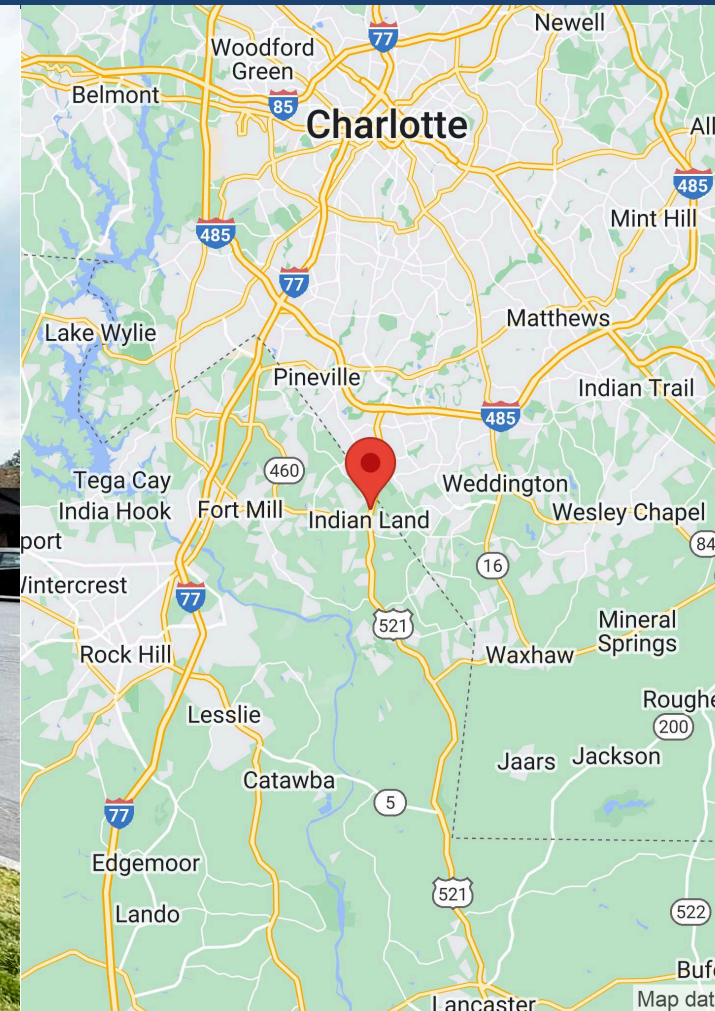


CAROLINA CROSSING

9931-9955 CHARLOTTE HIGHWAY // INDIAN LAND, SC 29707



OWNED GLA
16,450 SF

TRAFFIC COUNTS
US Highway 521 : 38,900 VPD

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	4,145	50,257	135,921
Avg Income	\$130,391	\$150,541	\$139,007

Carolina Crossing is a 16,450 SF retail shopping center located in Indian Land, SC, which is approximately 30 minutes south of downtown Charlotte offering convenient access via I-77 and US-521. The town of Indian Land is adjacent to the affluent areas of Ballentyne, NC and Fort Mill, SC and benefits from lower taxes and a highly regarded school system. The surrounding area has seen significant residential growth over the last decade and has a 6.06% population growth expected to continue until 2027. Carolina Crossing is situated at a busy intersection along US-521 which is the main highway connecting Indian Land with towns in North and South Carolina.

Major Tenants: Razzle Dazzle Pet Salon & Day Care, Los Aztecas, Companion Animal Hospital of Indian Land, Carolina Karate, Broyles Chiropractic



**ZIFF
REAL ESTATE
PARTNERS**

FOR LEASING INFORMATION

Alec Boyle
843.724.3473
aboyle@ziffcre.com
www.ziffcre.com

CAROLINA CROSSING

9931-9955 CHARLOTTE HIGHWAY // INDIAN LAND, SC 29707

Available Coming Available Occupied Non-Controlled



SUITE#	Tenant Name	GLA(SF)
9941	AVAILABLE	1,400 SF

SUITE#	Tenant Name	GLA(SF)
9931	LOS AZTECAS	2,600 SF
9935	SUN CLEANERS	1,100 SF
9937	ALLSTATE	1,250 SF
9939	STATELINE CIGARS	1,000 SF
9943	RAZZLE DAZZLE PET SALON & DAY CARE	2,600 SF
9945	BROYLES CHIROPRACTIC	1,250 SF
9947	CUT BARBERSHOP	1,000 SF
9949	CAROLINA KARATE	1,750 SF
9955	COMPANION ANIMAL HOSPITAL OF INDIAN LAND	2,500 SF

Tenant names on this plan represent leases which are executed, in negotiation, or proposed. All square footages and dimensions are approximate and subject to field verification.



**ZIFF
REAL ESTATE
PARTNERS**

FOR LEASING INFORMATION
Alec Boyle
843.724.3473
aboyle@ziffcre.com
www.ziffcre.com