



Located in a high-traffic commercial zone with a daily count of 38,000 vehicles.
240,000 square feet of state-of-the-art, retail commercial space

COMMERCIAL/RETAIL DEVELOPMENT

THE POINT | 9425 CHARLOTTE HWY
INDIAN LAND, SC 29707

TODD AKERS

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Property Overview

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.

Product or Service Overview

- **Total Area:** 240,000 square feet of mixed-use retail space.
- **Design Philosophy:** State-of-the-art facilities designed to provide an upscale shopping and service experience.
- **Tenant Mix:** Medical offices, gourmet restaurants, hotel, daycare, neighborhood facilities, specialty stores, and community services.



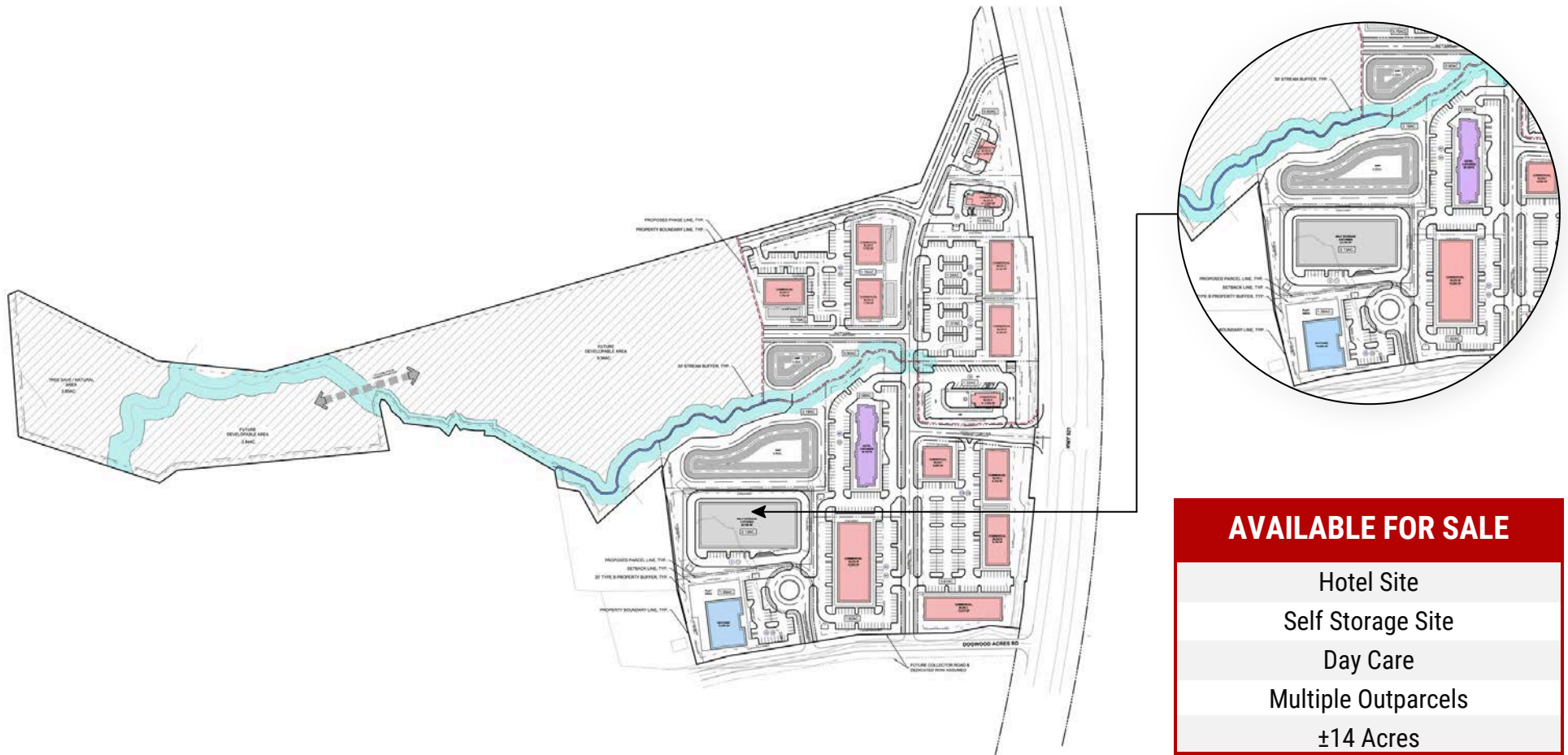
Property Overview

Diverse Tenant Mix

- **Medical Offices:** Proximity to MUSC hospital enhances healthcare access within the retail environment.
- **Gourmet Restaurants and Cafes:** A range of dining options from high-end restaurants to casual bistros.
- **Specialty Stores:** Premium boutiques and service-oriented retailers like salons and spas.
- **Community Services:** Daycare centers and assisted living facilities.
- **Proposed Additions:** Hotels, storage facilities, pharmacies, and drive-through restaurants.



