

# 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

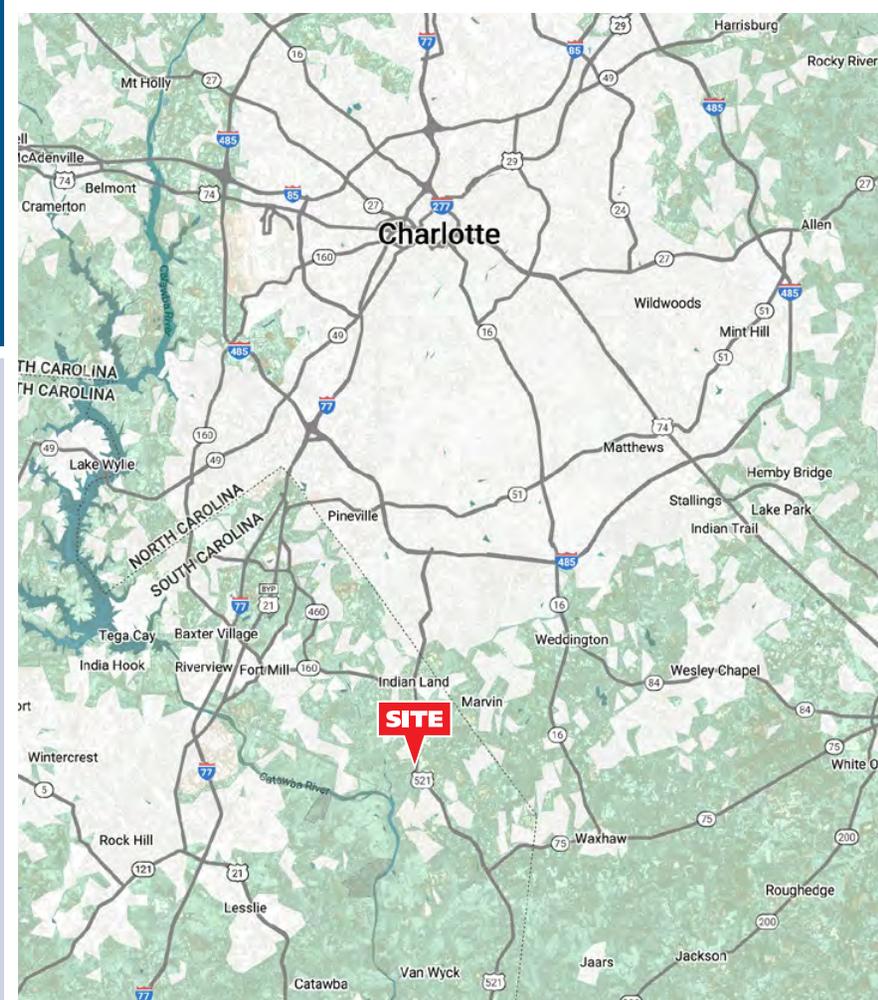
Building Size: 1,600 - 9,600 SF

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

Nationally Accredited PRE-K Learning Center

SUITE A  
2,400 SF  
80.0'

SUITE B  
1,600 SF  
80.0'

SUITE C  
1,600 SF  
80.0'

SUITE D  
1,600 SF  
80.0'

SUITE E  
2,600 SF  
80.0'

