



The Exchange at 521

Indian Land, SC 29707



Available for Lease

+/- 1,681 - 5,100 SF Retail Space

Property Overview

The Exchange at 521

Available for Lease

Position your business in one of Indian Land's most active retail corridors at 8811 Charlotte Highway, a highly visible retail building located directly off Highway 521 and directly across from the newly opened Costco. Constructed in 2015 and maintained in pristine condition, this modern +/- 11,505 SF four-unit building features high ceilings throughout and an attractive stucco-and-stone exterior.

The property is anchored by Ivy Rehab and D1, creating a strong, complementary tenant mix that drives consistent daily traffic and enhances visibility for incoming users.

Two units are currently available for lease. Suite 102, +/- 1,681 SF, is well suited for a fitness boutique, medspa, or wellness concept and includes a high-quality bathroom buildout with private showers and stalls, along with a private office. Suite 103, +/- 2,171 SF, offers a flexible layout ideal for retail, medical, wellness, or professional service users. Both suites benefit from modern construction, high ceilings, convenient access, and ample parking located behind the building.

With exceptional visibility, strong traffic counts, and immediate adjacency to Costco and other major retail drivers, 8811 Charlotte Highway represents an outstanding opportunity in one of the fastest-growing submarkets just south of Charlotte.

Property Details

Address 8811 Charlotte Highway | Indian Land, SC 29707

Availability +/- 1,681 - 5,100 SF Available for Lease

Total GLA +/- 11,505 SF

Use Retail

Year Built 2015

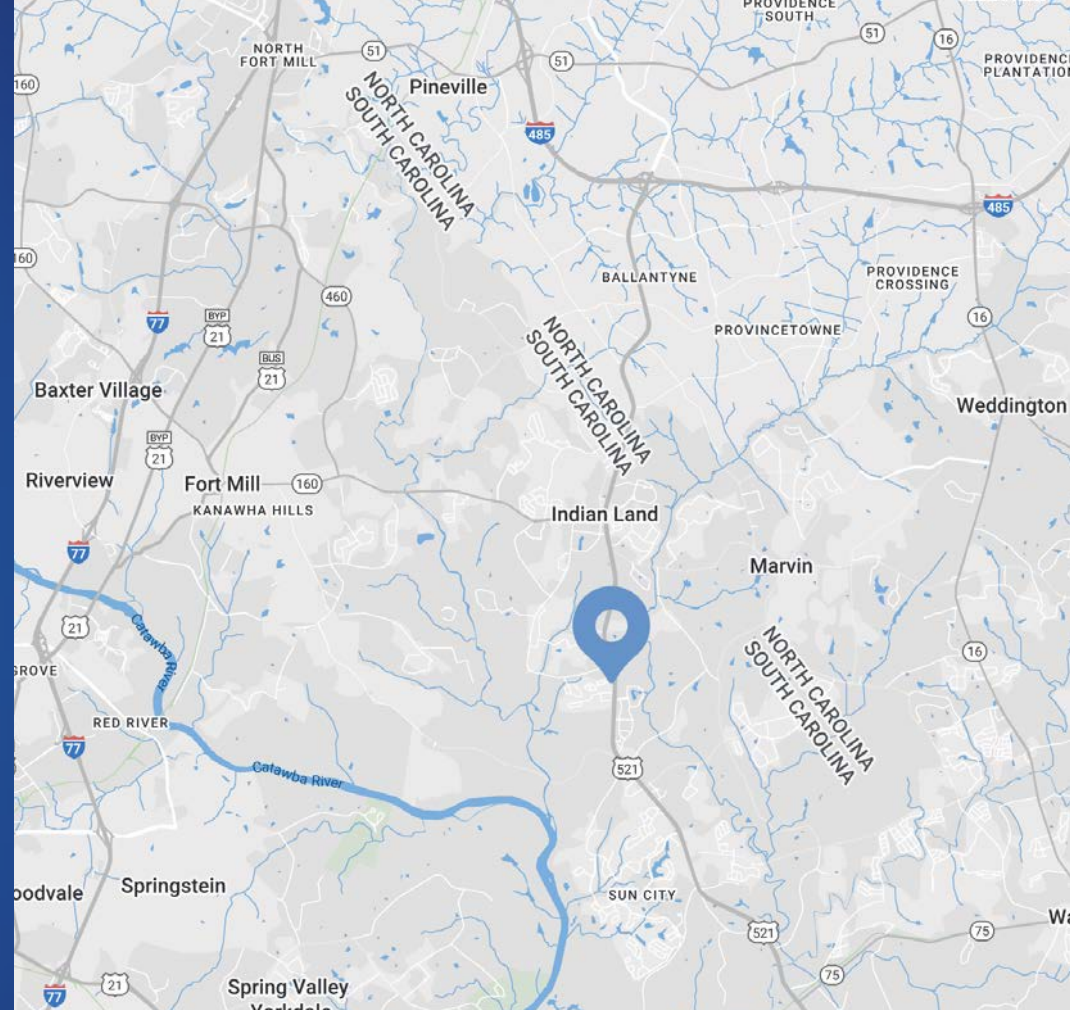
Zoning NB - Neighborhood Business

Parking 36 parking spaces

Traffic Counts Charlotte Hwy | 31,100 VPD

TICAM Estimated \$5/SF

Lease Rate Call for Pricing





111,520
Population
(5 Mile)



\$175,285
Avg. Household Income
(5 Mile)



40,424
Households
(5 Mile)



23,009
Daytime Employees
(5 Mile)

RADIUS	1 MILE	3 MILE	5 MILE
Population (2025)	5,056	36,409	111,520
Avg. Household Income	\$132,444	\$156,391	\$175,285
Median Household Income	\$93,733	\$126,858	\$142,489
Households	2,157	14,230	40,424
Daytime Employees	3,230	15,071	23,009

