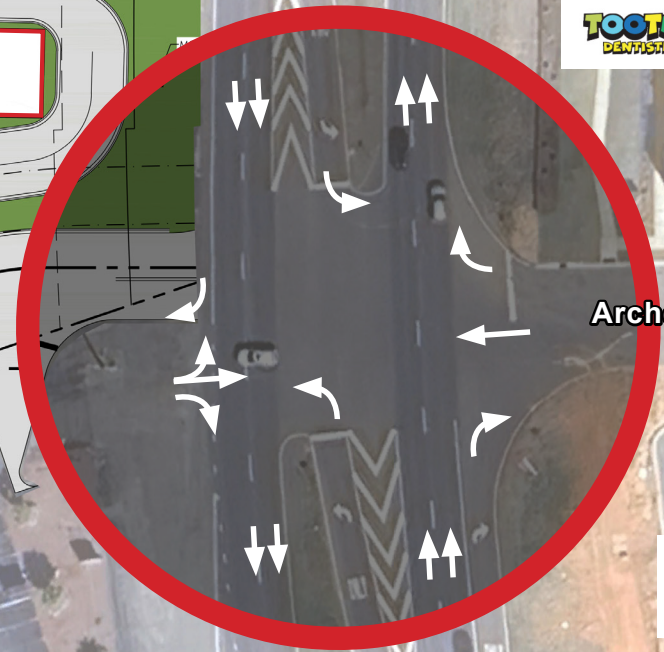
	1 MILE	3 MILE	5 MILE
POPULATION	3,705	30,830	95,330
AVERAGE HH INCOME	\$131,643	\$165,932	\$195,930
DAYTIME EMPLOYMENT	3,025	8,084	15,873
HISTORIC ANNUAL GROWTH (20'-26')	2.3%	2.6%	3.1%

SITE PLAN



Charlotte Hwy
31,100 VPD

Arches Way



AVAILABLE
3,500 SF

AVAILABLE
2,400 SF

AVAILABLE
2,000 SF

AVAILABLE
2,400 SF

FUTURE
DEVELOPMENT
AREA

PARKING EASEMENT FOR LOT 2
20 SPACES WITHIN EASEMENT

LOT 3
2.557 AC

LOT 2
1.971 AC

PROP. LOT LINES (TYP.)

LOT 2 WILL HAVE EXCLUSIVE RIGHTS
TO THE 14 PARKING SPACES SHOWN
ON LOT 1 PROPERTY.

ExtraSpaceSM
Storage

INDUSTRY
STORAGE

RETAIL PADS & SHOP SPACE AVAILABLE FOR LEASE

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

Multi-Family & Single-Family Homes
Under Construction

SITE

ExtraSpace
Storage

SUMO
DOUGHNUTS
Los Aztecas

EXPRESS
OIL CHANGE
TIRE
ENGINEERS

Lowes

COSTCO
WHOLESALE

CHASE
WHATABURGER

COOPER'S HAWK
WINERY & RESTAURANTS

NOVANT
HEALTH

TOOTATOWN
DENTISTRY FOR KIDS

TARGET

THE LEARNING
EXPERIENCE

PANDA EXPRESS
GOURMET CHINESE FOOD

Guthrie's
G
GOLDEN FRED CHICKEN FISH & CHIPS

Swig





THE PROVIDENCE GROUP

EXCELLENCE IN RETAIL REAL ESTATE

300 West Summit Ave. Suite 250
Charlotte, North Carolina 28203

CONTACT

Eric Howell
704.644.4584

ehowell@providencegroup.com

CONTACT

Spencer Brown
704.644.4582

sbrown@providencegroup.com



Click to Watch
VIDEO

WWW.PROVIDENCEGROUP.COM

© 2026 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.