

# the Promenade @ Carolina Reserve

JIM WILSON RD. & HIGHWAY 521 (CHARLOTTE HWY) | INDIAN LAND, SC 29707



QUICK CUTS



Lee Spa Nails



**OPENING FALL 2018**

PRESENTED BY:  
**THE PROVIDENCE GROUP**  
EXCELLENCE IN RETAIL REAL ESTATE

DEVELOPED BY:



# the Promenade @ Carolina Reserve



**THE PROVIDENCE GROUP**  
EXCELLENCE IN RETAIL REAL ESTATE

Leased by:

**WES THURMOND**

wthurmond@providencegroup.com

phone: 704.644.4595

fax: 704.973.0737

Developed by:



1616 Camden Road | Suite 550 | Charlotte, North Carolina 28203

[www.PROVIDENCEGROUP.COM](http://www.PROVIDENCEGROUP.COM)

# the Promenade @ Carolina Reserve

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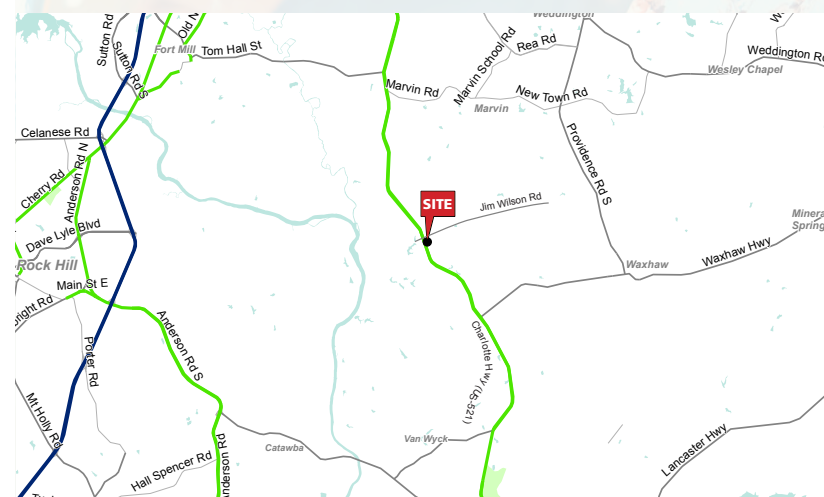
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# the Promenade @ Carolina Reserve

## PROPERTY OVERVIEW

### SITE INFORMATION

- Located at the intersection of Jim Wilson Road and Hwy 521 in the rapidly growing community of Indian Land, SC.
- Across from Sun City Carolina Lakes community which has over 3,400 active adult households.
- Multiple points of signalized access.
- Home values in Indian Land are nearly double that of the median home value for South Carolina.
- Under construction with September 2018 delivery

### LEASE INFORMATION

Spaces Available: Outparcel & Shop Space

GLA: ± 300,000 SF

Rate: Please call for pricing

### TRAFFIC COUNT

25,700 VPD on Charlotte Hwy. (US 521)

### DEMOGRAPHICS (2016)

	TRADE AREA
Population	183,661
Average HH Income	\$69,314
Business Establishments	4,847
Daytime Employment	44,904