Site Plan



D1
TRAINING

Suite 103
± 2,171 SF

Suite 102
± 1,681 SF

ivyrehab
PHYSICAL THERAPY

36 Parking Spaces

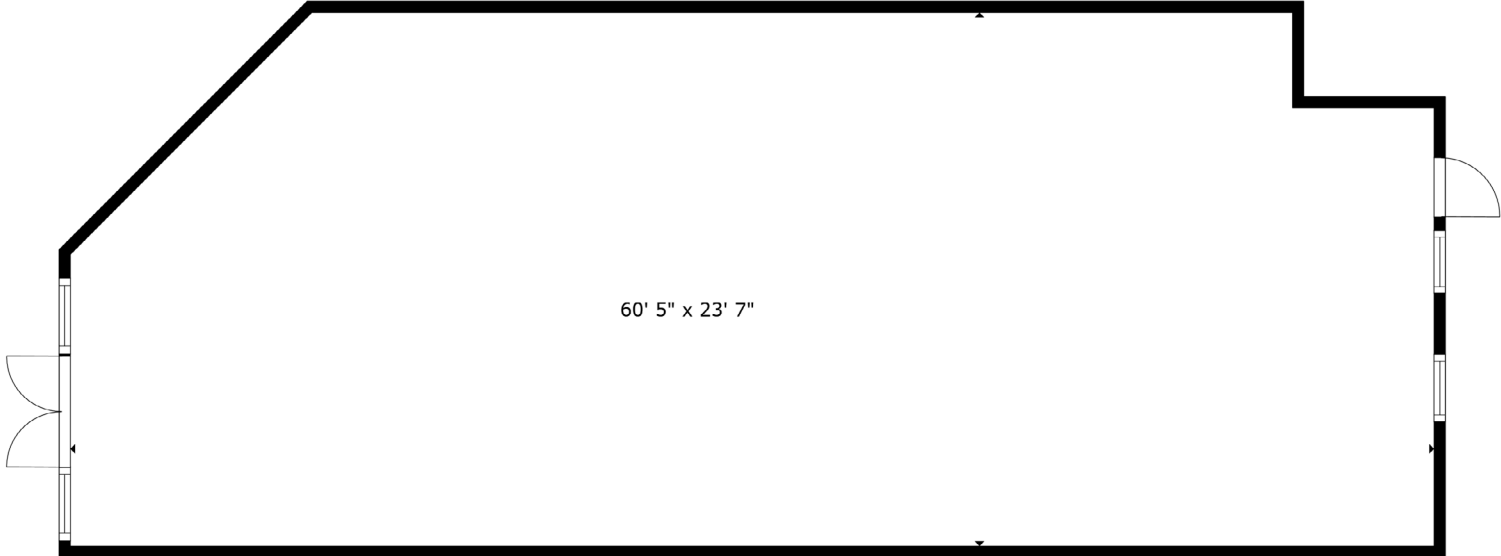
Charlotte Hwy

31,000 VPD

