



ARDOR COMMERCIAL
ADVISORS, LLC

Charlotte Crossing at Indian Land

8937 Charlotte Hwy | Indian Land, SC 29707

LISTING BROKERS



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PROPERTY SUMMARY

Ardor Commercial Advisors is pleased to present the exclusive listing of the 15+ acre Indian Land Development site. This property is located on Charlotte Highway and Possum Hollow Road. As South Carolina and the Charlotte Region's fastest-growing county, this area provides all the advantages of the state's pro-business climate with the excitement of the Charlotte metropolitan area.

Lancaster County longtime center for manufacturing, and more recently, for corporate headquarters and key office facilities. The business- friendly local governments support growing companies, and the K-12 and postsecondary education providers keep the workforce prepared and skilled. This development site is an outstanding opportunity to invest in the Charlotte region's fastest-growing submarkets.

OFFERING SUMMARY

SALE PRICE	Call for Details
LOT SIZE	Parcel 0010-00-035.00: 15.298 Acres Parcel 0010-00-036.00: 3.94 Acres
ZONING	GB
MARKET	Indian Land
TRAFFIC COUNT	24,827

PROPERTY HIGHLIGHTS

Excellent Demographics for Families and Retirees

Close Proximity to Desirable Retail and Area Amenities

Traffic counts over 24,000 VPD

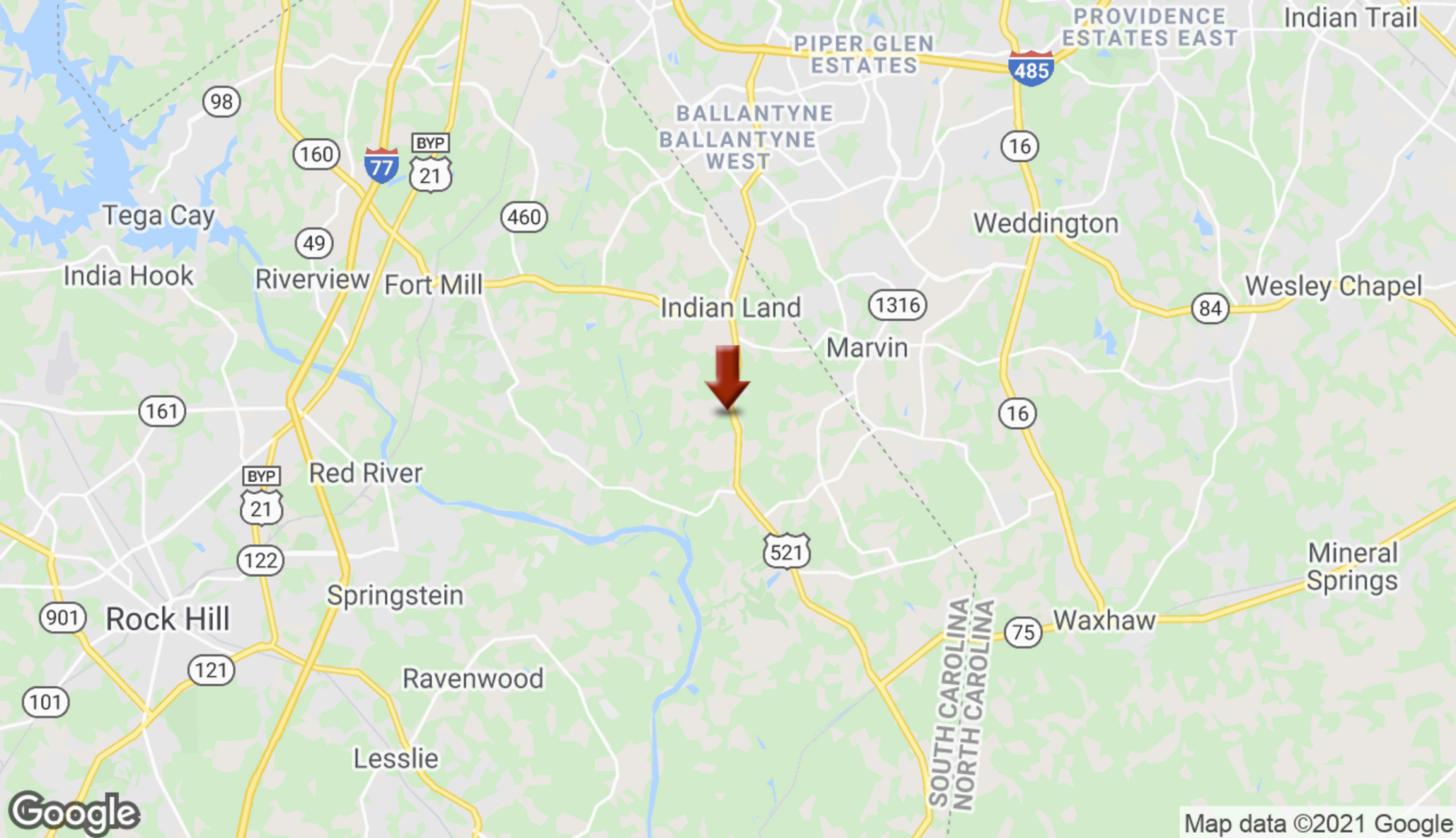
Property access from two streets with a combined road frontage of over 650 feet

