

THE EXCHANGE AT INDIAN LAND

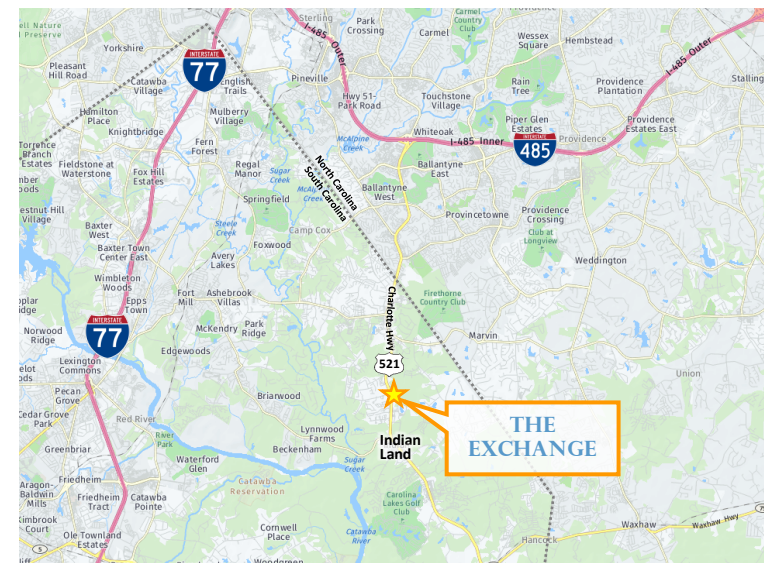
COMING 2025



HWY 521 AT POSSUM HOLLOW RD INDIAN LAND, SC 29707

1,200 - 3,000 SF Available

- ♦ New Lowes Food Center with final space available: 1,200 - 3,000 SF
- ♦ Adjacent to brand new Costco & Target coming Q4 2025
- ♦ Over 700 apartments & townhomes in the first phase with additional residential, commercial & retail to come in future phases
- ♦ Indian Land is one of the fastest growing SC communities in the Charlotte MSA