Available

+/- 1,681 SF

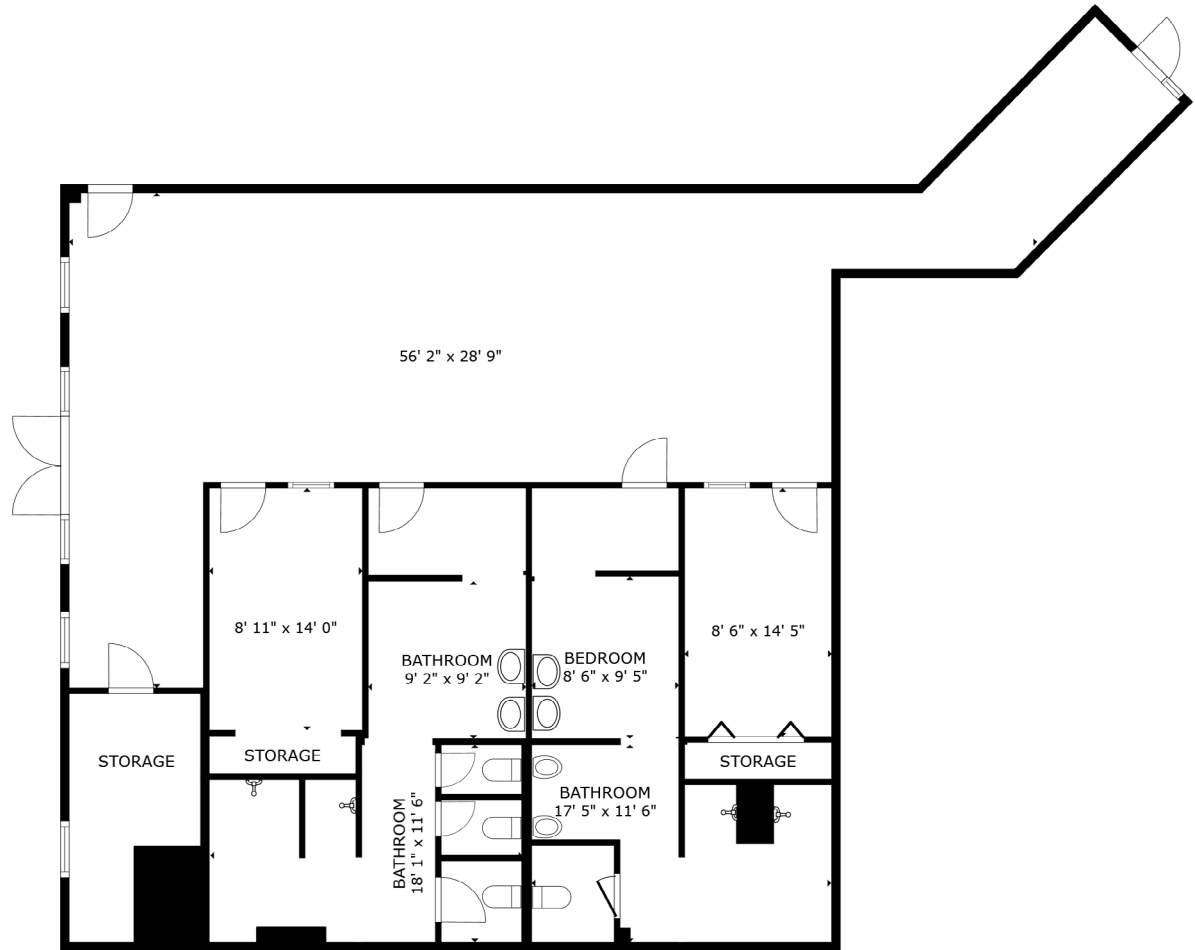
 Virtual Tour



Available

+/- 2,171 SF

 Virtual Tour





Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.