



CROSSRIDGE

RETAIL OPPORTUNITIES AVAILABLE

HIGHWAY 521 & DOBYS BRIDGE ROAD, INDIAN LAND, SC



INITIAL SITE PLAN



PHASE I

RETAIL: ± 28,203 SF

PARKING: ± 125

PHASE II

RETAIL: ± 33,570 SF

PARKING: ± 132

PHASE III

RETAIL: ± 15,120 SF

PARKING: ± 274

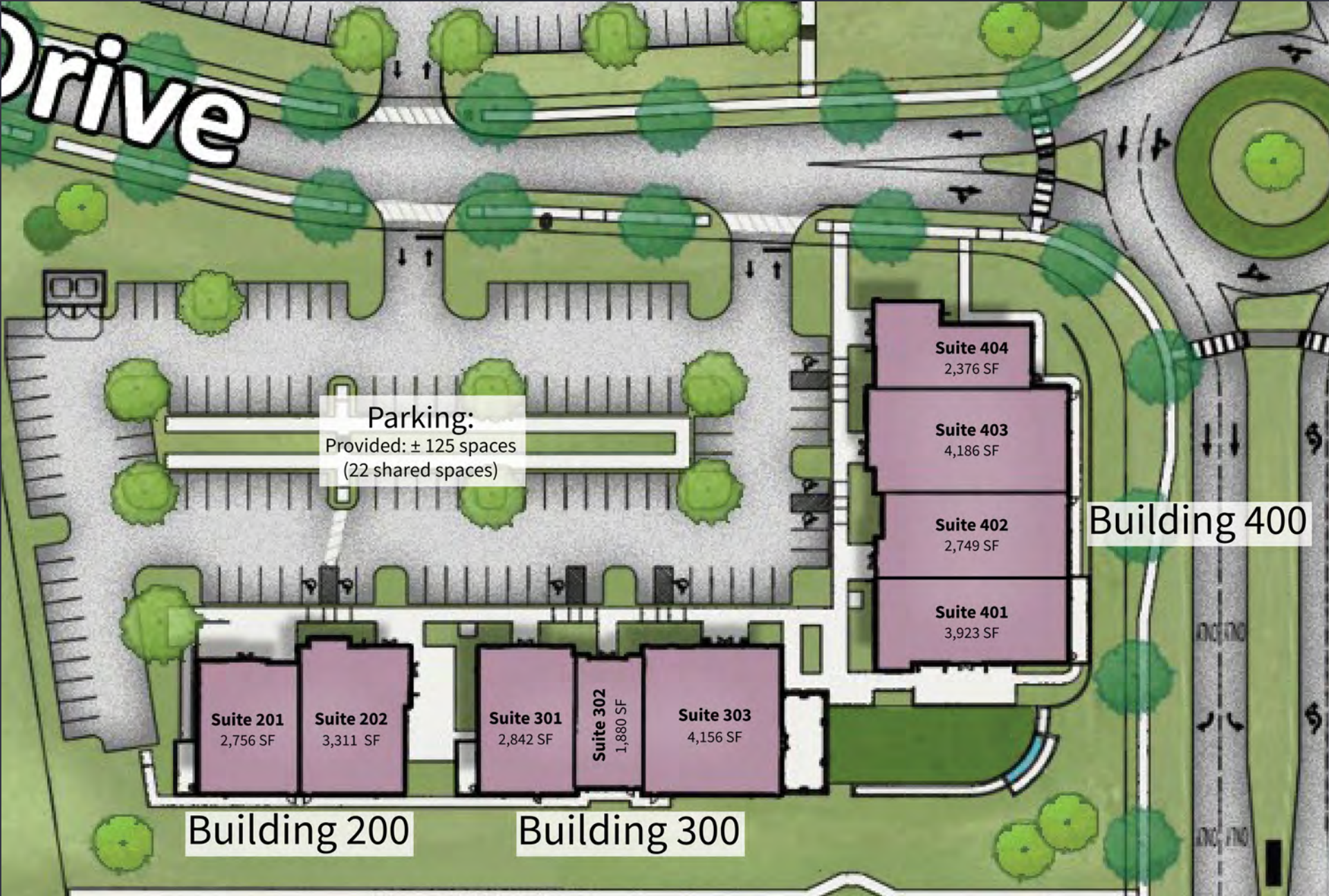
PHASE IV

RETAIL: ± 53,270 SF

PARKING: ± 255

PHASE I CONSTRUCTION BEGINNING Q3 2023

