

THE EXCHANGE COMING 2025

HWY 521 & POSSUM HOLLOW RD | INDIAN LAND, SC 29707



Proposed Single Family & Townhomes

Apartments Under Construction

Apartments Under Construction



Indian Land Schools



Available ±1.31 ac

OP3 - Proposed Coffee

OP2 - Proposed Medical

OP1 - Proposed Restaurant



32,400 VPD



Possum Hollow Rd

CONTACT

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LOCATION OVERVIEW

Proposed Costco & Lowes Foods anchored mixed use development along the desirable Highway 521 corridor in Indian Land, SC

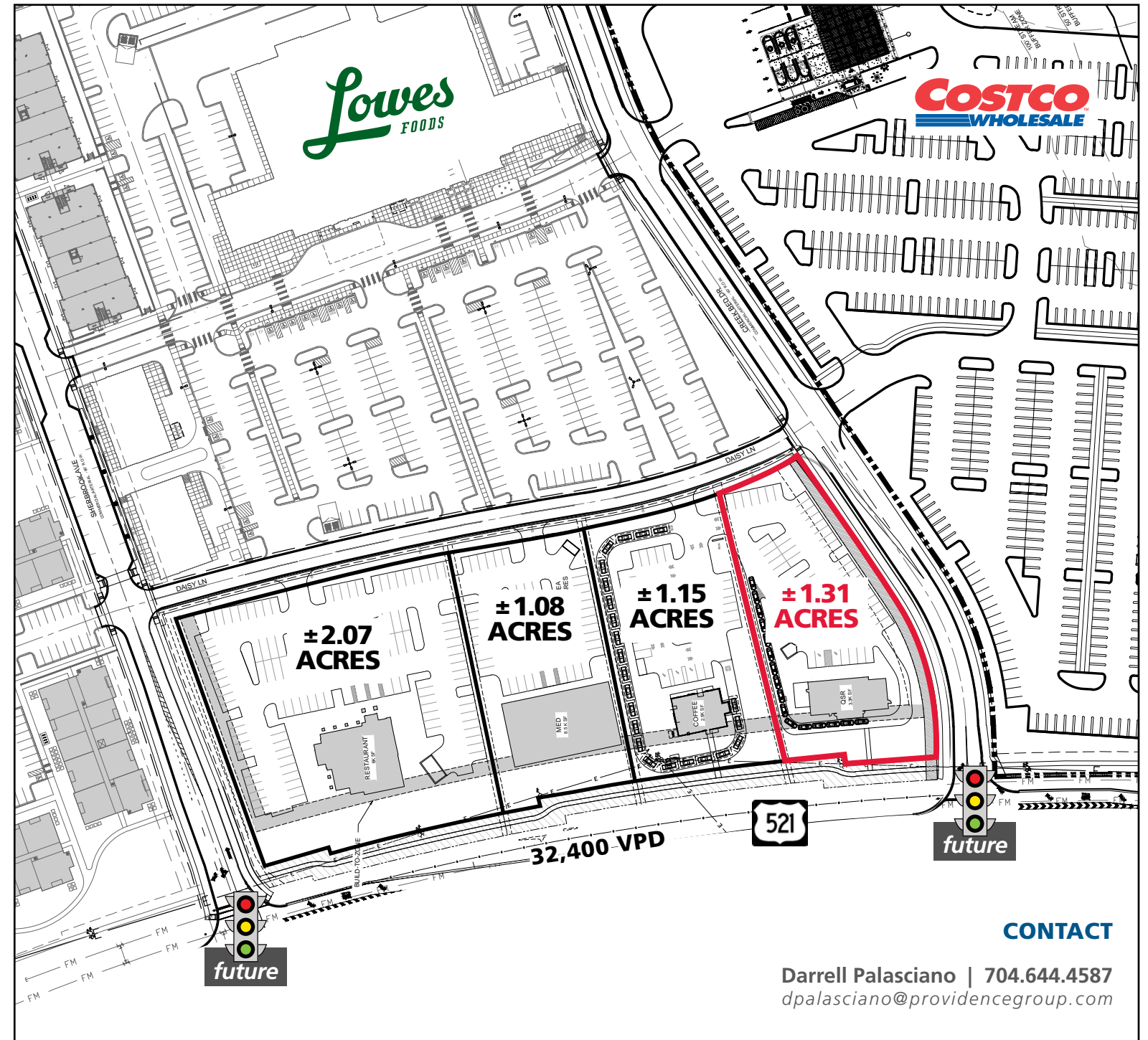
PROPERTY HIGHLIGHTS

- Outparcels available for lease or build-to-suit
- Over 700 apartments and townhomes under construction
- Two new traffic lights approved
- One of the fastest growing South Carolina communities in the Charlotte MSA
- Over 5% projected annual population growth
- ½ mile from proposed new **TARGET**
- ½ 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, TJMaxx, Homegoods
- Traffic Counts: Highway 521 - 32,400 VPD
- Coming Soon:

