

+/-2.1 AC HARD CORNER RETAIL LAND

8767 CHARLOTTE HIGHWAY
INDIAN LAND, SC 29707

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Property Summary



OFFERING SUMMARY

Sale Price: \$425,000 / acre

Lot Size: 2.106 Acres

Zoning: Neighborhood Business

Market: Charlotte Metro

Submarket: South Charlotte

Price / SF: \$9.75

PROPERTY OVERVIEW

Hard corner with bi direction median cut access on SC Hwy 521. Multiple points of site access. AADT ~ 35,000 within 1.5 mi on SC 521 [Charlotte Highway].

High daytime employment and new rooftops growth offer excellent daytime and evening retail traffic opportunity. At \$425,000 per acre, this site is a high visibility, easy access, price performer in Indian Land.

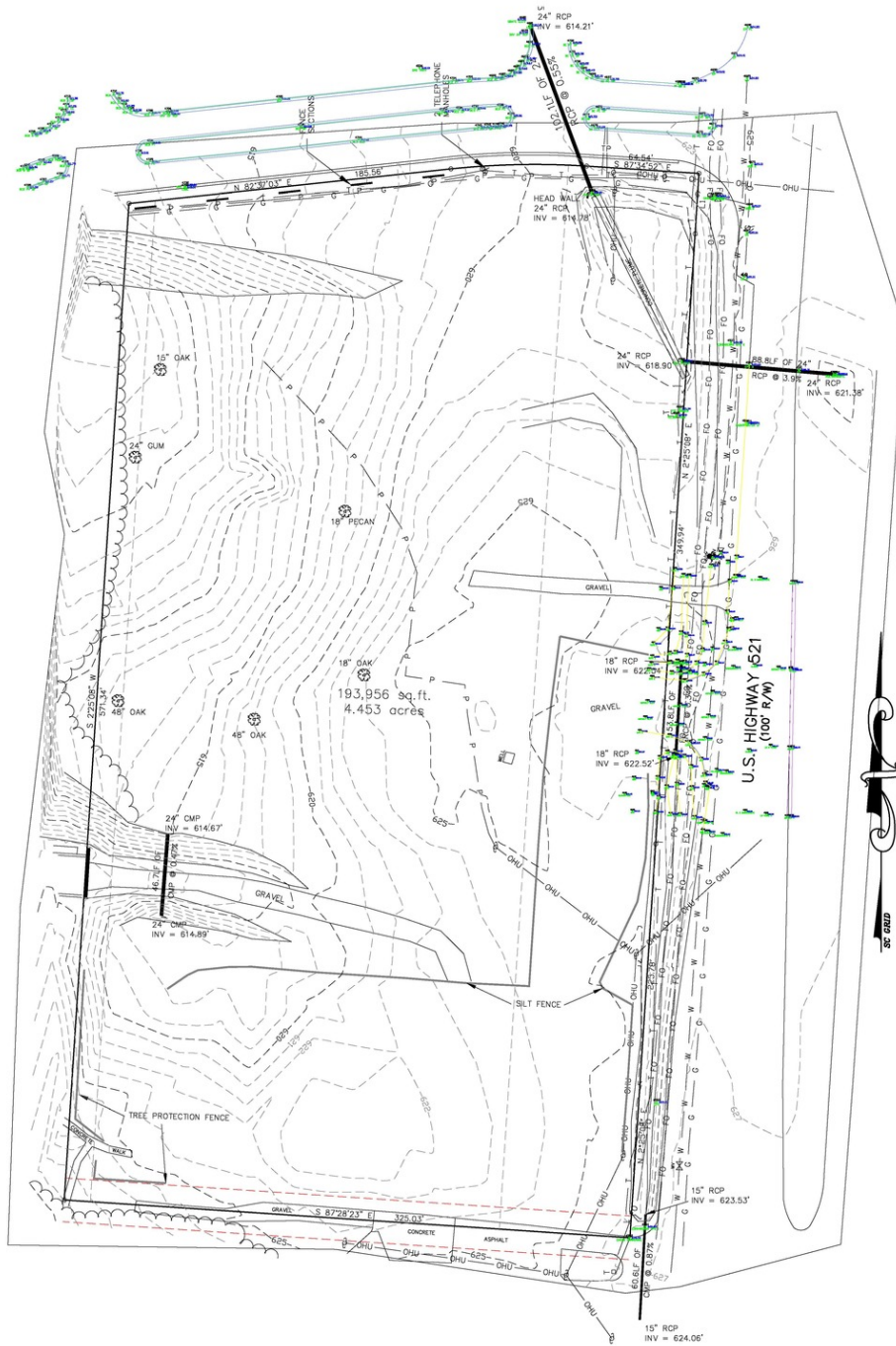
PROPERTY HIGHLIGHTS

- +/- 2.1 AC - Highway 521