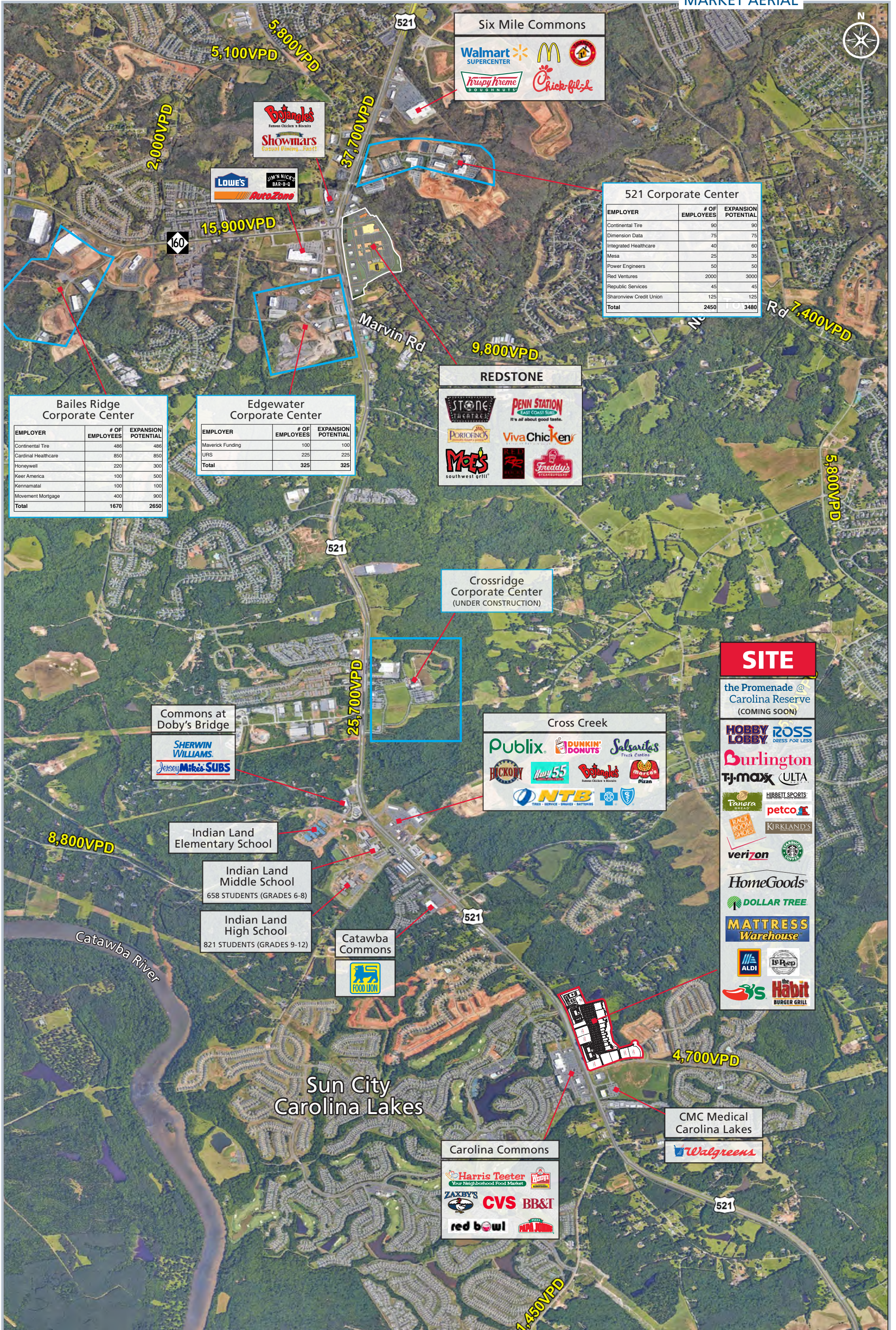


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MARKET AERIAL



# the Promenade @ Carolina Reserve

AERIAL WITH SITE PLAN

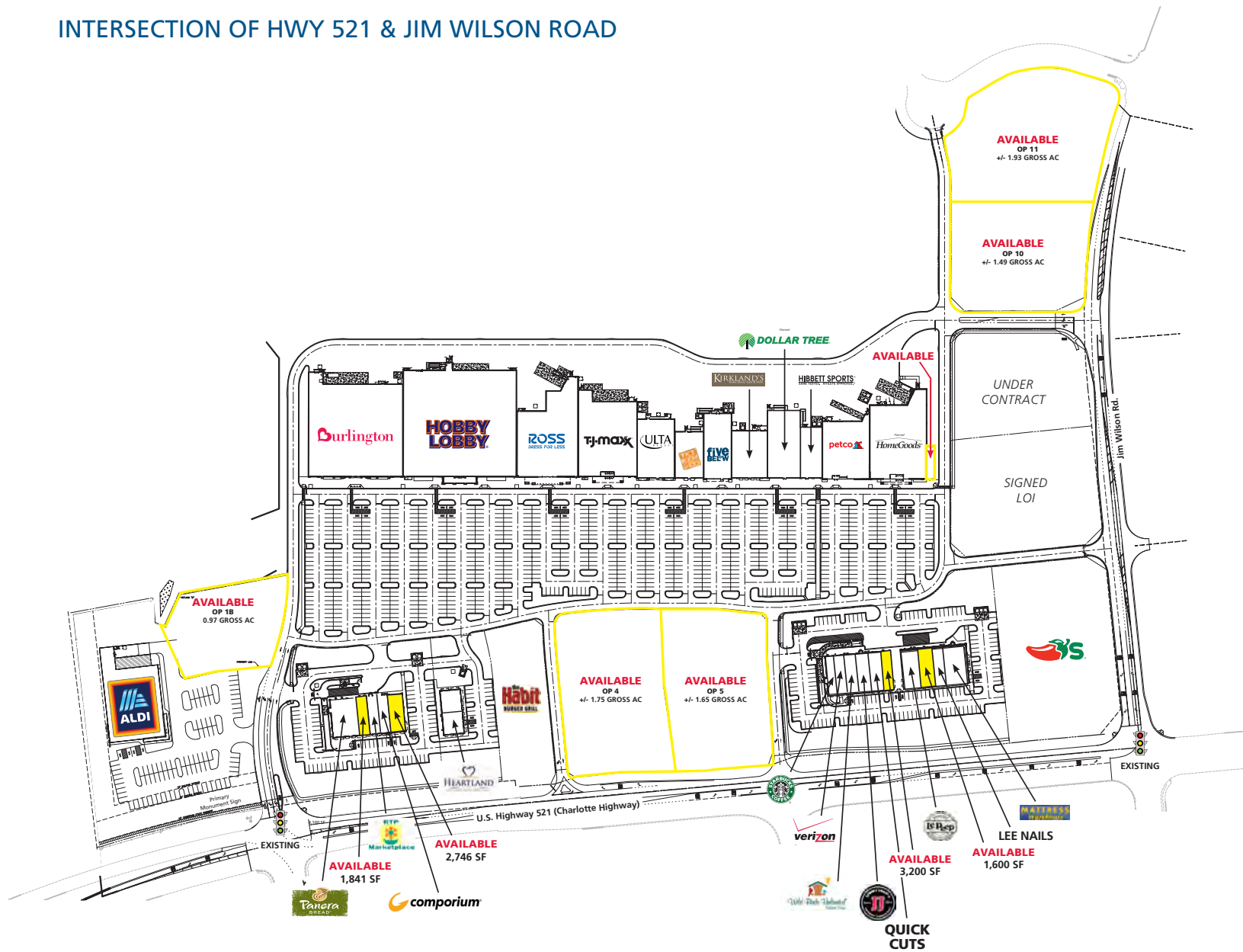


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INTERSECTION OF HWY 521 & JIM WILSON ROAD