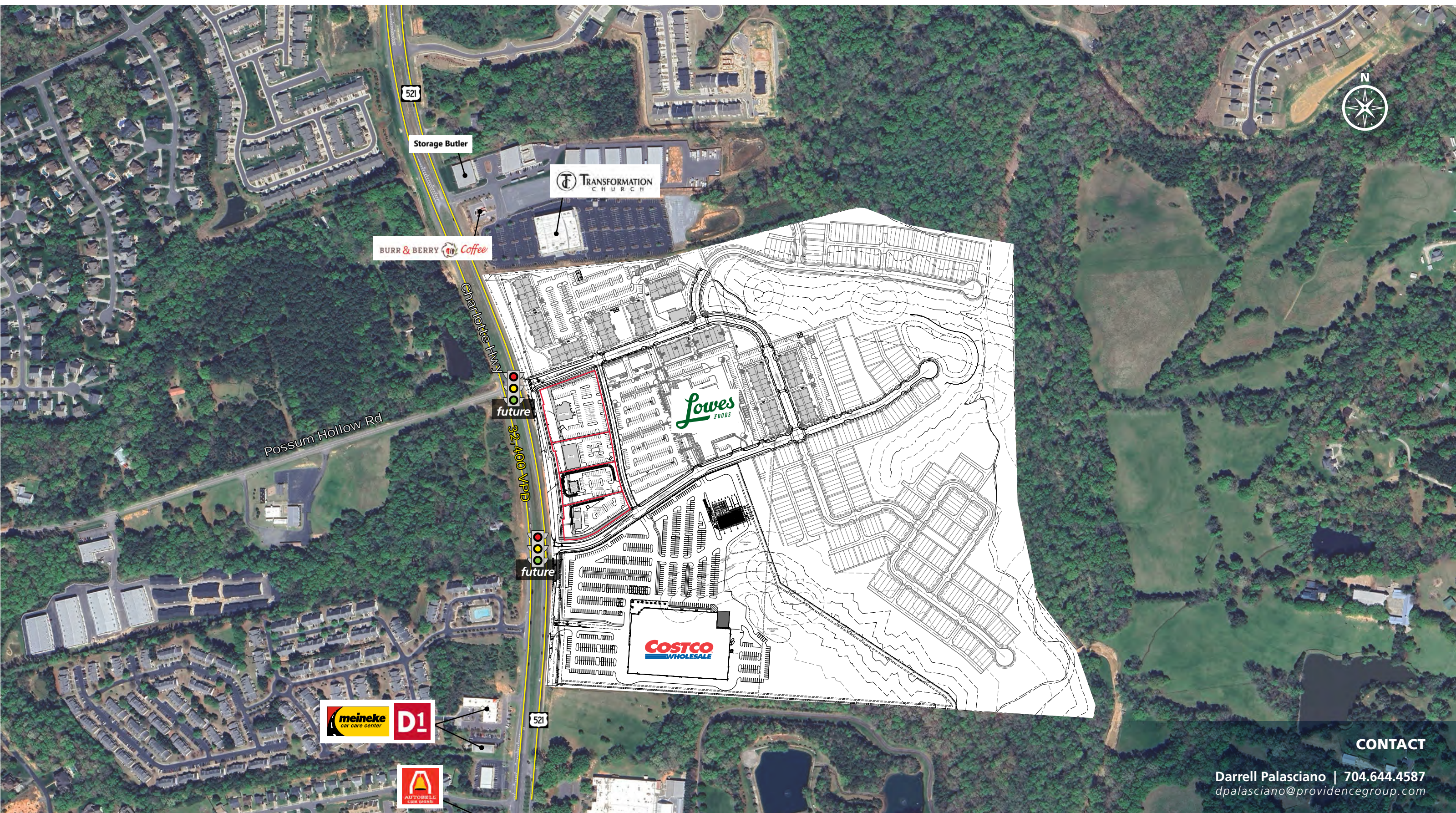


DEMOGRAPHICS (2024)

	1 MILE	3 MILE	5 MILE
POPULATION	4,185	30,968	103,060
PROJECTED ANNUAL GROWTH (23'- 28')	1.9%	1.7%	1.6%
AVERAGE HH INCOME	\$119,742	\$161,027	\$172,567
DAYTIME EMPLOYMENT	1,927	7,787	17,004



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Storage Butler

TRANSFORMATION CHURCH

BURR & BERRY Coffee

Lowe's FOODS

COSTCO WHOLESALE

meineke car care center D1

AUTOBELL CAR CARE

future

future

32,400 VPD

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Proposed
COSTCO
WHOLESALE

Lowes
FOODS
Under Construction

TRANSFORMATION
CHURCH
BURR & BERRY **Coffee**



Charlotte Hwy

32,400 VPD



±1.31 ac ±1.15 ac ±1.08 ac ±2.07 ac

Apartments
Under Construction

Proposed Single family
& townhomes

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TRANSFORMATION CHURCH
BURR & BERRY Coffee

Lowes FOODS
Under Construction

Proposed
COSTCO WHOLESALE

Apartments Under Construction

Future Development

Future

Future

±2.07 ACRES ±1.08 ACRES ±1.15 ACRES ±1.31 ACRES

521 32,400 VPD Charlotte Highway

Possum Hollow Rd