Potential to assemble additional property

Well-positioned along a retail corridor that features brands such as Lowe's, Publix, Lidl, Aldi, and new retail development projects.

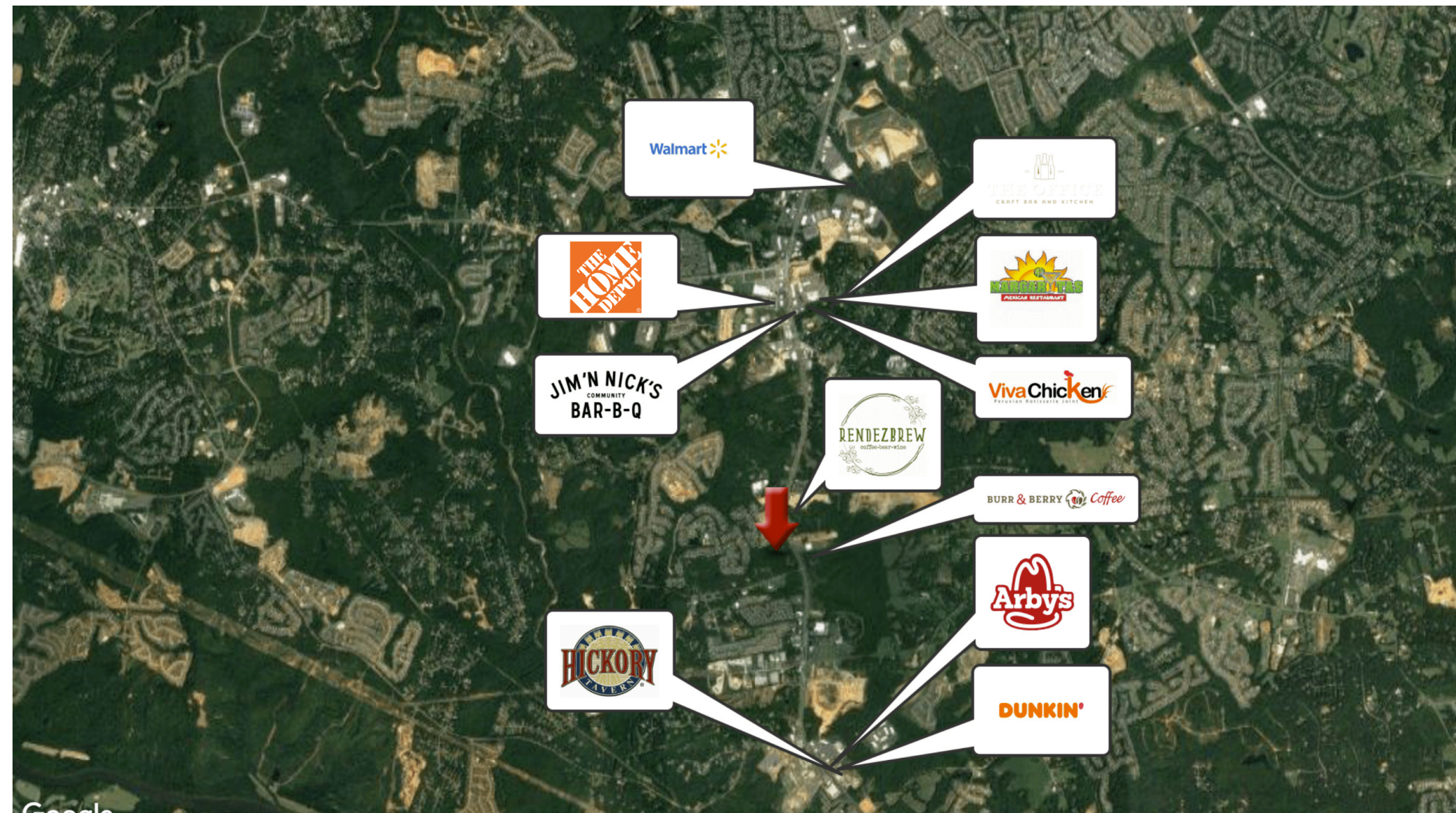
GB Zoning allows for multiple commercial uses to include retail, office, and medical. Potential Zoning Contingency