1,400 SF



31,100 VPD Charlotte Hwy



Arches Way







Proposed  
MUSC Health  
Medical University of South Carolina

Lowes

COSTCO  
WHOLESALE

the Y

TARGET  
CHASE WHATABURGER  
EYEMART EXPRESS

Publix FIVE GUYS  
Exxon Bojangles

SITE

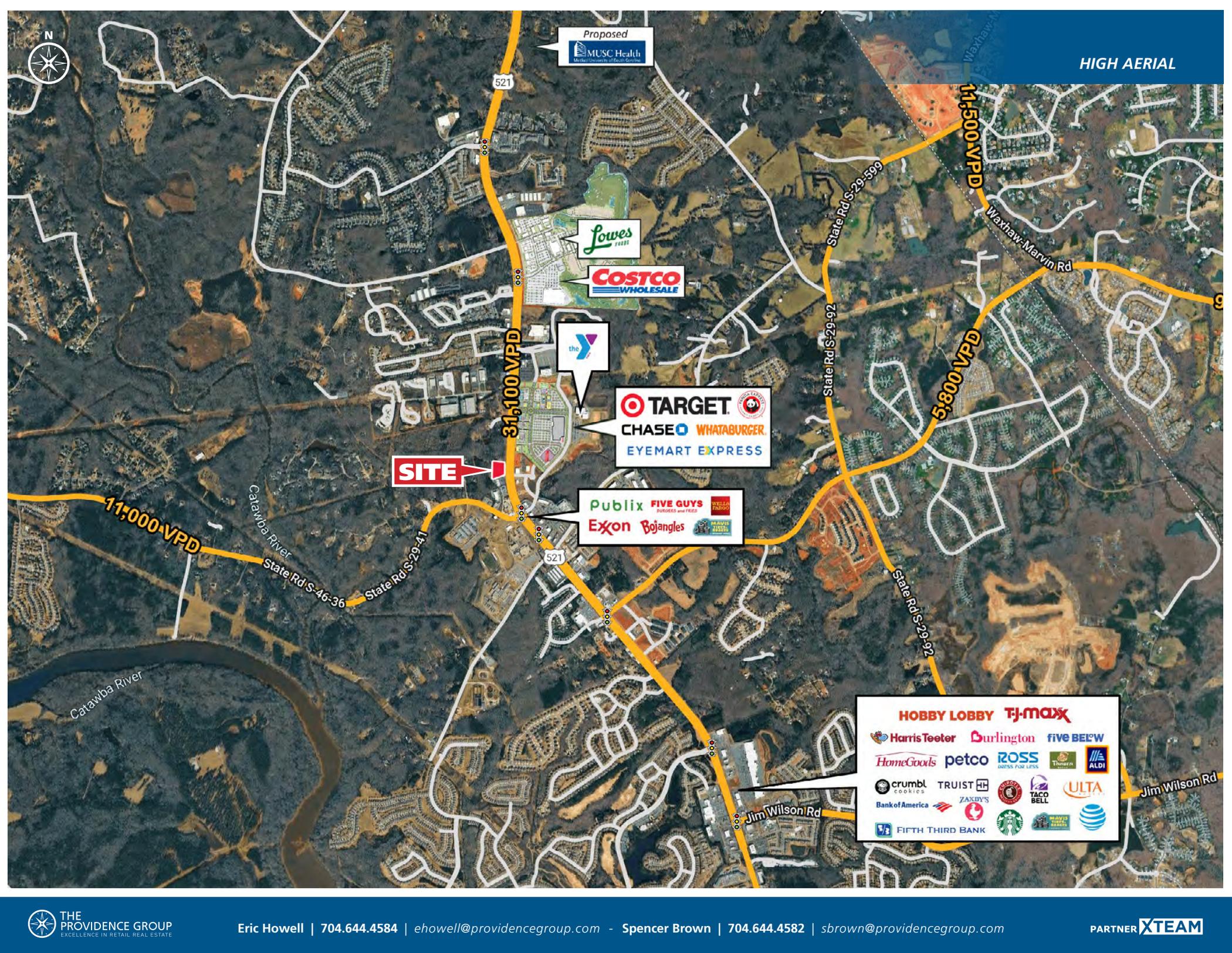
**HOBBY LOBBY TJ-MAXX**

Harris Teeter Durlington five BELOW

HomeGoods petco ROSS  
ALDI

crumbl TRUIST  
Bank of America ZAXBY'S TACO BELL ULTA

FIFTH THIRD BANK STARBUCKS





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