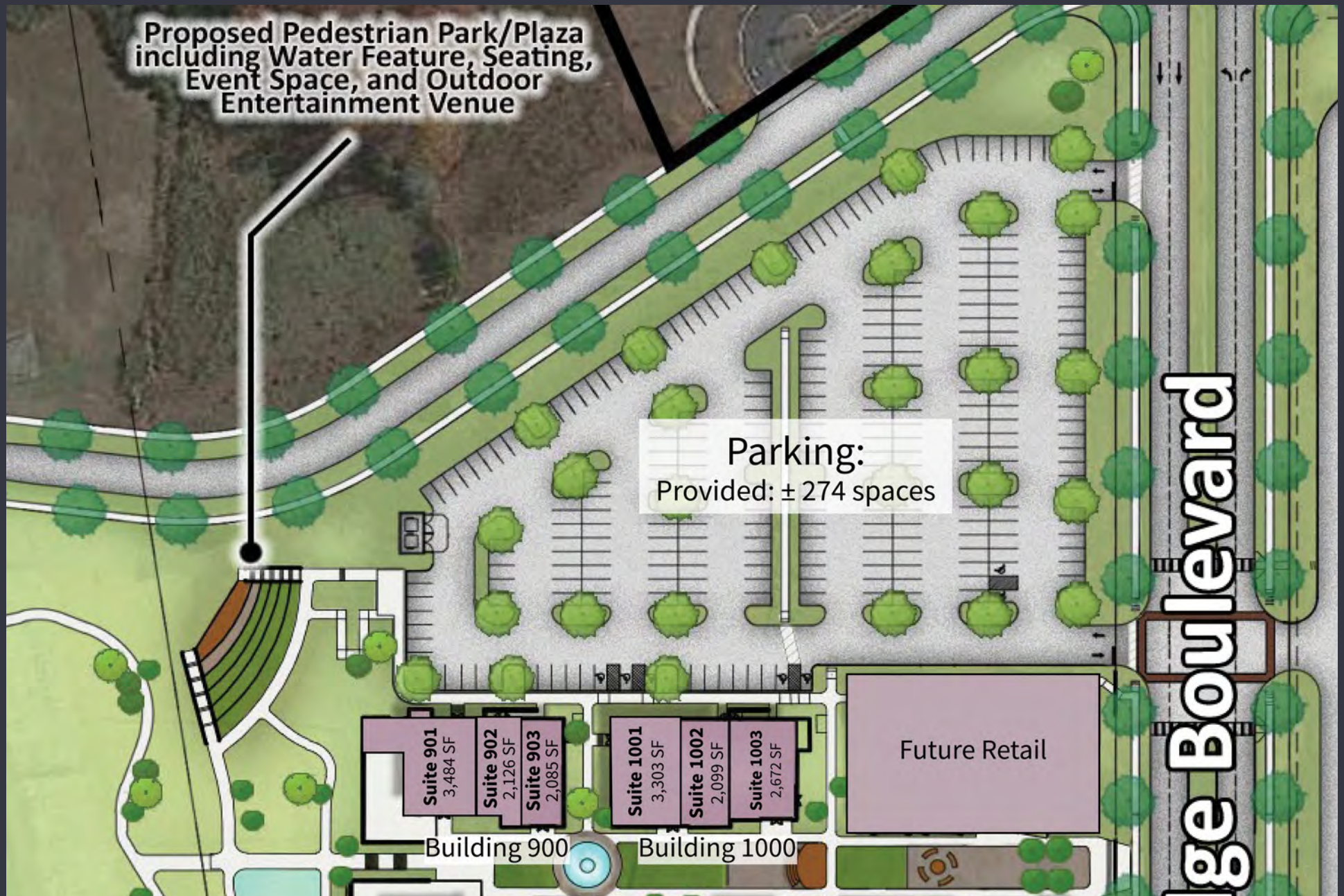
PHASE I ± 28,203 SQFT



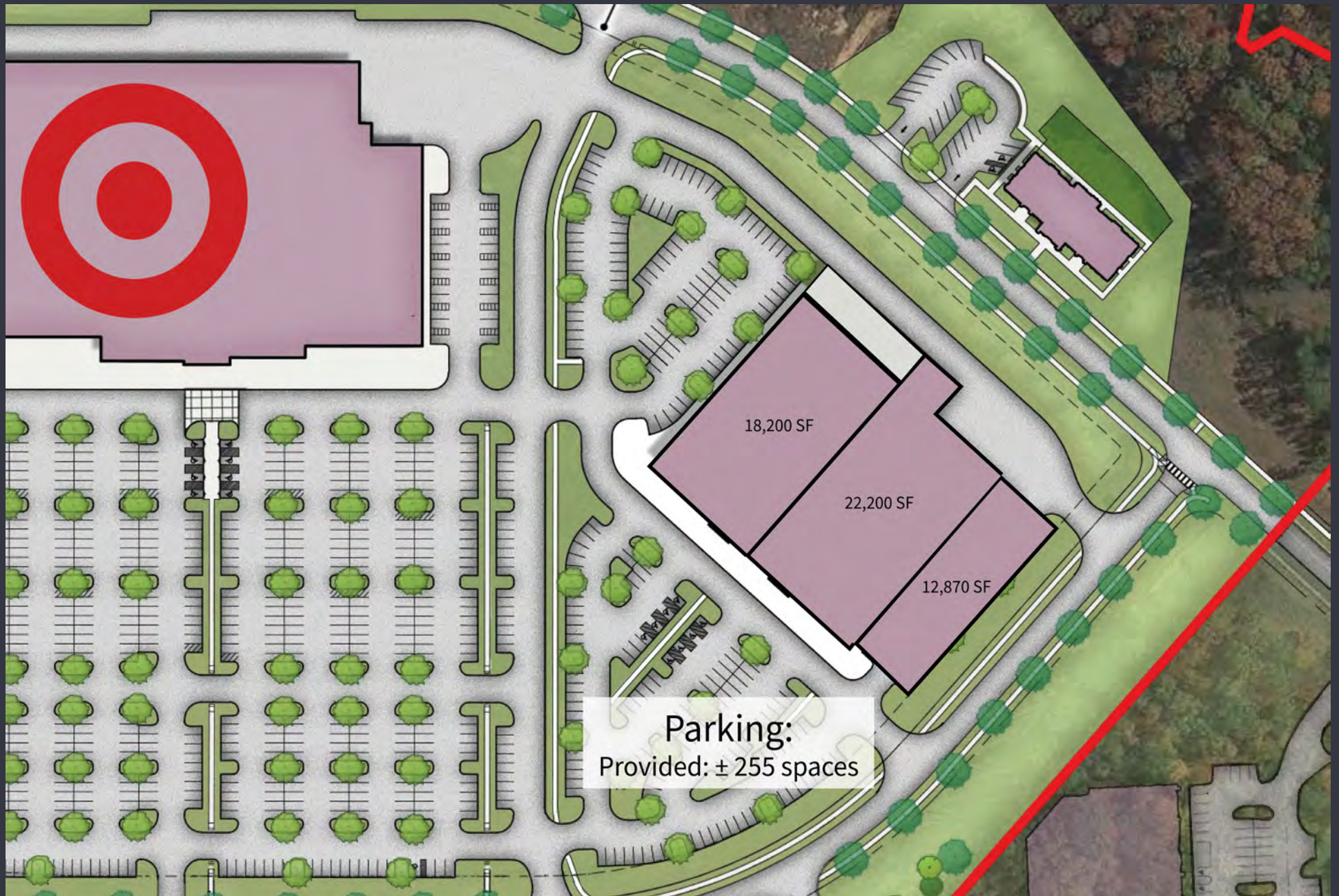
PHASE II ± 33,570 SQFT

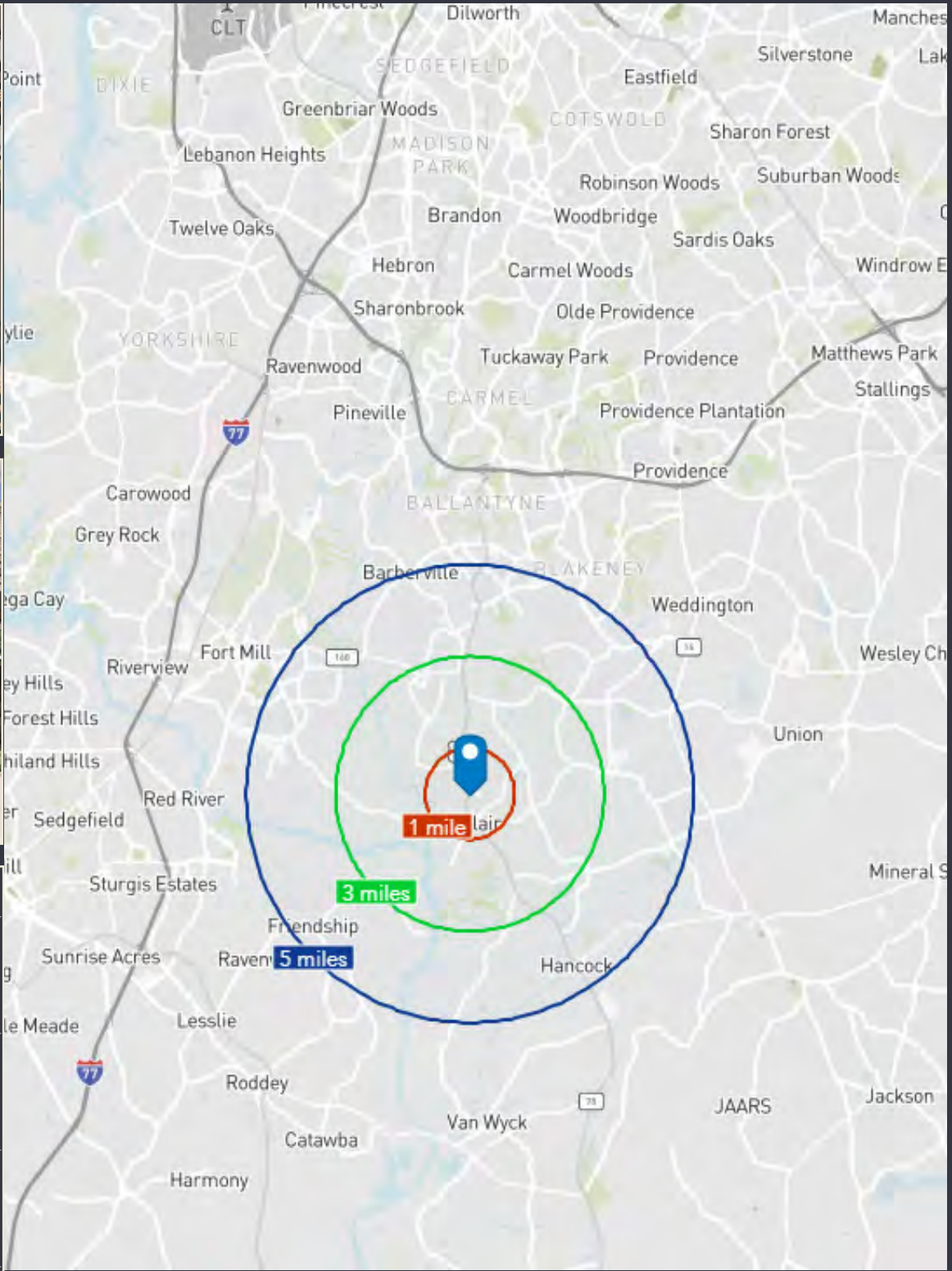


PHASE III ± 15,120 SQFT



PHASE IV ± 53,270 SQFT





	1-mile	3-mile	5-mile
ESTIMATED POPULATION	4,820	33,602	103,554
AVERAGE HHI	\$126,609	\$142,413	\$163,526
AVERAGE VPD HWY 521		34,091 VPD	

