



7710 - 7716 & 7748 - 7756 CHARLOTTE HWY | INDIAN LAND, SC

# PROMENADE AT CAROLINA RESERVE

3,206 SF AVAILABLE FOR LEASE





INDIAN LAND, SOUTH CAROLINA

# PROMENADE AT CAROLINA PRESERVE

The Promenade at Carolina Reserve is a popular shopping destination in Indian Land, South Carolina, located near the North Carolina border. It features a mix of national retailers, local shops, and service providers, offering a variety of shopping and dining options. Key stores include Kohl's, HomeGoods, and Ulta Beauty, along with restaurants like Panera Bread and Chili's. Additionally, there's a Harris Teeter grocery store, making it convenient for everyday needs.

This shopping center serves the growing community in Indian Land and nearby Charlotte, benefiting from easy access to major roads. With a range of shops, dining options, and services like fitness centers and salons, the Promenade caters to both local residents and visitors from the surrounding areas.



3,206 SF  
AVAILABLE



FLEXIBLE  
CONFIGURATION




STRONG  
VISIBILITY TO  
TWO ROADWAYS

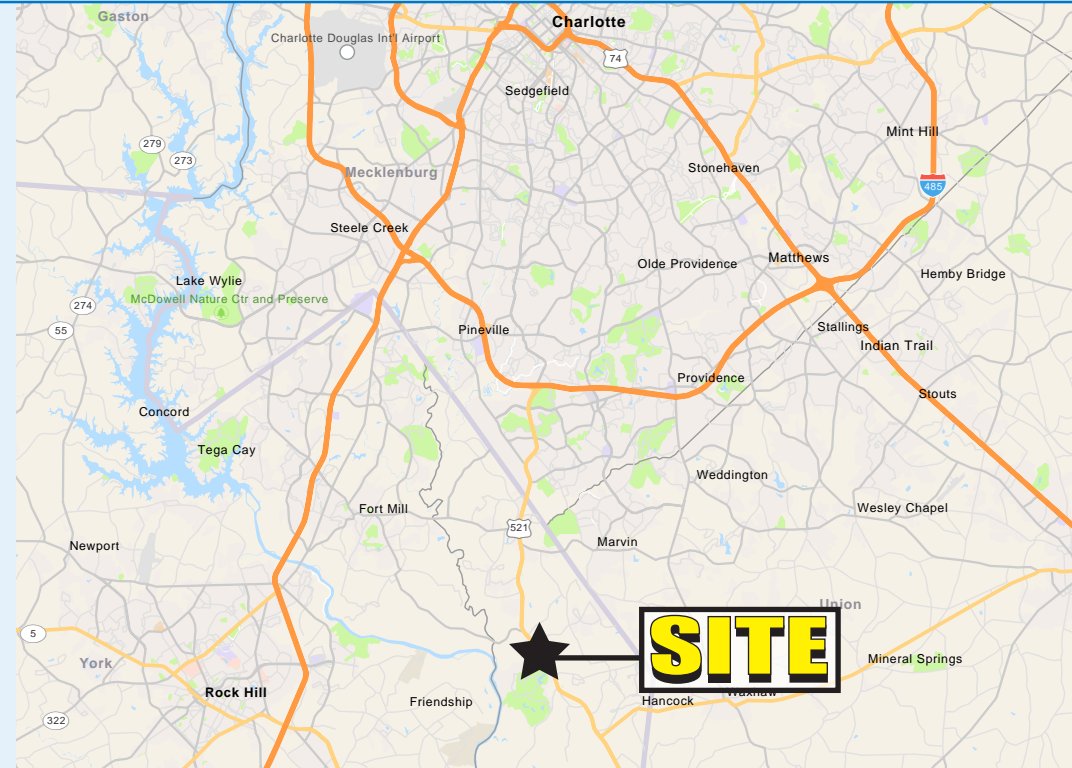


# PROJECT DETAILS

PROMENADE AT CAROLINA RESERVE • 3,206 SF AVAILABLE FOR LEASE • RETAIL

<b>AVAILABLE SPACE</b>	3,206 SF
<b>TRAFFIC COUNTS</b>	30,800 ADT on Charlotte Hwy/US 521
<b>PROPERTY HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>• 470 feet of frontage along Charlotte Hwy/US 521, which is one of the fastest growing retail corridors in the Charlotte MSA</li> <li>• Multiple signalized access points</li> <li>• Cross access to power center component</li> <li>• 233 dedicated parking spaces</li> <li>• Features a diverse tenant mix with a thoughtful balance of national, regional and best-in-class local users across internet-resistant categories and two drive-thru endcaps</li> </ul>
<b>CO-TENANTS</b>	Hobby Lobby, Burlington, Ross, TJ Maxx, Ulta, Kirkland's Home, Petco, HomeGoods, Starbucks, Dollar Tree, Chili's
<b>COUNTY</b>	Lancaster
<b>MSA</b>	Charlotte-Concord-Gastonia NC-SC

	1 MILE	3 MILE	5 MILE
 <b>POPULATION</b>	5,653	29,593	72,317
 <b>DAYTIME POPULATION</b>	5,881	25,771	63,560
 <b>AVERAGE HH INCOME</b>	\$115,291	\$123,805	\$143,471





