

THE EXCHANGE AT INDIAN LAND

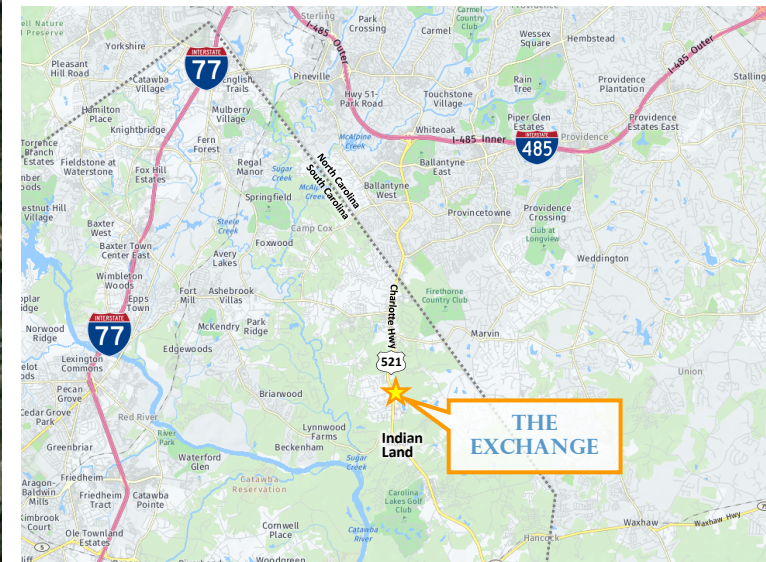
COMING 2025



HWY 521 AT POSSUM HOLLOW RD INDIAN LAND, SC 29707

Retail Available

- ♦ New Lowe's Food Center with ±21,000 SF available
- ♦ 29,700 VPD along Hwy 521
- ♦ Over 700 apartments & townhomes in the first phase with additional residential, commercial & retail to come in future phases
- ♦ Indian Land is one of the fastest growing SC communities in the Charlotte MSA