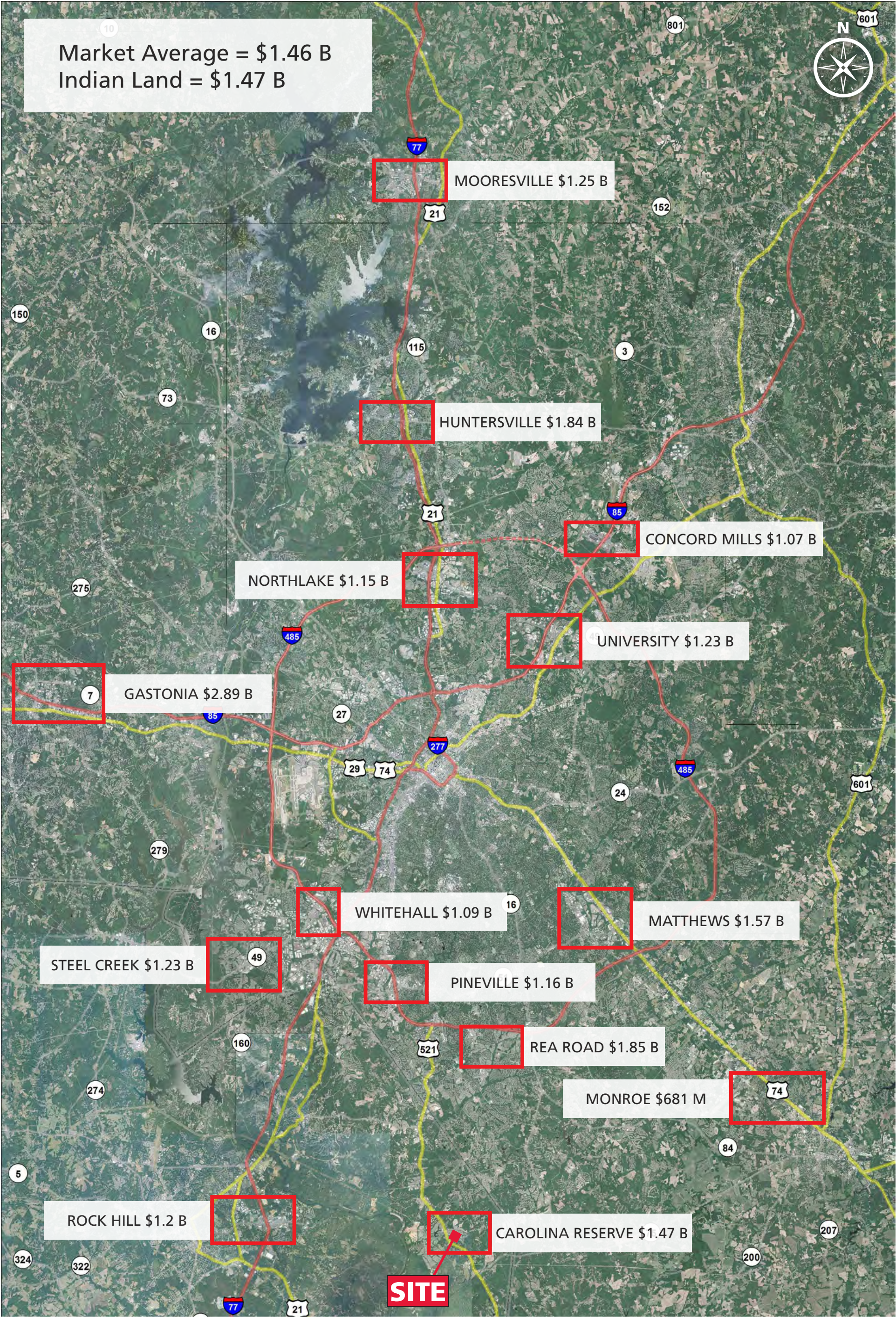


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## CHARLOTTE MARKET RETAIL EXPENDITURES - MAP





# the Promenade @ Carolina Reserve

## MAJOR NEIGHBORHOODS - MAP

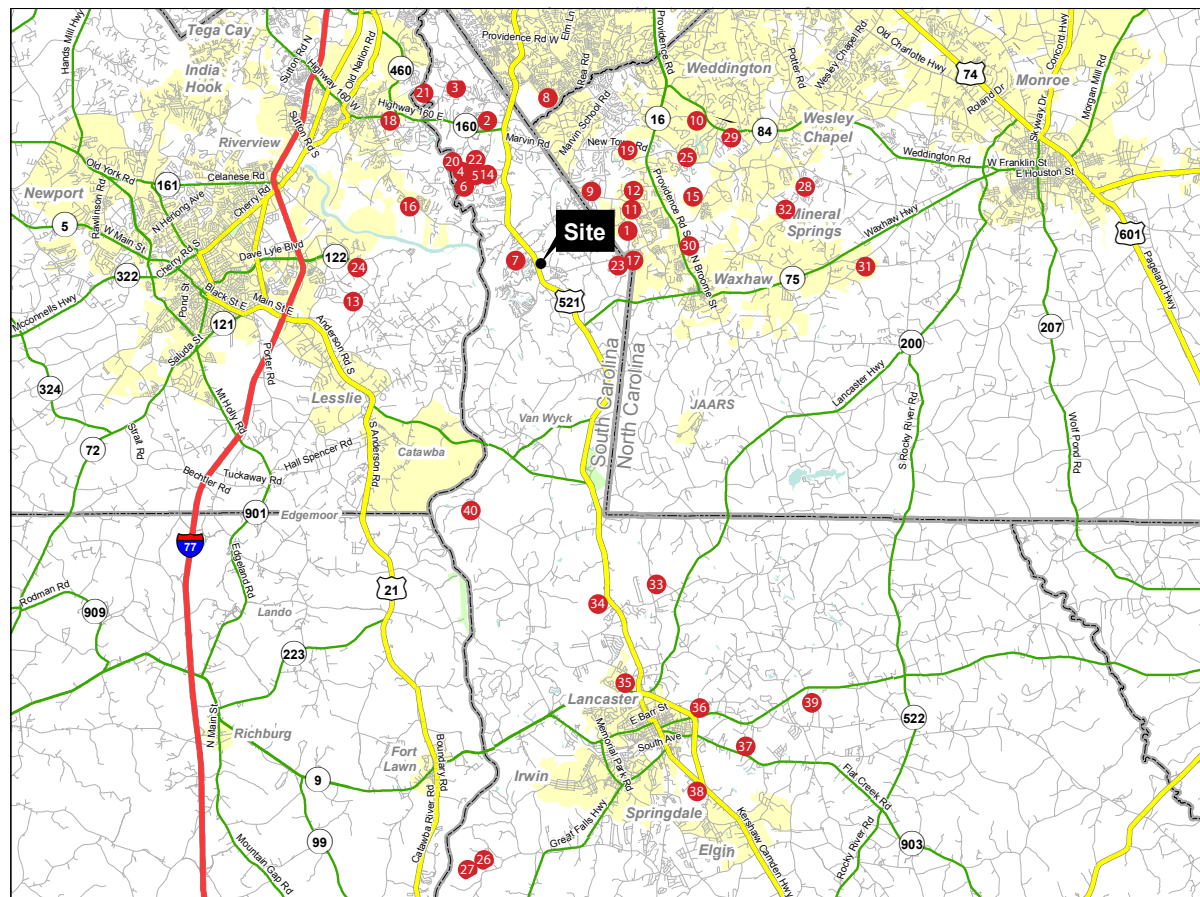
TOTAL HOUSEHOLDS - 34,464

### Major Neighborhoods in the Trade Area

Map #	Name	Current	Planned	Total
1	Anklin Forrest	176	38	214
2	Audubon Lake	215	89	304
3	Barber Rock	180	22	202
4	Bridge Mill/The Retreat	202	102	304
5	Bridge Mill/The Village	297	177	474
6	Bridge Mill/The Woods	203	123	332
7	Carolina Lakes/Sun City/SF	3,038	611	3,649
8	Carolina Reserve	401	198	599
9	Chimneys of Marvin/The Estates	180	0	180
10	Club at Longview	355	163	518
11	Cureton	312	36	348
12	Cureton/Sandler	234	92	326
13	Ellis Pond	159	65	224
14	Fox Ridge (Lancaster)	192	113	305
15	Lawson/SF	1,007	411	1,418
16	Massey	923	762	1,685
17	Millbridge/Ph 1A	199	13	212
18	Preserve at River Chase	231	225	456
19	Providence Downs/South	313	107	420
20	Reid Pointe	225	37	262
21	Rosemont (Lancaster)	430	214	644
22	Silver Run	178	49	223
23	Walnut Creek (Lancaster)/SF	2,049	1,791	3,840
24	Waterford Glen	174	49	223
25	Weddington Trace	239	19	258
26	Edgewater/Lakeview Pointe	372	353	726
27	Edgewater/The Cottages	186	153	339
28	Briarcrest	250	77	327
29	Hollister	205	41	246
30	Shannon Vista	181	58	239
31	Stonebridge (Union)	591	488	1,079
32	Tuscany	374	302	676
33	Greyfox Estates	-	-	43
34	Shiloh Commons	125	0	125
35	College Place	-	-	80
36	Colton Ridge	-	-	70
37	Shadow Moss	-	-	130
38	Hall Subdivision	-	-	30
39	Cedar Glen Estates	-	-	20
40	Riverchase Estates	-	-	1,145

15,250 single-family homes have been approved in Indian Land. Another 3,200 units of multi-family housing have construction permits from the county.