THE EXCHANGE AT INDIAN LAND

8918 CHARLOTTE HWY | INDIAN LAND, SC 29707

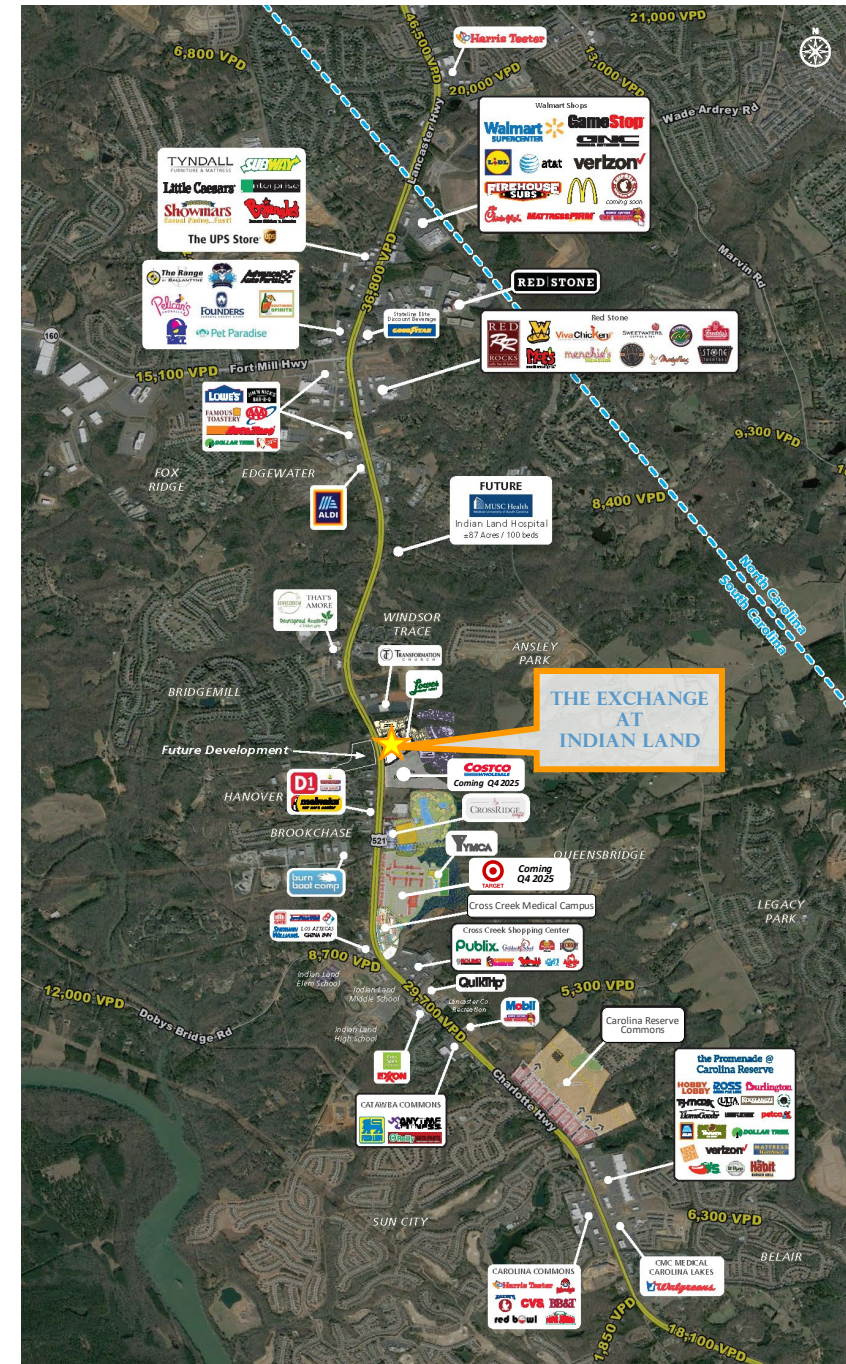
LOCATION OVERVIEW

Mixed-use Development anchored by Lowes Foods in the heart of Indian Land, SC.

PROPERTY HIGHLIGHTS

- Lowes Foods and $\pm 21,000$ SF shops for 2025 delivery
- One of the **fastest growing South Carolina communities** in the Charlotte MSA
- $\frac{1}{2}$ mile from proposed 100 bed MUSC hospital
- Adjacent to brand **new Costco & Target coming Q4 2025**
- Area retailers include Harris Teeter, Publix, Food Lion, Walmart, Lowes Home Improvement, Stone Cinemas, Adli, Lidl, Hobby Lobby, Burlington, Ross, TJ Maxx, HomeGoods
- Traffic Counts: Highway 521 - 31,100 VPD

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,066	34,135	106,230
5 YEAR PROJECTED ANNUAL GROWTH	4.6%	3.9%	2.8%
MEDIAN HH INCOME	\$82,054	\$111,966	\$124,242



NATIONAL TENANTS



CLUB PILATES®

Hollywood Feed

COLD STONE CREAMERY

Petfolk

Lowes FOODS

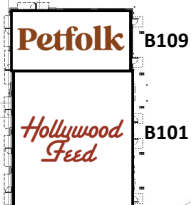


C101 C103

1,200 - 3,000 SF

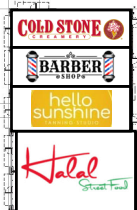
Pending

D101 D103 D105



B109

B101



A109

A107

A105

A101

AVAILABILITY

SUITE	USE	SQ FT
A101	Halal Street Food	2,400 SF
A105	Hello Sunshine Tanning	1,200 SF
A107	Bossman Barber	1,200 SF
A109	Cold Stone Creamery	1,200 SF
B101	Hollywood Feed	4,200 SF
B109	Petfolk Vet & Urgent Care	1,800 SF
C101	Club Pilates	1,800 SF
C103	Avalon Nails	2,400 SF
D101	Pending	1,800 SF
D103	AVAILABLE	1,800 - 3,000 SF
D105	AVAILABLE	1,200 - 3,000 SF



AVAILABLE



UNDER NEGOTIATION



JUNE / JULY 2025 PROGRESS