THE EXCHANGE AT INDIAN LAND

8918 CHARLOTTE HWY | INDIAN LAND, SC 29707

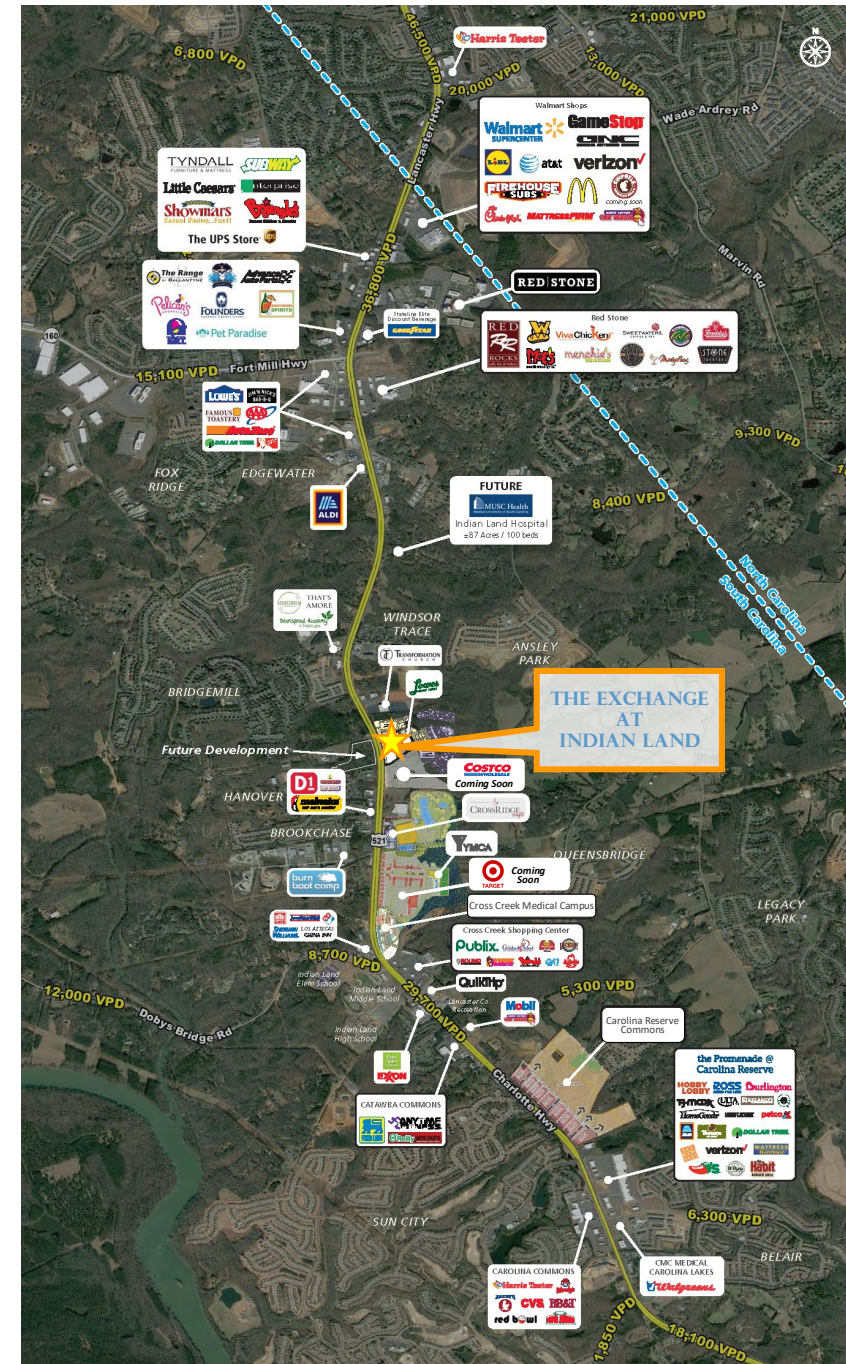
LOCATION OVERVIEW

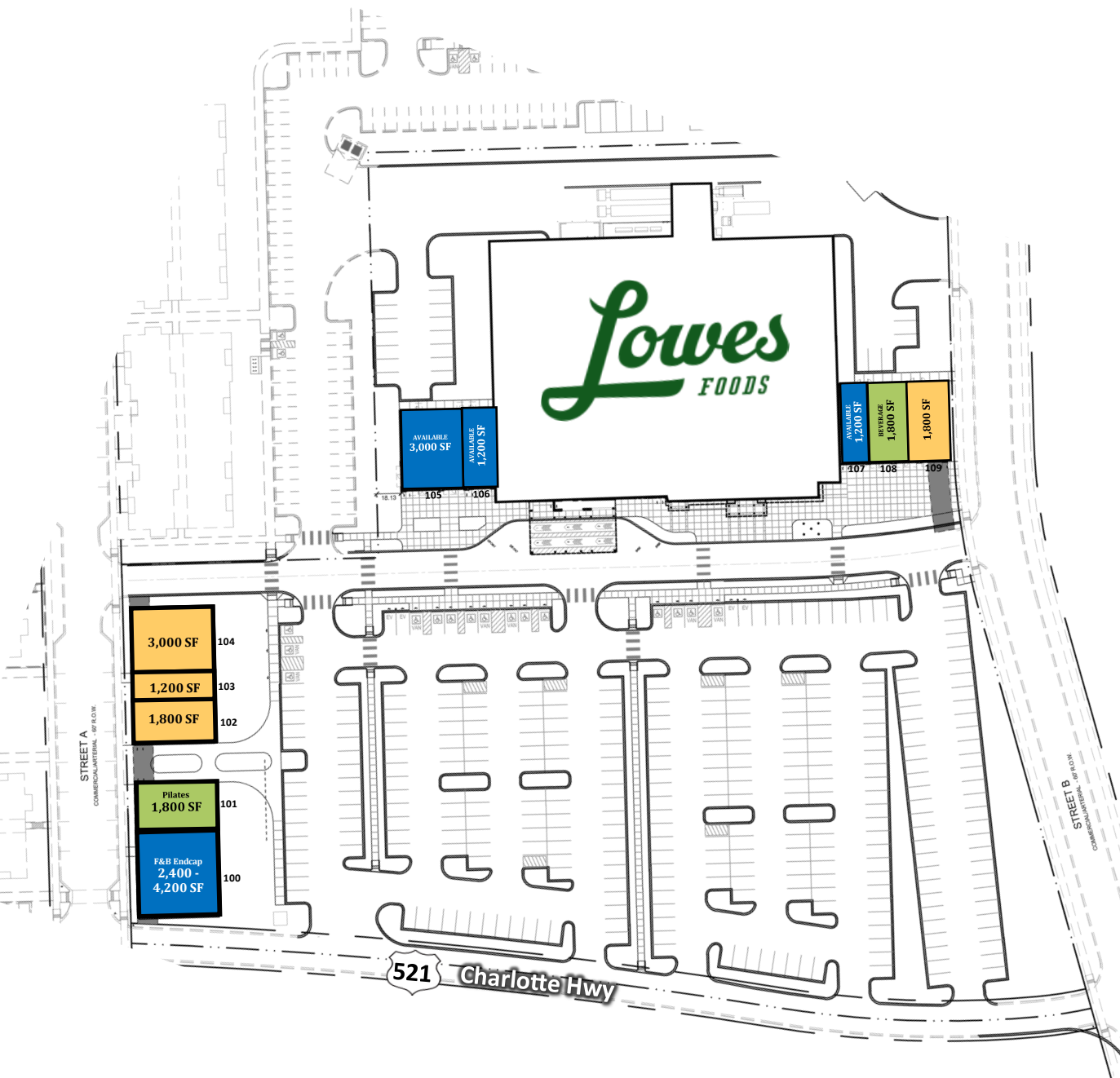
Mixed-use Development anchored by Lowes Foods in the heart of Indian Land, SC.

PROPERTY HIGHLIGHTS

- Lowes Foods and $\pm 21,000$ SF shops for 2025 delivery
- One of the fastest growing South Carolina communities in the Charlotte MSA
- Over 5% projected annual population growth
- $\frac{1}{2}$ mile from proposed 100 bed MUSC hospital
- Area retailers include Harris Teeter, Publix, Food Lion, Walmart, Lowes Home Improvement, Stone Cinemas, Adli, Lidl, Hobby Lobby, Burlington, Ross, TJ Maxx, HomeGoods
- Traffic Counts: Highway 521 - 29,700 VPD

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,508	31,105	100,828
5 YEAR PROJECTED ANNUAL GROWTH	4.7%	4.7%	3.7%
MEDIAN HH INCOME	\$96,008	\$107,896	\$121,021





AVAILABILITY		
SUITE	USE	SQ FT
100	F&B Endcap w/ Patio	2,400 - 4,200 SF
101	Pilates	1,800 SF
102	Pending	1,800 SF
103	Pending	1,200 SF
104	Pending	3,000 SF
105	Available	3,000 SF
106	Available	1,200 SF
107	Available	1,200 SF
108	Beverage	1,800 SF
109	Pending	1,800 SF

- AVAILABLE
- UNDER NEGOTIATION
- SIGNED LOI