- Robert Moody, Senior Planner for the Catawba Region Council of Governments  
(CHARLOTTE BUSINESS JOURNAL - OCTOBER, 2015)



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## DEMOGRAPHIC SNAPSHOT



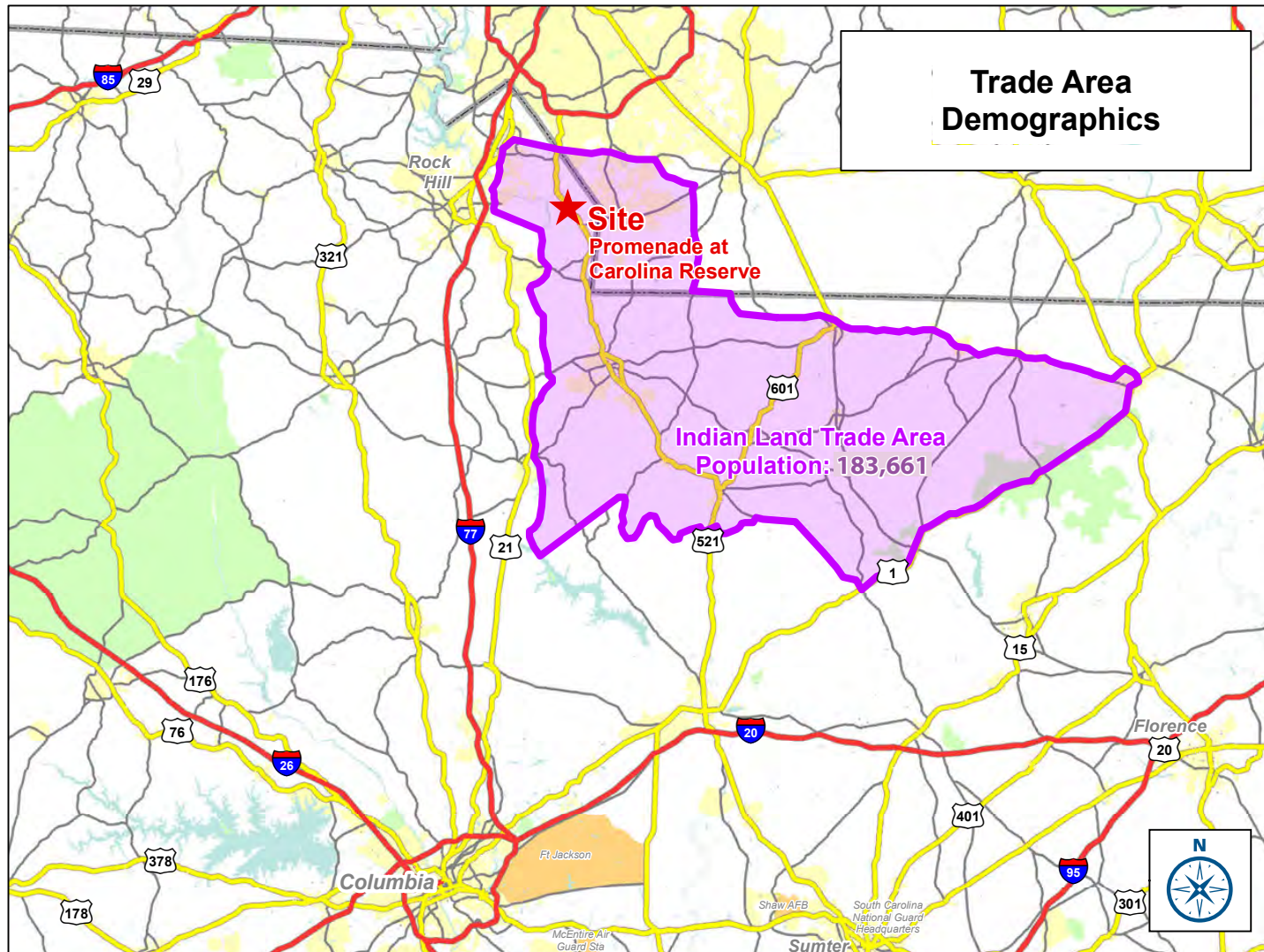
Demographic Indicator	Indian Land Trade Area	Comments
2010 Census Population(Postal Counts)	183,661 people	Greatly under served retail market
Population Growth from 2000 - 2015	From 113,834 to 169,162 people	Indian Land has grown by 49% since 2000
Average Household Income(2016)	\$69,314	Indian Land has a 27% higher household income than the greater Charlotte market(\$52,916)
Projected Average Household Income(2021)	\$80,863	Household income continues to grow in Indian Land, mainly as a result of the continued increase in the growing office headquarters relocations to this market.
Total Retail Expenditure	\$1.47B	Total retail expenditure in the trade area is higher than the Charlotte average.
Homes Built 2005 or Later	9,437	Indian Land has added 9,437 homes in the past 10 years and according to county data, there are over 15,000 more homes approved for the market and 3200 planned apartments.

