

# THE POINT



9425 CHARLOTTE HIGHWAY, INDIAN LAND, SC 29707  
COMMERCIAL DEVELOPMENT



"The Point" is a massive 240,000 square foot mixed-use retail development strategically located in a high-traffic zone boasting a daily vehicle count of 38,000. It offers an upscale shopping and service experience through state-of-the-art facilities and a dynamic mix of tenants, including medical offices, gourmet restaurants, specialty stores, and community services like a daycare. Positioned adjacent to diverse residential areas, major shopping centers, and the new 85-acre MUSC medical center, The Point leverages powerful local synergies and a strong competitive edge, making it an ideal destination for consumers and a robust investment opportunity for diverse businesses.

## Industry Analysis

- **Market Positioning:** Located in a high-traffic zone with a daily vehicle count of 38,000.
- **Local Synergies:** Adjacent to residential areas, shopping centers, and a new 85-acre MUSC medical center.
- **Demographics:** Surrounded by diverse housing — single-family homes, apartments, townhomes, and senior housing complexes.
- **Competitive Edge:** Proximity to major retailers like Lowes Home Improvement, Red Stone and Edge Water.

FOR MORE  
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Each Office Is Independently  
Owned and Operated.







#### Strategic High-Traffic Location

Situated in a prime area with an exceptional daily vehicle count of 38,000, ensuring maximum visibility and consumer flow for all tenants.



#### Comprehensive Mixed-Use Development

A 240,000 SF project featuring a dynamic tenant mix including medical offices, upscale dining, specialty retail, community services, and proposed additions like a hotel, maximizing consumer draw and long-term rental stability.



#### Unrivaled Local Synergies

Directly benefits from proximity to diverse residential housing, major retailers (Lowes, Red Stone), and the significant 85-acre MUSC medical center, driving diverse customer traffic.



#### Competitive Edge with Major Retailers

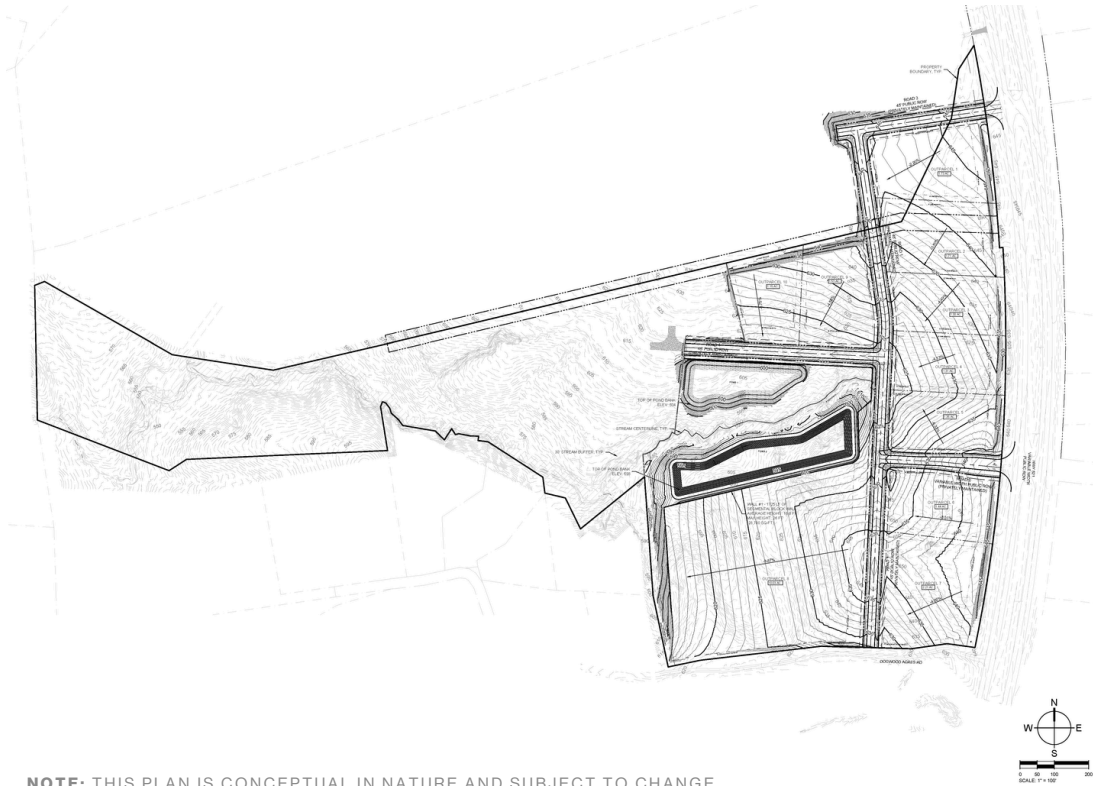
Proximity to key anchors like Lowes Home Improvement, Red Stone, and Edge Water creates a powerful retail gravity, drawing significant traffic and increasing co-tenancy value.



**MUSC Health**  
Medical University of South Carolina

(FOR DEVELOPMENT)





#### AVAILABLE FOR SALE

Hotel Site

Self Storage Site

Day Care

Multiple Outparcels

±14 Acres

ZONING & PRELIMINARY DUE DILIGENCE CHART		PARKING SUMMARY		
Current or Proposed Zoning	General Business District (GB)	Hotel	90 Spaces (1 Per Room)	
Overlay Zone	Highway Corridor Overlay District (HCO)	Daycare	21 (1 Per 500 SF)	52
Total Site Area	44 AC	General Commercial	440 Spaces (1 Per 250 SF)	498 Spaces
		Self Storage	No Requirement	20 Spaces
		Overall Parking Provided		± 660 Spaces
SITE DATA SUMMARY				
Hotel (3-Stories)		90 Keys (± 60,000 SF)		
Commercial (Buildings A-L)		± 109,850 SF		
Daycare		± 10,500 SF		
Self Storage (3-Stories)		± 101,250 SF		
Overall		±262,520 SF		

All information is believed reliable but not guaranteed; parties should conduct their own due diligence as neither Todd Akers nor affiliates make any warranties or representations.



