



**THE PROVIDENCE GROUP**  
EXCELLENCE IN RETAIL REAL ESTATE

# New Medical Campus with Outparcels Available For Lease

Doby's Bridge Rd & Charlotte Hwy (US-521) Indian Land, SC 29707



**CLICK FOR VIDEO TOUR**

# New Medical Campus with Outparcels Available For Lease

Doby's Bridge Rd & Charlotte Hwy (US-521) Indian Land, SC 29707

## PROPERTY HIGHLIGHTS

Situated in fast growing Indian Land  
 Adjacent to Publix & YMCA  
 Medical offices with retail

## PROPERTY INFORMATION

Available Spaces: \_\_\_\_\_ Multiple Outparcels  
 Rates / Prices: \_\_\_\_\_ Please call



**CONTACT**

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**McLean Darr**  
 704-488-9690  
 mclean@yorkdevelopmentgroup.com

DEMOGRAPHICS (2020)	1 MILE	3 MILE	5 MILE
POPULATION	3,861	24,581	73,451
AVERAGE HH INCOME	\$104,681	\$111,058	\$125,354
MEDIAN HH INCOME	\$83,617	\$87,239	\$97,955
BUSINESS ESTABLISHMENTS	83	378	1,011
DAYTIME EMPLOYMENT	1,941	8,662	15,853

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# Adjacent Shopping Center: Cross Creek



- WEST END BAGELS
- Publix
- UPPER MERIDIAN
- SUPER CUTS
- The Southern Olive
- Fendi Nail
- Vape Shop
- Steps N Motion
- School of Music at Indian Land
- UpLevel Martial Arts
- Crown Cleaners
- Carolina Smile Dentistry
- MURDOCK
- Siggy's Bar & Tapas
- Dobby's Bridge Liquors
- Arby's
- Blue Cross BlueShield Association of South Carolina
- DUNKIN' DONUTS
- HICKORY
- THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT
- Bojangles Famous Chicken 'n Biscuits
- marco's PIZZA
- NTB TIRES • SERVICE • BRAKES • BATTERIES

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# NEW PLAN SPACE



- UNDER CONTRACT **PARCEL A:** MEDICAL OFFICE
- UNDER CONTRACT **PARCEL B:** MEDICAL OFFICE
- AVAILABLE PARCEL C:** 1.05 ACRES
- AVAILABLE PARCEL D:** 1.0 ACRES
- AVAILABLE PARCEL E:** 1.0 ACRES
- UNDER CONTRACT **PARCEL F:** NATIONAL DAYCARE
- AVAILABLE PARCEL G:** +/- 3.0 ACRES

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**INDIAN LAND**  
SOUTH CAROLINA



PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

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New road extension to YMCA

**Publix**  
one of the top performing Publix in the Charlotte area

**SITE**

To Ballantyne

US Hwy 521 (Charlotte Highway)  
29,700 VPD



LANCASTER CO. RECREATION

QuikTrip

To Lancaster  
US Hwy 521

Extra Space Storage

EXXON

LOS AZTECAS CHINA INN

Jensen Mike & SUBS

GATE

AVAILABLE 1.02 Acres

SHERWIN WILLIAMS

Dobby's Bridge Rd

INDIAN LAND MIDDLE SCHOOL

521

To Waxhaw/ Marvin  
Collins Rd

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the Promenade @ Carolina Reserve

Burlington TJ-maxx HOBBY LOBBY ROSS DRESS FOR LESS ULTA Starbucks Panera verizon KIRKLAND'S petco

Cross Creek Shopping Center

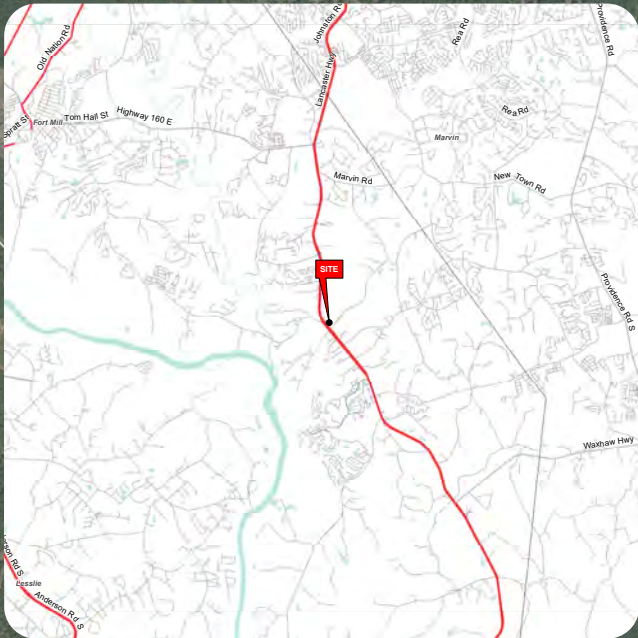
Publix Goddard School for Early Childhood Development Dunkin' Donuts Arby's Hickory Blue Cross BlueShield of South Carolina

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**SITE**

To Ballantyne

CITY OF LIGHT /  
INSPIRATION MINISTRIES

29,700 VPD

**YMCA**

NOW OPEN



5,500 VPD

6,900 VPD



Cross Creek Shopping Center

**Publix**



CLICK FOR VIDEO TOUR

To Fort Mill

INDIAN LAND  
ELEMENTARY SCHOOL

INDIAN LAND  
MIDDLE SCHOOL  
658 STUDENTS (GRADES 6-8)

INDIAN LAND  
HIGH SCHOOL  
821 STUDENTS (GRADES 9-12)

Catawba  
Commons



521

521

the Promenade @ Carolina Reserve



To Waxhaw

5,300 VPD

Carolina Commons



14,300 VPD

CMC Medical  
Carolina Lakes



To Lancaster

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