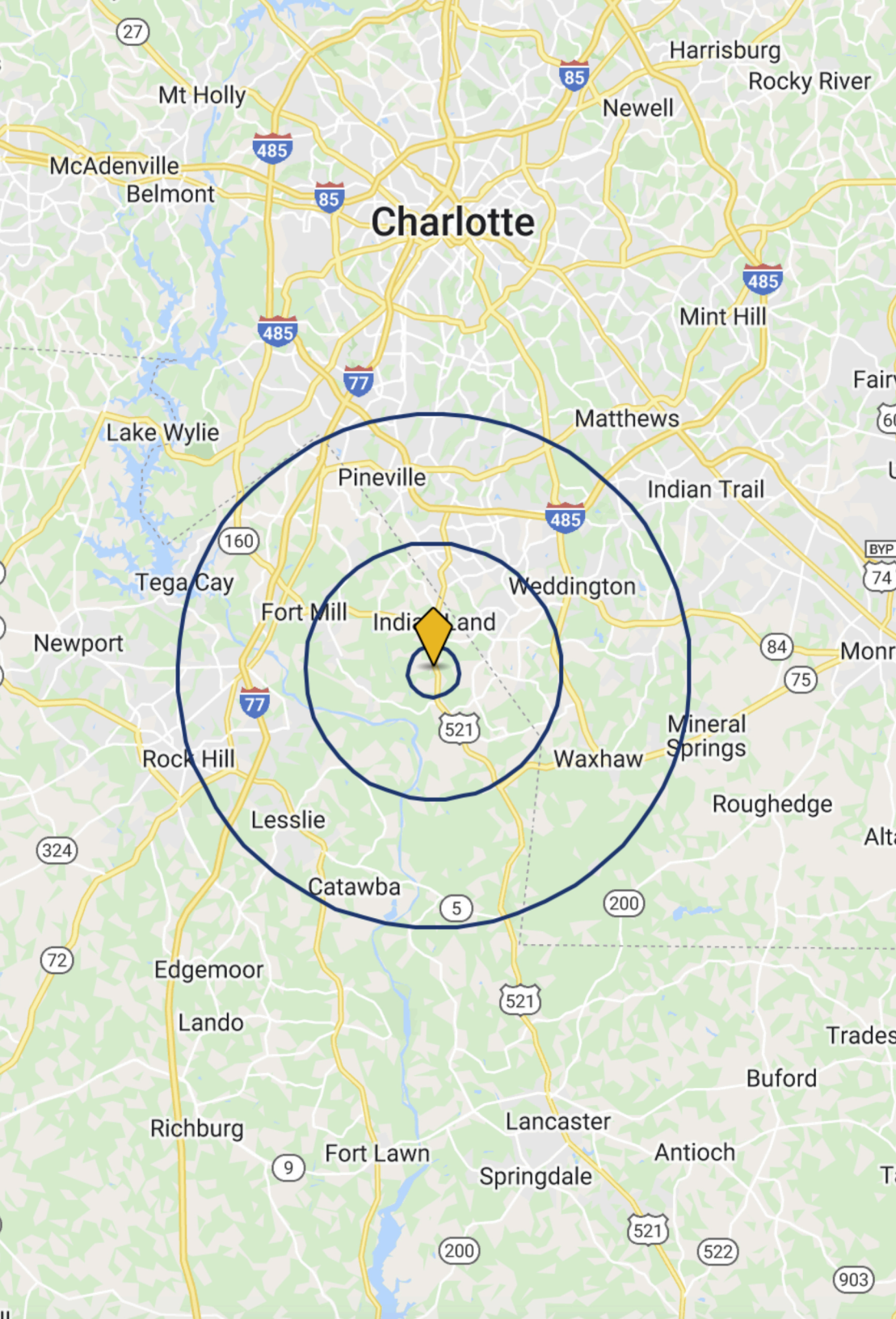
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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,186	47,508	250,843
Median Age	38.1	36.7	37.0
Median Age (Male)	38.6	36.1	36.1
Median Age (Female)	37.7	37.1	37.7

HOUSEHOLD & INCOME	1 MILE	5 MILES	10 MILES
Total Households	514	17,753	96,513
# Of Persons per HH	2.3	2.7	2.6
Average HH Income	\$67,407	\$104,572	\$99,331
Median House Value	\$244,768	\$278,532	\$334,160

*Demographic data derived from CoStar

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