

FOR LEASE

CROSS CREEK SHOPPING CENTER

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





DEMOGRAPHICS (2016)	1 MILE	3 MILE	5 MILE
POPULATION	764	15,332	44,914
AVERAGE HH INCOME	\$67,681	\$79,776	\$105,546
MEDIAN HH INCOME	\$60,843	\$63,980	\$83,256
BUSINESS ESTABLISHMENTS	14	362	979
DAYTIME EMPLOYMENT	99	6,217	11,994

PROPERTY INFORMATION

AVAILABLE SPACE: ± 1,200 - 2,800 SF

AVAILABLE OUTPARCELS: ± 1 - 4 Acres

CAM: \$3.00 / SF

INSURANCE \$1.00 / SF

TAXES: \$2.75 / SF

RATES / PRICES: Please Call

PROPERTY HIGHLIGHTS

- Brand New Publix grocery anchored shopping center located on approximately 30 acres just 5 miles south of the NC state line in rapidly growing Indian Land (Fort Mill), northern Lancaster County, SC.
- Strategically located at the lighted intersection of Highway 521 (Charlotte Highway) and Dobys Bridge Road.
- Dobys Bridge Rd is one of two east west connectors in the panhandle that cross the Catawba and access the fort mill/ York county market
- Two signals located at the property for ease of access

1616 Camden Rd. Suite 550 | Charlotte, NC 28203 | Phone (704) 365-0820 | Fax (704) 973-0737 | www.providencegroup.com Вryan Wyker | bwyker@providencegroup.com | John Varol | jvarol@providencegroup.com

CROSS CREEK SHOPPING CENTER

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



TRAFFIC COUNTS 2016 (SCDOT)

• 26,800 VPD on Hwy 521

1616 Camden Rd. Suite 550 | Charlotte, NC 28203 | Phone (704) 365-0820 | Fax (704) 973-0737 | www.providencegroup.com Вryan Wyker | bwyker@providencegroup.com | John Varol | jvarol@providencegroup.com

© 2018 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