Conceptual Plan



ZONING & PRELIMINARY DUE DILIGENCE CHART

Current or Proposed Zoning	General Business District (GB)
Overlay Zone	Highway Corridor Overlay District (HCO)
Total Site Area	44 AC

PARKING SUMMARY

Hotel	90 Spaces (1 Per Room)	
Daycare	21 (1 Per 500 SF)	52
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

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

Conceptual Layout



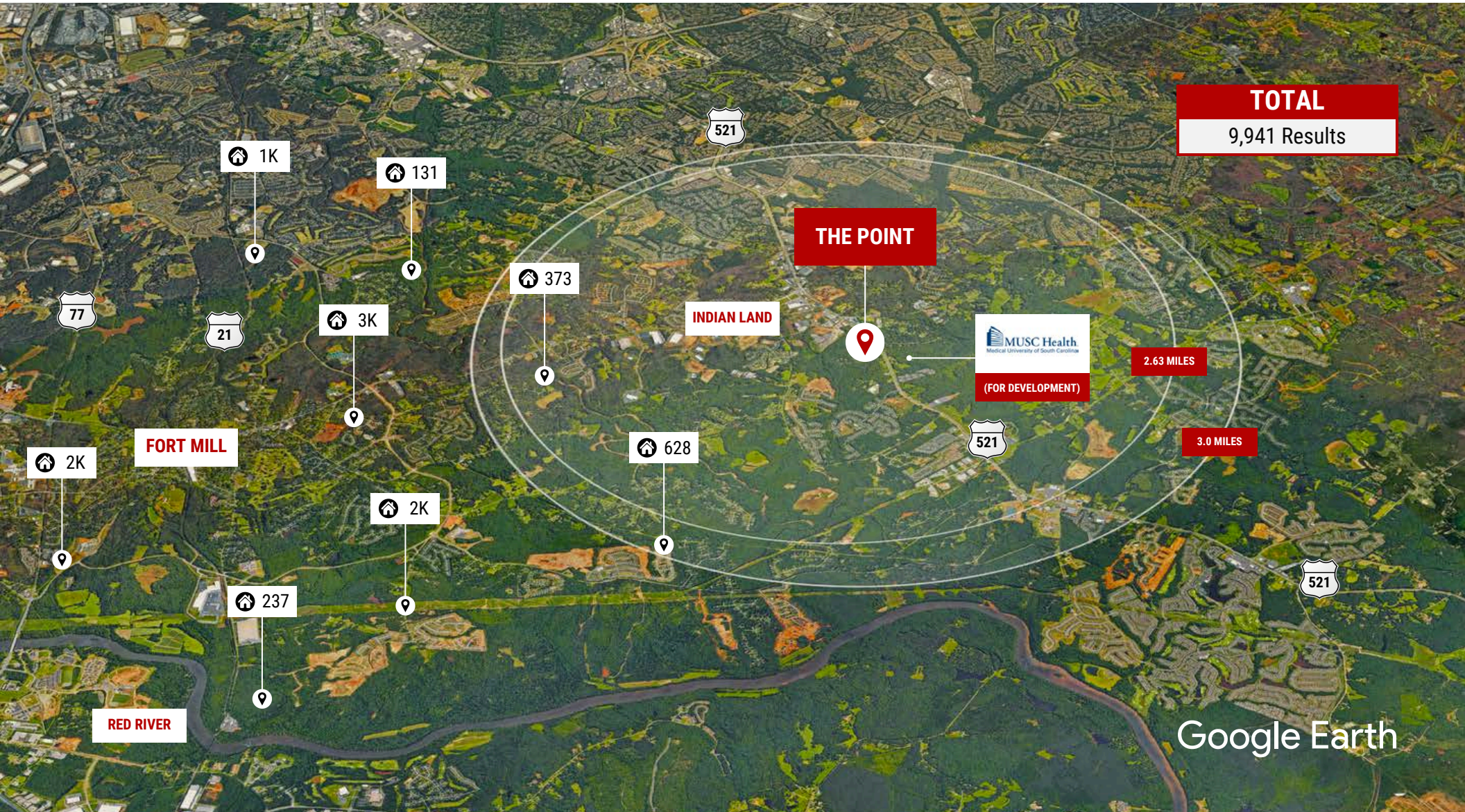
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE



Nearby Establishments



Residential Activity



Demographics

1 MILE	3 MILES	5 MILES
POPULATION 2023		
4,409	33,363	113,325

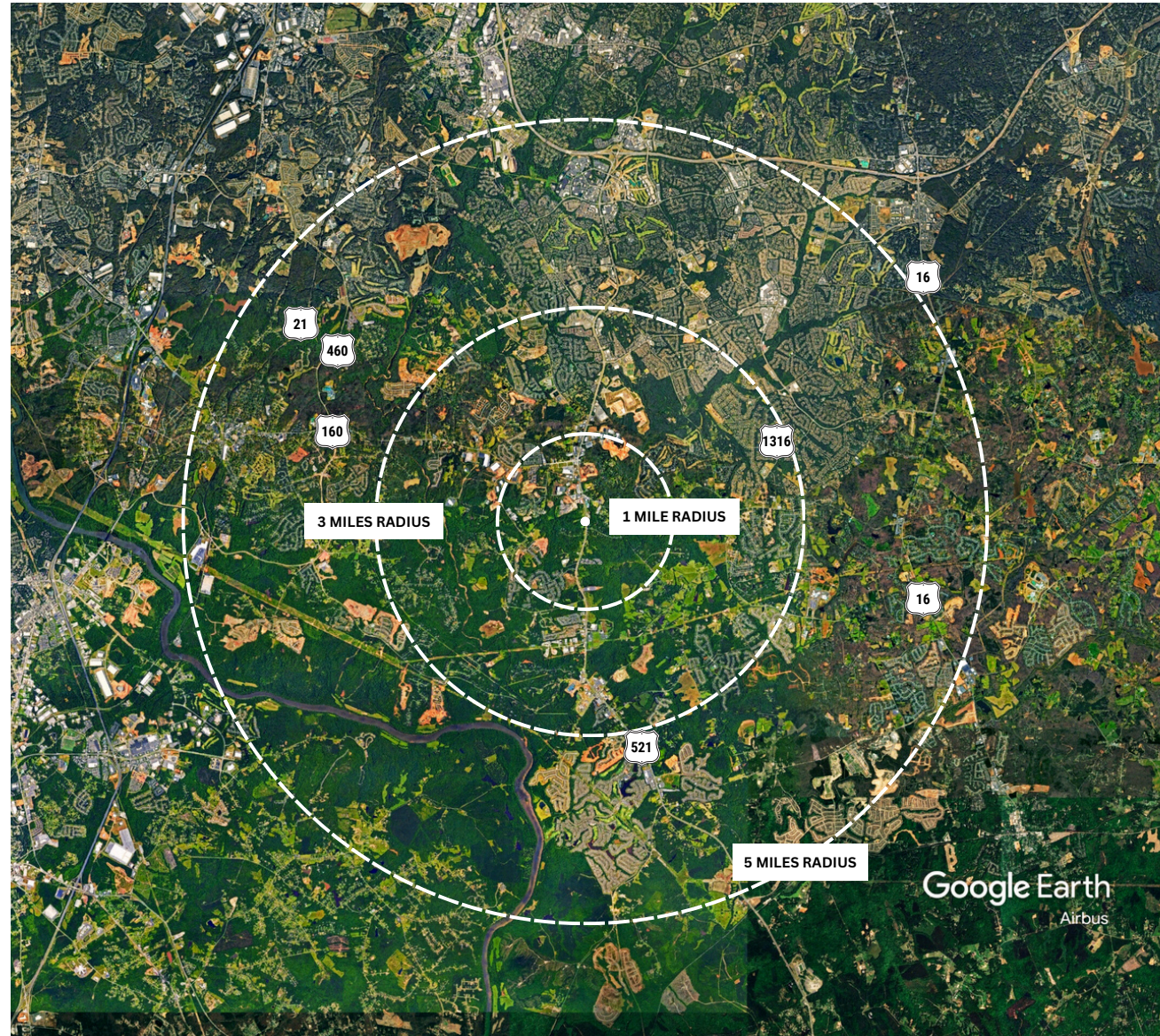
1 MILE	3 MILES	5 MILES
POPULATION GROWTH 2023-28		
8.12%	6.87%	5.21%