- Hwy 521. adjacent to Meineke, new retail strip center, across from Inspirational Network Phase 1 and Phase 2 and nearby to US Corporate Headquarters locations, new mixed use centers such as Red Stone and thousands of new residential and multi family units including Avalon and TreeTops.
- Zoning in Place - Excellent Commercial Office/Retail Opportunity

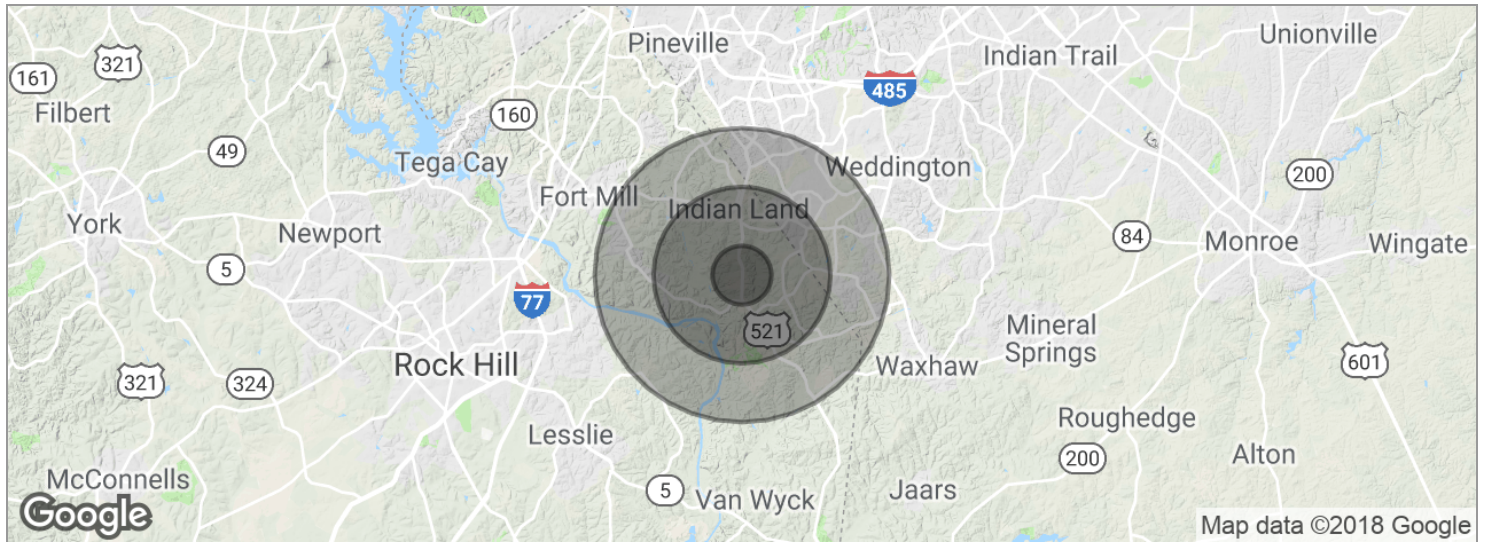
Additional Photos



Additional Photos



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	1,186	13,106	54,485
Median age	38.1	37.4	36.4
Median age (Male)	38.6	37.3	35.7
Median age (Female)	37.7	37.4	36.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	514	5,189	20,411
# of persons per HH	2.3	2.5	2.7
Average HH income	\$67,407	\$90,358	\$107,149
Average house value	\$244,768	\$255,725	\$288,142

* Demographic data derived from 2010 US Census

Retailer Map