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TRADE AREA - MAP



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# POSTALCOUNT PRO

DELIVERY STATISTICS as of 12-2015

Calculated using Proportional Postal Hybrid



Lat/Lon: 34.6905/-80.5170

Z1 CR8

Object 1

## Summary Data

<b>Demographic Δ Adjustment</b>	Census 2010 Households	57,417
	Route Active Residential Count	68,741
	Census 2010 Average Persons per Household	2.67
	Census 2010 Population	156,365
	Recalculated Route Lower range	183,661
	Active Population Upper range	184,242
	Census Households vs Route Residential Count	19.72%

## Origination Data

<b>Residential Demographics</b>	<b>Total Active Residential Count</b>	68,741
	Active Residential Count	68,727
	Active Residential Delivery	64,252
	Active Residential Box	4,475
	Additional Active General Delivery Count	14
	<b>Total Possible Residential Count</b>	73,012
	Additional Possible General Delivery Count	14
	<b>Census 2010 Households</b>	57,417
	<b>Population in Households</b>	153,407
	1 Person Household	22.01%
	2 Person Household	33.32%
	3 Person Household	17.43%
	4 Person Household	16.21%
	5 Person Household	7.23%
	6 or More Person Household	3.80%
	<b>Population in Group Quarters</b>	2,958
	Correctional Facilities - Adult	60.76%
	Correctional Facilities - Juvenile	0.74%
	Nursing Facilities	22.08%
	College/University Student Housing	-
	Military Quarters	-
	Other Facilities	16.41%
	<b>Total Housing Units</b>	63,675
Occupied housing units	90.17%	
Owner-Occupied Housing Units	78.13%	
Renter-Occupied Housing Units	21.87%	
<b>Business Demos</b>	Drop Site Business or Family Served Count	1,318
	Active Business Deliveries	4,214
	Possible Business Deliveries	4,950
	Active vs Possible Business Deliveries	17.48%

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# POSTALCOUNT PRO

DELIVERY STATISTICS as of 12-2015

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Z1 CR8

		Object 1	
<b>SCHEME ACTIVE POSTAL DROP</b>	<b>Business</b>	<b>Scheme Active Business Count</b>	<b>4,214</b>
		Centralized Count	62
		Curb Count	1,510
		Neighborhood Delivery and Collection Box Unit Count	306
		Other Count	757
		Facility Box Count	1,567
		Contract Box Count	-
	<b>Residential</b>	Detached Box Count	-
		Non - Personnel Unit Count	-
		Caller, Remit, Contest, Other Box Count	12
		<b>Scheme Active Residential Count</b>	<b>68,727</b>
		Centralized Count	820
		Curb Count	56,592
		Neighborhood Delivery and Collection Box Unit Count	3,636
Other Count	3,204		
Facility Box Count	4,475		
Contract Box Count	-		
Detached Box Count	-		
Non - Personnel Unit Count	-		
Caller, Remit, Contest, Other Box Count	-		
<i>Scheme Active General Delivery Count</i>	14		
<b>SCHEME POSSIBLE POSTAL DROP</b>	<b>Business</b>	<b>Scheme Possible Business Count</b>	<b>4,950</b>
		Centralized Count	65
		Curb Count	1,685
		Neighborhood Delivery and Collection Box Unit Count	319
		Other Count	1,119
		Facility Box Count	1,746
		Contract Box Count	-
	<b>Residential</b>	Detached Box Count	-
		Non - Personnel Unit Count	-
		Caller, Remit, Contest, Other Box Count	18
		<b>Scheme Possible Residential Count</b>	<b>72,999</b>
		Centralized Count	822
		Curb Count	57,234
		Neighborhood Delivery and Collection Box Unit Count	3,658
Other Count	3,789		
Facility Box Count	7,485		
Contract Box Count	-		
Detached Box Count	-		
Non - Personnel Unit Count	-		
Caller, Remit, Contest, Other Box Count	10		
<i>Scheme Possible General Delivery Count</i>	14		
<b>Scheme Drop</b>			
Scheme Drop Business Family Served Count		1,163	
Scheme Active Business: Residential Mix		7	
Scheme Active Residential: Business Mix		148	

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# EXPANDED PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 34.6905/-80.5170

RF5

		Object 1
<b>Population</b>		
Estimated Population (2016)		170,068
Projected Population (2021)		184,221
Census Population (2010)		154,833
Census Population (2000)		112,354
Projected Annual Growth (2016 to 2021)		14,153 1.7%
Historical Annual Growth (2010 to 2016)		15,235 1.6%
Historical Annual Growth (2000 to 2010)		42,479 3.8%
Estimated Population Density (2016)		139 <i>psm</i>
Trade Area Size		1,226.14 <i>sq mi</i>
<b>Households</b>		
Estimated Households (2016)		64,609
Projected Households (2021)		70,447
Census Households (2010)		57,081
Census Households (2000)		42,007
Estimated Households with Children (2016)		23,108 35.8%
Estimated Average Household Size (2016)		2.59
<b>Average Household Income</b>		
Estimated Average Household Income (2016)		\$69,314
Projected Average Household Income (2021)		\$80,863
Estimated Average Family Income (2016)		\$82,351
<b>Median Household Income</b>		
Estimated Median Household Income (2016)		\$55,068
Projected Median Household Income (2021)		\$61,140
Estimated Median Family Income (2016)		\$67,995
<b>Per Capita Income</b>		
Estimated Per Capita Income (2016)		\$26,548
Projected Per Capita Income (2021)		\$31,121
Estimated Per Capita income 5 Year Growth		\$4,574 17.2%
Estimated Average Household Net Worth (2016)		\$445,609
<b>Daytime Demos (2016)</b>		
Total Businesses		4,847
Total Employees		44,904
Company Headquarter Businesses		16 0.3%
Company Headquarter Employees		5,212 11.6%
Employee Population per Business		9.3
Residential Population per Business		35.1