1 MILE	3 MILES	5 MILES
HOUSEHOLDS 2023		
1,731	12,324	42,246

1 MILE	3 MILES	5 MILES
MEDIAN AGE 2023		
41.40	40.80	40.50

1 MILE	3 MILES	5 MILES
AVERAGE HH INCOME 2023		
\$134,635	\$142,695	\$141,827

1 MILE	3 MILES	5 MILES
MEDIAN HOME VALUE 2023		
\$332,387	\$355,276	\$362,901



Vehicle Flow Analysis



TRAFFIC COUNT REPORT

Street	CrossStreet	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Property
Marvin Road	Horseshoe Cir	0.05 SE	2022	10,261	MPSI	.49
Marvin Road	Henry Harris Rd	0.12 E	2022	7,973	MPSI	.68
Marvin Road	Henry Harris Rd	0.12 E	2018	9,485	MPSI	.68
Charlotte Hwy	Spice Rd	0.02 N	2022	38,000	MPSI	.84

MUSC Health
 Medical University of South Carolina
(FOR DEVELOPMENT)

Market Overview

Indian Land, South Carolina

Indian Land is an unincorporated community in the northernmost part of Lancaster County, SC. It offers peaceful country living, affordable homes, and taxes and is just a short drive from all of the amenities in nearby Charlotte and Fort Mill. Indian Land is 15 minutes from the Ballantyne area and only 45 minutes from uptown Charlotte, making it a suitable choice for South Charlotte commuters and retirees.

LOWER TAXES

South Carolina enjoys some of the lowest property tax rates of any state in the US. And Indian Land is no exception. The current tax rate in Lancaster County is 0.560%, compared to 1.05% in Charlotte's Mecklenburg county. This difference is a savings of almost \$2,000 a year when comparing a \$400,000 house in Lancaster County vs. Mecklenburg county!

DEVELOPMENTS

Indian Land, SC, is booming! Residential and retail communities continue to develop, and many of the communities cater to the active adult lifestyle.

Market Overview

- Bridgemill: Homes range from \$600,000 to over \$1 million. Beautiful lots, landscaping, and, yes, sidewalks! You are close to TONS of shopping, restaurants, a movie theater, the YMCA, doctor's offices, and the highway. Watch my video below to see the beautiful Bridgemill.
- Sun City at Carolina Lakes: The largest Active Adult golf course community in the Charlotte region that lies on the banks of the Catawba River in SC. This 3,160-home community across 1,512 acres of scenic hills and forests allows residents to enjoy a low-maintenance lifestyle and access amenities, including two large clubhouses and an 18-hole golf course.
- CrossRidge Center is a 190-acre mixed-use commercial development site just miles from Charlotte's affluent Ballantyne Community. The site offers more than 1,500 feet of frontal-facing property on Hwy 521.
- ParkStone at Indian Land: ParkStone has begun clearing the ground on approximately 46 acres of Land off of 521. The plan includes a mix of medical, commercial, and retail space adjacent to 266 luxury apartments in 10 buildings.

AMENITIES

Although Indian Land has more of a rural vibe and no real "downtown," plenty of businesses keep you close by. The commercial areas include food and local restaurants, convenience stores, grocery, and even a Super Walmart. The best part of living in Indian Land is the connection to the Land and nature. Outdoor lovers will appreciate the Andrew Jackson State Park, which offers hiking, canoeing, camping, fishing, and picnicking. The park has plenty of recreational attractions, including a campground, a fishing lake, picnic shelters, and nature trails. Also nearby is the Landsford Canal State Park, a former canal on the banks of the Catawba River. The park is the perfect site for hiking and mountain biking since many trails exist. For families or retirees interested in joining a social club, the Firethorne Country Club is just across the NC border and a local Lancaster, SC favorite. A luxury country club with a reasonably challenging golf course and a very active tennis league. It is located three miles south of Ballantyne and is part of the club group.

ECONOMY

Although Indian Land is a small rural town, it's the home to the HQs of several major businesses, including Continental Tire North America, Red Ventures, Sharonview Federal Credit Union, The Inspiration Networks, and Movement Mortgage. Also located here are large branches of Honeywell, URS Corporation, TriNet, and Keer America Corporation.

THE POINT

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