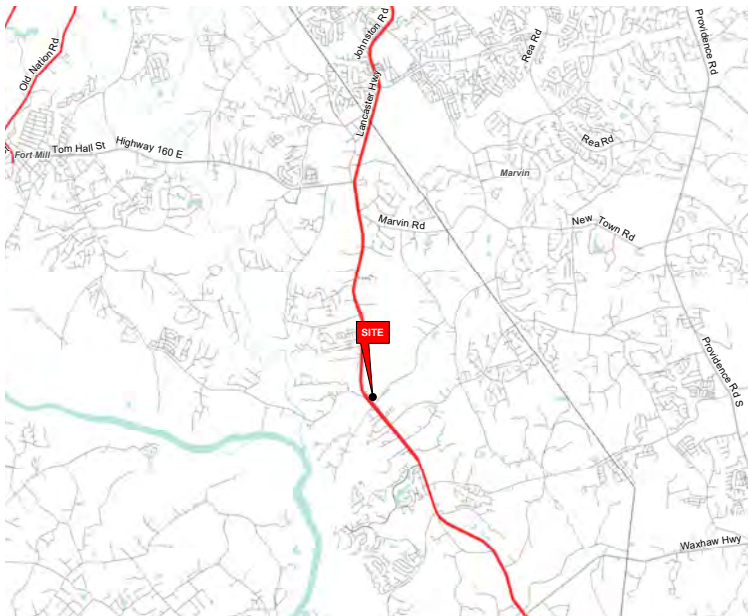




# CROSS CREEK SHOPPING CENTER

DOBY'S BRIDGE RD. & HWY 521 (CHARLOTTE HWY.) | INDIAN LAND, SC 29730



## PROPERTY INFORMATION

AVAILABLE SPACE:	1,400, 2,350 & 2,800 SF
AVAILABLE OUTPARCELS:	± 1.3 Acres
CAM:	\$3.00 / SF
INSURANCE	\$1.00 / SF
TAXES:	\$2.75 / SF
RATES / PRICES:	Please Call

## PROPERTY HIGHLIGHTS

- Second highest producing Publix in the Charlotte region
- Located across from Indian Land High School, Middle School & Elementary School
- Adjacent 170 acre site is home of the future Cross Ridge mixed use development
- YMCA's main entrance is also the shopping center's main entrance
- 120K SF office building under construction in the Cross Ridge Business Park
- Includes \$15,000,000 YMCA under construction and opening in Spring 2020. This will be a huge traffic generator to an already busy site
- New Goddard school under construction in front of subject space

DEMOGRAPHICS (2019)	1 MILE	3 MILE	5 MILE
POPULATION	3,861	24,581	73,451
AVERAGE HH INCOME	\$104,681	\$111,058	\$125,354
MEDIAN HH INCOME	\$83,617	\$87,239	\$97,955
BUSINESS ESTABLISHMENTS	83	378	1,011
DAYTIME EMPLOYMENT	1,941	8,662	15,853

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## TRAFFIC COUNTS 2018 (SCDOT)

- 38,900 VPD on US Hwy 521 (Charlotte Highway) just north of property
- 27,700 VPD on US Hwy 521 (Charlotte Highway) just south of property

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**YMCA**  
\$15,000,000 YMCA  
OPENING IN SPRING 2020

**FUTURE  
DEVELOPMENT  
(Cross Ridge Business Park)**

To Ballantyne

US Hwy 521 (Charlotte Highway)

27,700 VPD

LOS AZTECAS  
CHINA INN

Jensen's  
MIRRO SUBS

SHERWIN  
WILLIAMS

Doby's Bridge Rd

To Fort Mill

New road extension  
to future YMCA

**Publix**  
2nd highest producing  
Publix in Charlotte region  
over \$500/SF in sales

**2,800 SF  
2ND GENERATION  
RESTAURANT AVAILABLE**

**1,400 SF  
AVAILABLE**

**2,350 SF  
AVAILABLE**

**Goddard School**  
FOR EARLY CHILDHOOD DEVELOPMENT  
Opening Summer 2020

INDIAN LAND  
MIDDLE SCHOOL

LANCASTER CO.  
RECREATION

US Hwy 521

To Lancaster

QuikTrip

EXXON

Extra  
Space  
Storage

## Area Demographics

- Population growth in the Lancaster County Panhandle is the fastest in the State and shows no sign of slowing.
- Indian Land has grown by 53% since 2007.
- In 2018, 93% of all Lancaster County building permits were issued to the Panhandle/Indian Land.
- The 2010 census listed Lancaster County population at 76,654. Estimate for 2018 is 96,000.
- Of this estimated growth, approximately 18,000 of the new residents live in Indian Land.

Source: Lancaster News, April 2019

Google Earth

CLOSE AERIAL