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2000-2010 Census, 2016 Estimates with 2021 Projections

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Lat/Lon: 34.6905/-80.5170

RF5

## Object 1

### Race & Ethnicity

White (2016)	126,521	74.4%
Black or African American (2016)	33,667	19.8%
American Indian or Alaska Native (2016)	796	0.5%
Asian (2016)	2,380	1.4%
Hawaiian or Pacific Islander (2016)	34	-
Other Race (2016)	3,516	2.1%
Two or More Races (2016)	3,155	1.9%
Not Hispanic or Latino Population (2016)	162,472	95.5%
Hispanic or Latino Population (2016)	7,596	4.5%
Not Hispanic or Latino Population (2021)	175,268	95.1%
Hispanic or Latino Population (2021)	8,952	4.9%
Not Hispanic or Latino Population (2010)	148,484	95.9%
Hispanic or Latino Population (2010)	6,350	4.1%
Not Hispanic or Latino Population (2000)	110,338	98.2%
Hispanic or Latino Population (2000)	2,016	1.8%
Projected Hispanic Annual Growth (2016 to 2021)	1,356	3.6%
Historic Hispanic Annual Growth (2000 to 2016)	5,580	17.3%

### Age Distribution (2016)

Age Under 5	9,768	5.7%
Age 5 to 9 Years	11,670	6.9%
Age 10 to 14 Years	12,819	7.5%
Age 15 to 19 Years	11,691	6.9%
Age 20 to 24 Years	9,277	5.5%
Age 25 to 29 Years	8,545	5.0%
Age 30 to 34 Years	9,172	5.4%
Age 35 to 39 Years	10,552	6.2%
Age 40 to 44 Years	12,559	7.4%
Age 45 to 49 Years	12,791	7.5%
Age 50 to 54 Years	12,275	7.2%
Age 55 to 59 Years	11,165	6.6%
Age 60 to 64 Years	10,092	5.9%
Age 65 to 74 Years	17,166	10.1%
Age 75 to 84 Years	7,951	4.7%
Age 85 Years or Over	2,574	1.5%
Median Age	40.1	

### Gender Age Distribution (2016)

Female Population	86,577	50.9%
Age 0 to 19 Years	22,275	25.7%
Age 20 to 64 Years	48,931	56.5%
Age 65 Years or Over	15,371	17.8%
Female Median Age	41.2	
Male Population	83,491	49.1%
Age 0 to 19 Years	23,673	28.4%
Age 20 to 64 Years	47,498	56.9%
Age 65 Years or Over	12,320	14.8%
Male Median Age	38.9	

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2000-2010 Census, 2016 Estimates with 2021 Projections

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Lat/Lon: 34.6905/-80.5170

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## Object 1

### Household Income Distribution (2016)

HH Income \$200,000 or More	3,089	4.8%
HH Income \$150,000 to \$199,999	3,157	4.9%
HH Income \$100,000 to \$149,999	7,238	11.2%
HH Income \$75,000 to \$99,999	7,078	11.0%
HH Income \$50,000 to \$74,999	10,857	16.8%
HH Income \$35,000 to \$49,999	8,935	13.8%
HH Income \$25,000 to \$34,999	6,744	10.4%
HH Income \$15,000 to \$24,999	7,814	12.1%
HH Income Under \$15,000	9,696	15.0%
HH Income \$35,000 or More	40,355	62.5%
HH Income \$75,000 or More	20,562	31.8%

### Housing (2016)

Total Housing Units	68,722	
Housing Units Occupied	64,609	94.0%
Housing Units Owner-Occupied	50,826	78.7%
Housing Units, Renter-Occupied	13,783	21.3%
Housing Units, Vacant	4,114	6.0%

### Marital Status (2016)

Never Married	36,218	26.7%
Currently Married	71,331	52.5%
Separated	6,274	4.6%
Widowed	9,182	6.8%
Divorced	12,806	9.4%

### Household Type (2016)

Population Family	146,822	86.3%
Population Non-Family	20,328	12.0%
Population Group Quarters	2,918	1.7%
Family Households	47,095	72.9%
Non-Family Households	17,513	27.1%
Married Couple with Children	15,651	21.9%
Average Family Household Size	3.1	

### Household Size (2016)

1 Person Households	15,223	23.6%
2 Person Households	22,156	34.3%
3 Person Households	10,666	16.5%
4 Person Households	9,928	15.4%
5 Person Households	4,388	6.8%
6 or More Person Households	2,248	3.5%