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SITE

D1
meineke
CAR CARE CENTER

burn
boot camp

THE COMMONS
AT DOBY'S BRIDGE
Jesse's **Mike's SUBS**
EXPRESS OIL CHANGE
SHERWIN WILLIAMS
Valvoline

11,700 VPD

INDIAN LAND
ELEMENTARY

INDIAN LAND
INTERMEDIATE

INDIAN LAND
MIDDLE SCHOOL

ExtraSpace
Storage

CATAWBA COMMONS
ANYTIME FITNESS
FOODLION **REALLY AUTO PARTS**
Melillo **TD Bank**

**SUN CITY at
Carolina Lakes
(5,000+ Residents)**

Lennar
The Retreat at
Rayfield

CAROLINA COMMONS
Harris Teeter **UPS** **STARBUCKS**
CVS/pharmacy **Great Clips**
TRUIST **521 BAR** **PAPA JOHN'S**
Bank of America **red bowl** **ZAXBY'S**
Wendy's **red bowl**
OrthoCarolina

THE CAROLINE APTS.
UNDER CONSTRUCTION

the Promenade @
Carolina Reserve
HOBBY LOBBY **ROSS** **Durlington**
TJ-maxx **ULTA** **KIRKLAND'S** **STARBUCKS**
HomeGoods **HIBBETT SPORTS** **petco**
ALDI **Panera** **DOLLAR TREE**
BACK TO SCHOOL **verizon** **MATTRESS Warehouse**
7-Eleven **IP-Rep** **Habit**
BURGER GRILL

WATERCREST
SENIOR LIVING

Walgreens **PHARMACY**

Atrium Health

9,700 VPD

24,300 VPD

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