Source: Esri, 2023

TO BALLANTYNE

THE EXCHANGE
 FUTURE

 MULTITENANT RETAIL + OUTPARCELS
 ±710 PROPOSED RESIDENTIAL UNITS

FUTURE MUSC HOSPITAL
 ±100 BEDS

INDIAN LAND SCHOOLS
 INDIAN LAND ELEMENTARY
 INDIAN LAND MIDDLE
 ±650 STUDENTS
 INDIAN LAND HIGH
 ±820 STUDENTS

CROSS CREEK


CROSSRIDGE

CROSS CREEK MEDICAL CAMPUS
 COMING SOON

CAROLINA COMMONS

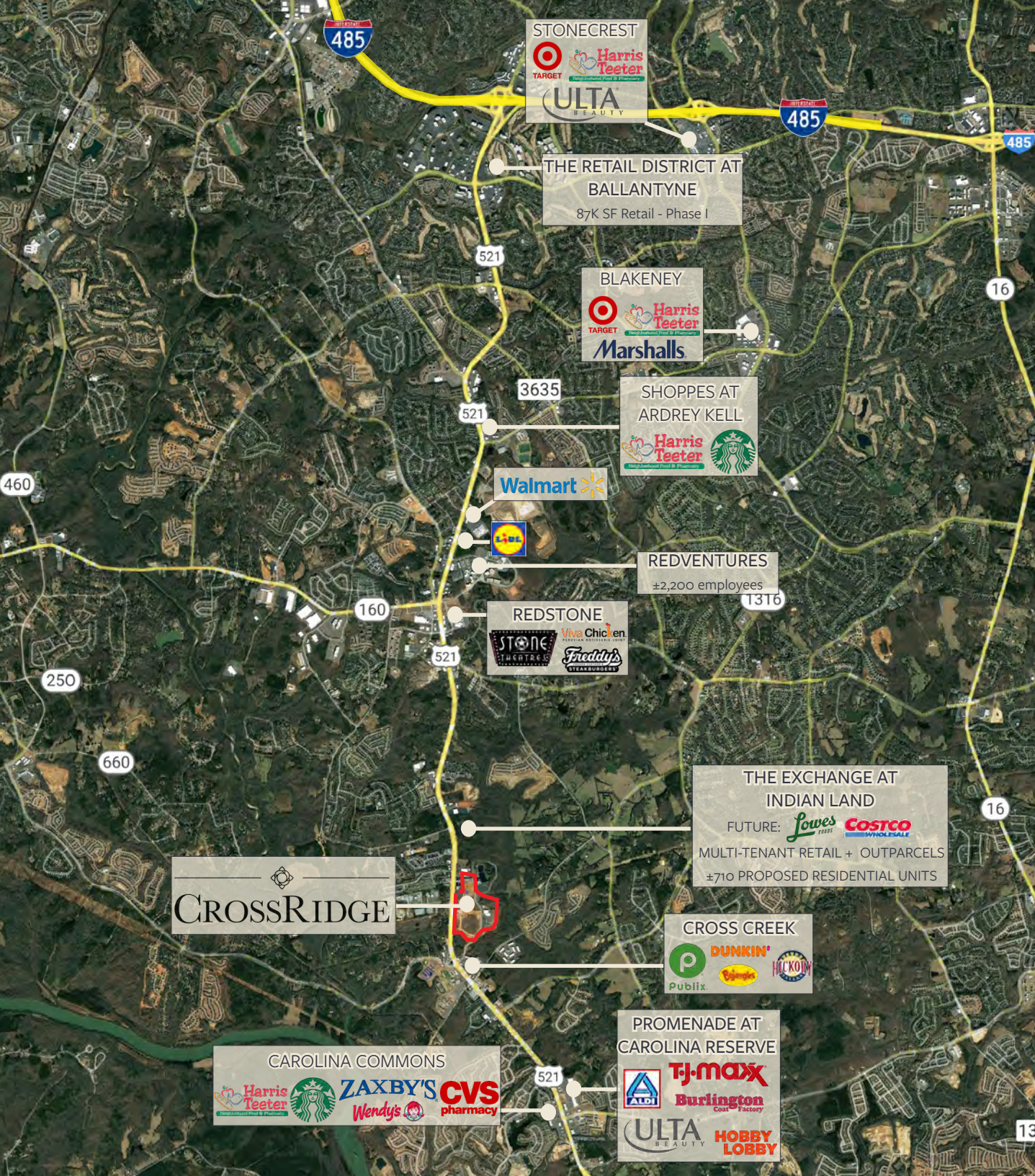

SUN CITY CAROLINA LAKES
 ±5,000
 55+ RESIDENTS

PROMENADE AT CAROLINA RESERVE




PROJECT RENDERINGS





STONECREST

THE RETAIL DISTRICT AT BALLANTYNE
 87K SF Retail - Phase I

BLAKENEY

SHOPPES AT ARDREY KELL

Walmart

REDVENTURES
 ±2,200 employees

REDSTONE

THE EXCHANGE AT INDIAN LAND
 FUTURE:
 MULTI-TENANT RETAIL + OUTPARCELS
 ±710 PROPOSED RESIDENTIAL UNITS

CROSSRIDGE

CROSS CREEK

CAROLINA COMMONS

PROMENADE AT CAROLINA RESERVE

CONTACT:
MARGOT BIZON
 +1 704 804 5779
 Margot.Bizon@jll.com
LINDSAY STAFFORD
 +1 980 819 3837
 Lindsay.Stafford@jll.com

PRESS:

- First Costco coming to fast - growing SC areas outside Charlotte
- Charlotte area counties growing the fastest
- Lancaster County fastest population growth
- Americans are flocking to these SC counties