### Household Vehicles (2016)

Households with 0 Vehicles Available	3,640	5.6%
Households with 1 Vehicles Available	19,296	29.9%
Households with 2 or More Vehicles Available	41,672	64.5%
Total Vehicles Available	125,161	
Average Vehicles Per Household	1.9	

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2000-2010 Census, 2016 Estimates with 2021 Projections

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Lat/Lon: 34.6905/-80.5170

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		Object 1
<b>Labor Force (2016)</b>		
Estimated Labor Population Age 16 Years or Over		133,103
Estimated Civilian Employed		73,137 54.9%
Estimated Civilian Unemployed		4,228 3.2%
Estimated in Armed Forces		78 0.1%
Estimated Not in Labor Force		55,660 41.8%
Unemployment Rate		3.2%
<b>Occupation (2010)</b>		
Occupation: Population Age 16 Years or Over		61,911
Management, Business, Financial Operations		8,888 14.4%
Professional, Related		10,766 17.4%
Service		9,572 15.5%
Sales, Office		16,987 27.4%
Farming, Fishing, Forestry		317 0.5%
Construct, Extraction, Maintenance		5,894 9.5%
Production, Transport Material Moving		9,487 15.3%
White Collar Workers		36,642 59.2%
Blue Collar Workers		25,269 40.8%
<b>Consumer Expenditure (2016)</b>		
Total Household Expenditure		\$3.47 B
Total Non-Retail Expenditure		\$1.88 B 54.2%
Total Retail Expenditure		\$1.59 B 45.8%
Apparel		\$121 M 3.5%
Contributions		\$152 M 4.4%
Education		\$126 M 3.6%
Entertainment		\$194 M 5.6%
Food and Beverages		\$510 M 14.7%
Furnishings and Equipment		\$118 M 3.4%
Gifts		\$85.5 M 2.5%
Health Care		\$279 M 8.0%
Household Operations		\$99.0 M 2.8%
Miscellaneous Expenses		\$50.8 M 1.5%
Personal Care		\$44.9 M 1.3%
Personal Insurance		\$25.8 M 0.7%
Reading		\$7.65 M 0.2%
Shelter		\$719 M 20.7%
Tobacco		\$21.6 M 0.6%
Transportation		\$656 M 18.9%
Utilities		\$261 M 7.5%
<b>Educational Attainment (2016)</b>		
Adult Population Age 25 Years or Over		114,843
Elementary (Grade Level 0 to 8)		5,256 4.6%
Some High School (Grade Level 9 to 11)		10,511 9.2%
High School Graduate		36,754 32.0%
Some College		22,872 19.9%
Associate Degree Only		9,918 8.6%
Bachelor Degree Only		20,591 17.9%
Graduate Degree		8,940 7.8%

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Lat/Lon: 34.6905/-80.5170

RF5

## Object 1

### Units In Structure (2010)

1 Detached Unit	42,237	74.0%
1 Attached Unit	1,157	2.0%
2 to 4 Units	1,617	2.8%
5 to 9 Units	1,270	2.2%
10 to 19 Units	582	1.0%
20 to 49 Units	360	0.6%
50 or More Units	264	0.5%
Mobile Home or Trailer	9,569	16.8%
Other Structure	25	-

### Homes Built By Year (2010)

Homes Built 2005 or later	9,215	16.1%
Homes Built 2000 to 2004	7,121	12.5%
Homes Built 1990 to 1999	11,249	19.7%
Homes Built 1980 to 1989	7,912	13.9%
Homes Built 1970 to 1979	7,810	13.7%
Homes Built 1960 to 1969	5,953	10.4%
Homes Built 1950 to 1959	3,918	6.9%
Homes Built Before 1949	3,902	6.8%

### Home Values (2010)

Home Values \$1,000,000 or More	534	1.2%
Home Values \$500,000 to \$999,999	2,348	5.3%
Home Values \$400,000 to \$499,999	1,718	3.9%
Home Values \$300,000 to \$399,999	3,606	8.1%
Home Values \$200,000 to \$299,999	7,614	17.1%
Home Values \$150,000 to \$199,999	6,095	13.7%
Home Values \$100,000 to \$149,999	8,142	18.3%
Home Values \$70,000 to \$99,999	5,943	13.4%
Home Values \$50,000 to \$69,999	3,196	7.2%
Home Values \$25,000 to \$49,999	2,641	5.9%
Home Values Under \$25,000	2,661	6.0%
Owner-Occupied Median Home Value	\$172,771	
Renter-Occupied Median Rent	\$485	

### Transportation To Work (2010)

Drive to Work Alone	50,312	82.8%
Drive to Work in Carpool	5,906	9.7%
Travel to Work by Public Transportation	243	0.4%
Drive to Work on Motorcycle	121	0.2%
Walk or Bicycle to Work	786	1.3%
Other Means	465	0.8%
Work at Home	2,925	4.8%

### Travel Time (2010)

Travel to Work in 14 Minutes or Less	12,809	22.1%
Travel to Work in 15 to 29 Minutes	19,177	33.2%
Travel to Work in 30 to 59 Minutes	20,629	35.7%
Travel to Work in 60 Minutes or More	5,218	9.0%
Average Minutes Travel to Work	24.9	

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