

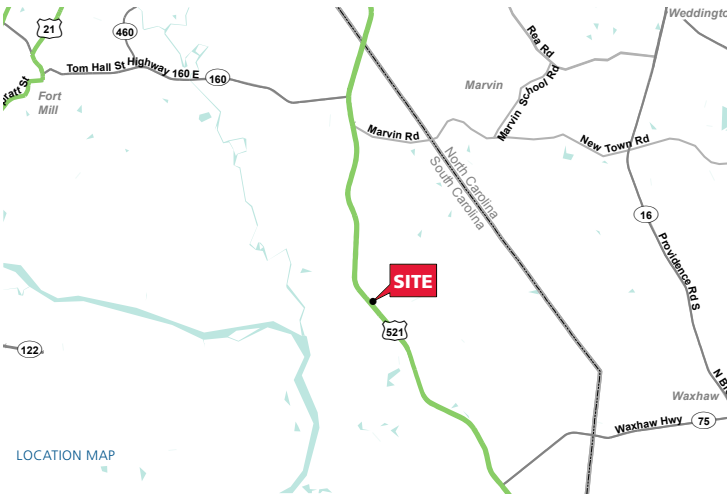


CROSS CREEK SHOPPING CENTER

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



PROPERTY PHOTO



LOCATION MAP

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

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

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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
 Bryan Wyker | bwyker@providencegroup.com | John Varol | jvarol@providencegroup.com

