

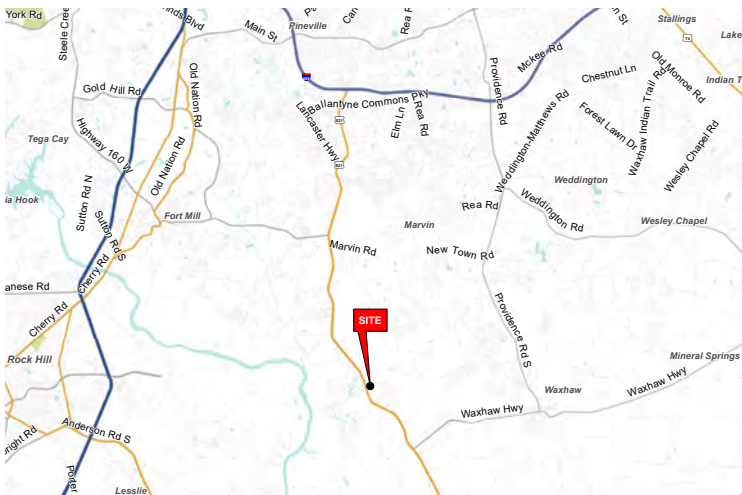


# CAROLINA COMMONS

6271 CAROLINA COMMONS RD. | INDIAN LAND, SC 29707



PROPERTY PHOTO



## PROPERTY INFORMATION

SPACE AVAILABLE \_\_\_\_\_ 2,3334 SF  
 LEASE RATE \_\_\_\_\_ PLEASE CALL  
 EST. TICAM \_\_\_\_\_ PLEASE CALL  
 TRAFFIC COUNTS \_\_\_\_\_ 15,900 VPD (US-Hwy 521)

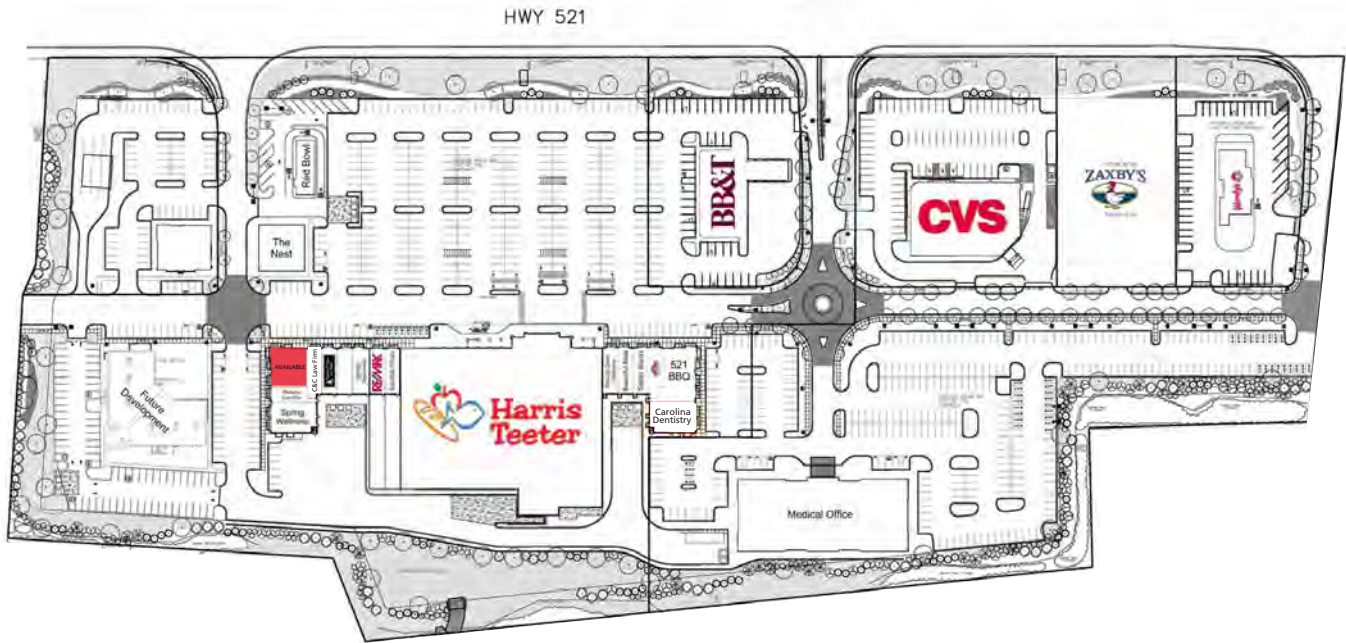
## PROPERTY INFORMATION

- Carolina Commons is a Harris Teeter anchored shopping center at the corner of Hwy 521 and Jim Wilson Road in Indian Land, SC
- Located directly across from the new Promenade at Carolina Reserve, which is anchored by Hobby Lobby, Burlington, TJMaxx, Ulta, Ross, Five Below, Petco, and Kirkland.
- Mixed-use development adjacent to Del Webb Sun City Carolina Lakes active adult community with over 3,400 homes
- One of the fastest growing residential communities in the Charlotte MSA
- Access to signalized intersection at Jim Wilson Road.