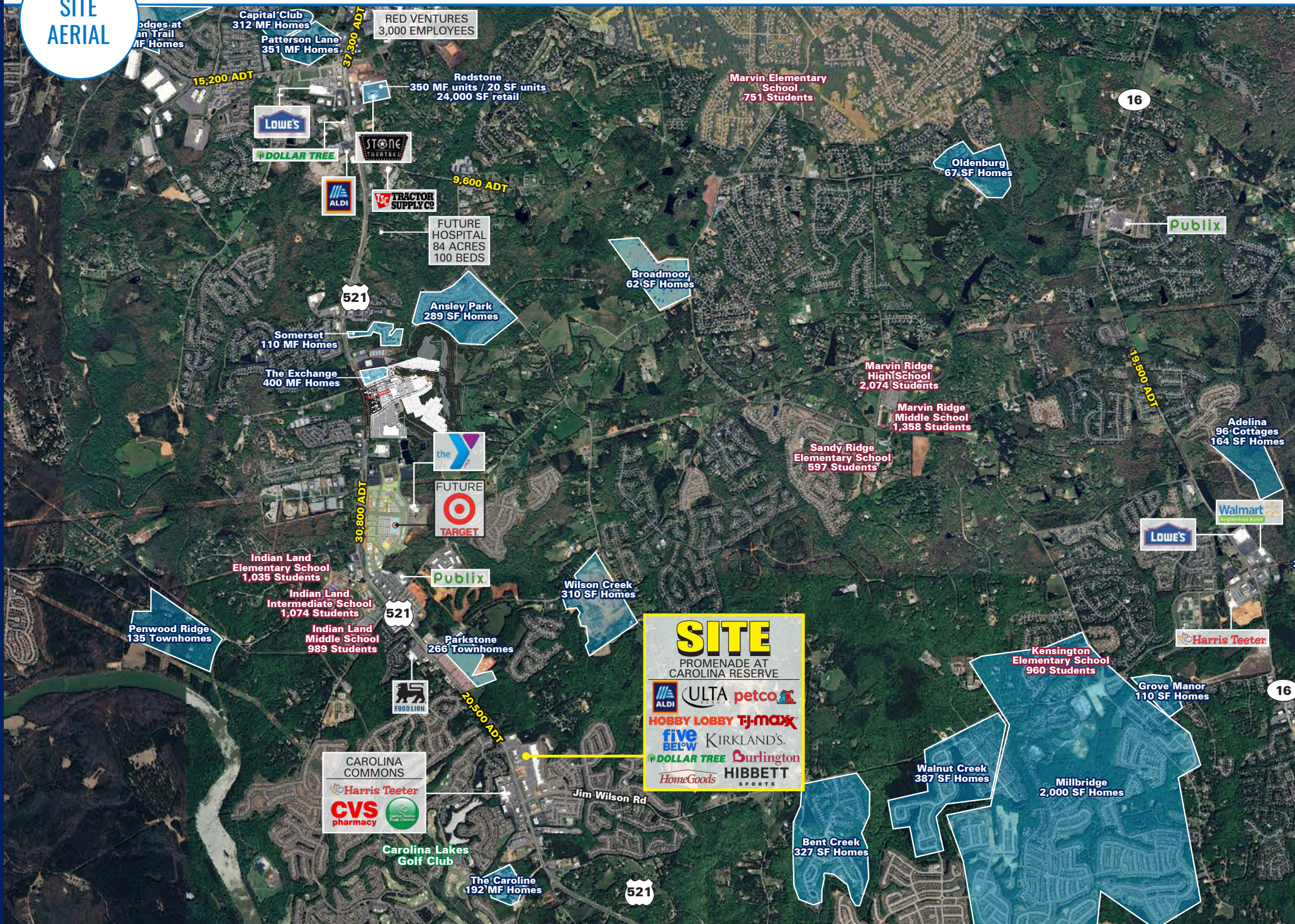
OBLIQUE  
AERIAL

PROMENADE AT CAROLINA RESERVE • 3,206 SF AVAILABLE FOR LEASE • RETAIL





**SITE AERIAL**





AVAILABLE  
SUITES

**SITE**  
3,206 SF  
AVAILABLE 1/1/2026





SITE  
PHOTOS



7756 CHARLOTTE HWY | OUTPARCEL 2A



7748 CHARLOTTE HWY | OUTPARCEL 2B



7716 CHARLOTTE HWY | OUTPARCEL 6A



7710 CHARLOTTE HWY | OUTPARCEL 6B



SITE PLAN

OUTPARCEL 2A   7756 Charlotte Hwy		
Suite	Tenant	Size
100	Panera Bread	4,420 SF
102	Crumbl Cookies	1,841 SF
104	Charlotte Vitamins & Health	1,800 SF
106	Comporium	1,600 SF
108	Hand & Stone Massage	2,746 SF
OUTPARCEL 2B   7748 Charlotte Hwy		
OP	Tenant	Size
7748	Indian Land Dental Care	4,000 SF
OUTPARCEL 6A   7716 Charlotte Hwy		
Suite	Tenant	Size
100	Starbucks	2,200 SF
102	Verizon Wireless	1,800 SF
104	Wild Birds Unlimited	1,200 SF
106	Firehouse Subs	1,600 SF
108	Sports Clips	1,200 SF
110	AVAILABLE - 1/1/2026	3,206 SF
OUTPARCEL 6B   7710 Charlotte Hwy		
Suite	Tenant	Size
100	Le Peep	3,202 SF
104	MyEyeDoctor	1,600 SF
106	Nails So Dep	2,400 SF
110	Mattress Warehouse	4,000 SF
<b>TOTAL SQUARE FOOTAGE</b>		<b>38,815</b>







SOUTH CAROLINA

# INDIAN LAND

Indian Land, South Carolina is a rapidly growing unincorporated community located in Lancaster County, just south of the North Carolina border and near the city of Charlotte. Its proximity to Charlotte has made it an attractive location for families and professionals seeking suburban living with easy access to the amenities and job opportunities in the larger city. Over the past decade, Indian Land has experienced significant residential and commercial development, resulting in new neighborhoods, schools, and shopping centers like the Promenade at Carolina Reserve.

Despite its growth, Indian Land retains a sense of small-town charm with a close-knit community atmosphere. The area is known for its good schools, recreational parks, and green spaces, making it a popular choice for young families. Indian Land also benefits from its location along major highways, allowing for convenient travel to nearby cities while maintaining a quieter, more relaxed lifestyle. The continued expansion in housing, businesses, and services reflects the area's increasing popularity as a desirable place to live in the greater Charlotte metro area.



INDIAN LAND, SOUTH CAROLINA

# PROMENADE AT CAROLINA RESERVE

**3,206 SF AVAILABLE FOR LEASE**

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