DEMOGRAPHICS (2018)	1 MILE	3 MILE	5 MILE
POPULATION	4,912	20,568	47,685
AVERAGE HH INCOME	\$83,074	\$93,639	\$117,915
MEDIAN HH INCOME	\$71,869	\$75,955	\$93,762
BUSINESS ESTABLISHMENTS	57	338	840
DAYTIME EMPLOYMENT	499	5,180	10,474

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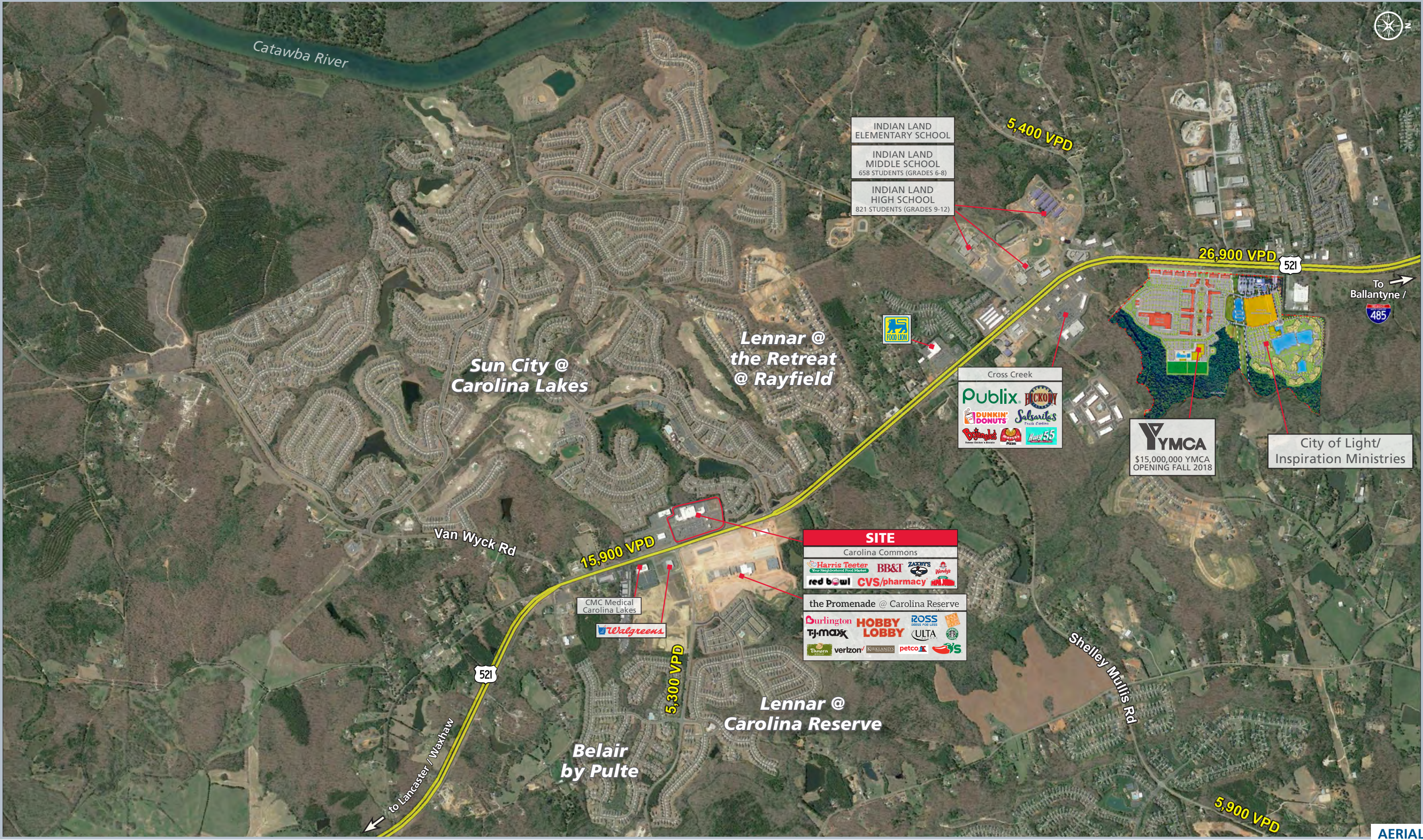


## TENANT

01	Spring Wellness	2,373 SF
02	Beltone Carolina	882 SF
<b>03</b>	<b>COMING AVAILABLE</b>	<b>2,334 SF</b>
04	C&C Law Firm	1,232 SF
05	Great Clips	1,218 SF
06	The UPS Store	1,218 SF
07	Springs Insurance	1,338 SF
08	Remax	1,200 SF
09	Carolina Wines	1,202 SF
10	Natural Green Cleaners	1,066 SF
11	Beautiful Nails	1,300 SF
12	Salon Salon	1,218 SF
13	Papa Johns Pizza	1,600 SF
14	521 BBQ	2,886 SF
15	Carolina Dentistry	2,373 SF
16	Harris Teeter	53,365 SF
17/18/19	The Nest	3,600 SF
20	Future Development	10,000 SF
26	Zaxby's	

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INDIAN LAND  
ELEMENTARY SCHOOL

INDIAN LAND  
MIDDLE SCHOOL  
658 STUDENTS (GRADES 6-8)

INDIAN LAND  
HIGH SCHOOL  
821 STUDENTS (GRADES 9-12)

**Sun City @  
Carolina Lakes**

**Lennar @  
the Retreat  
@ Rayfield**

Cross Creek  
**Publix** **HICKORY**  
**DUNKIN' DONUTS** **Salsaritas**  
**Wendy's** **Max 55**

**YMCA**  
\$15,000,000 YMCA  
OPENING FALL 2018

City of Light/  
Inspiration Ministries

**SITE**  
Carolina Commons  
**Harris Teeter** **BB&T** **Zaxby's** **Wendy's**  
**red bowl** **CVS/pharmacy** **Wawa**  
the Promenade @ Carolina Reserve  
**Durlington** **HOBBY LOBBY** **ROSS**  
**TJ-maxx** **ULTA** **Starbucks**  
**Panera** **verizon** **KIRKLAND'S** **petco** **3S**

15,900 VPD

5,300 VPD

**Lennar @  
Carolina Reserve**

**Belair  
by Pulte**

5,900 VPD

AERIAL