

Atlas Realty Group presents

ELITE EDGEWATER

9571 Charlotte Hwy, Indian Land, SC 29707

FOR LEASE

+/- 33,000 SQ. FT
Retail/Office/Medical
Development



OVERVIEW

Discover Elite Edgewater at the top of Hwy 521 corridor, just 3 miles from Ballantyne and 1 mile from the MUSC campus. Our location features a 17,000 sq. ft. Indian grocery store, a scenic pond, and 33,000 sq. ft. of versatile retail, office and medical space.

Delivery Aug 2025





BUILDING INFO

Building 1

Building SQ FT	17,000 SF
Floors	1
Lease Type	NNN
SQ FT available	LEASED

Building 2

Building SQ FT	5,000 SF
Floors	1
Lease Type	NNN
SQ FT available	\$32 psf

Building 3

Building SQ FT	28,000 SF
Floors	1st floor medical/retail 2nd floor medical/office
Lease Type	NNN
SQ FT available	\$30-\$32

MAP

MUSC HOSPITAL

EDGEWATER

RED VENTURES

RED STONE

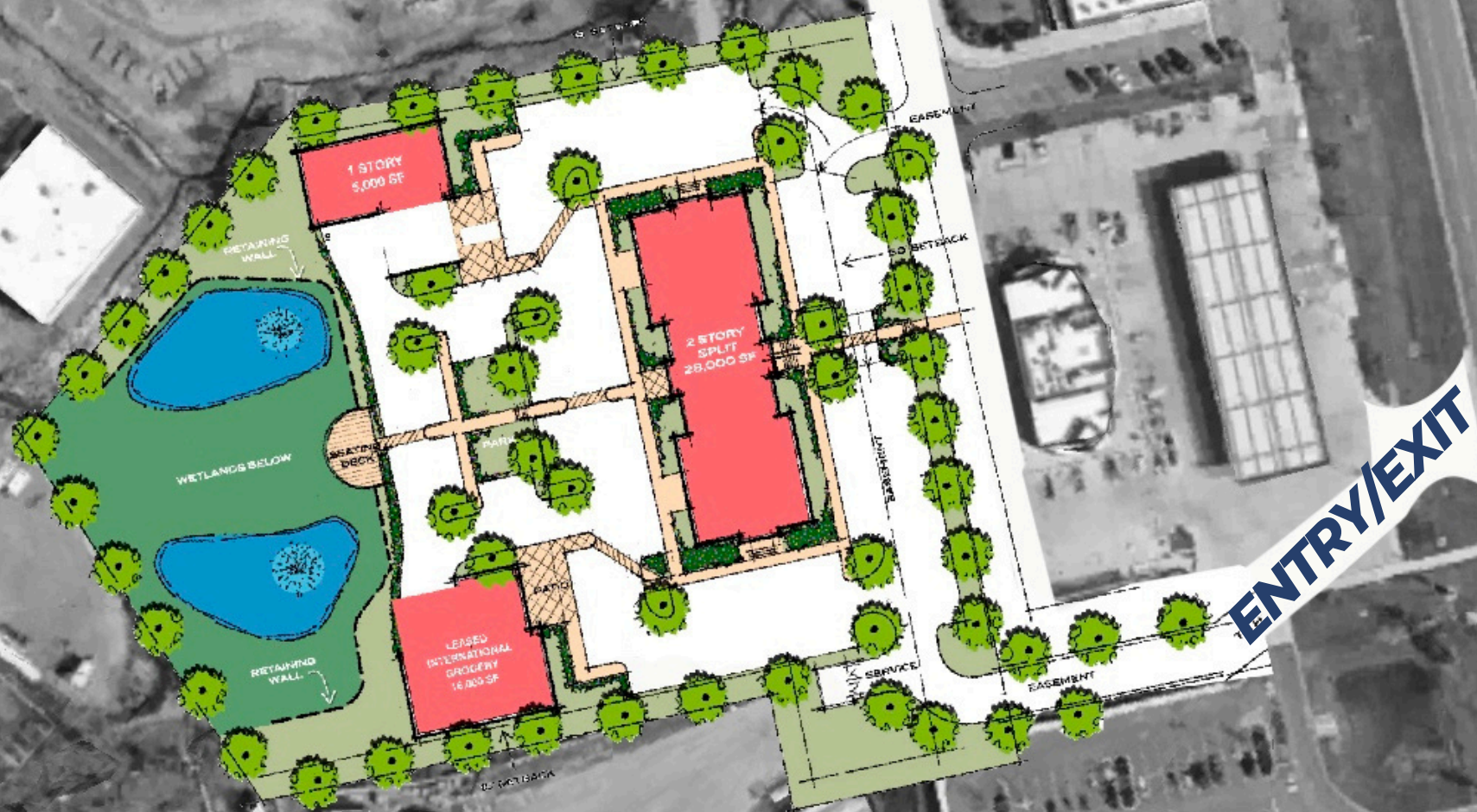
NOVANT MEDICAL

ATRIUM MEDICAL

BALLANTYNE



SITE MAP

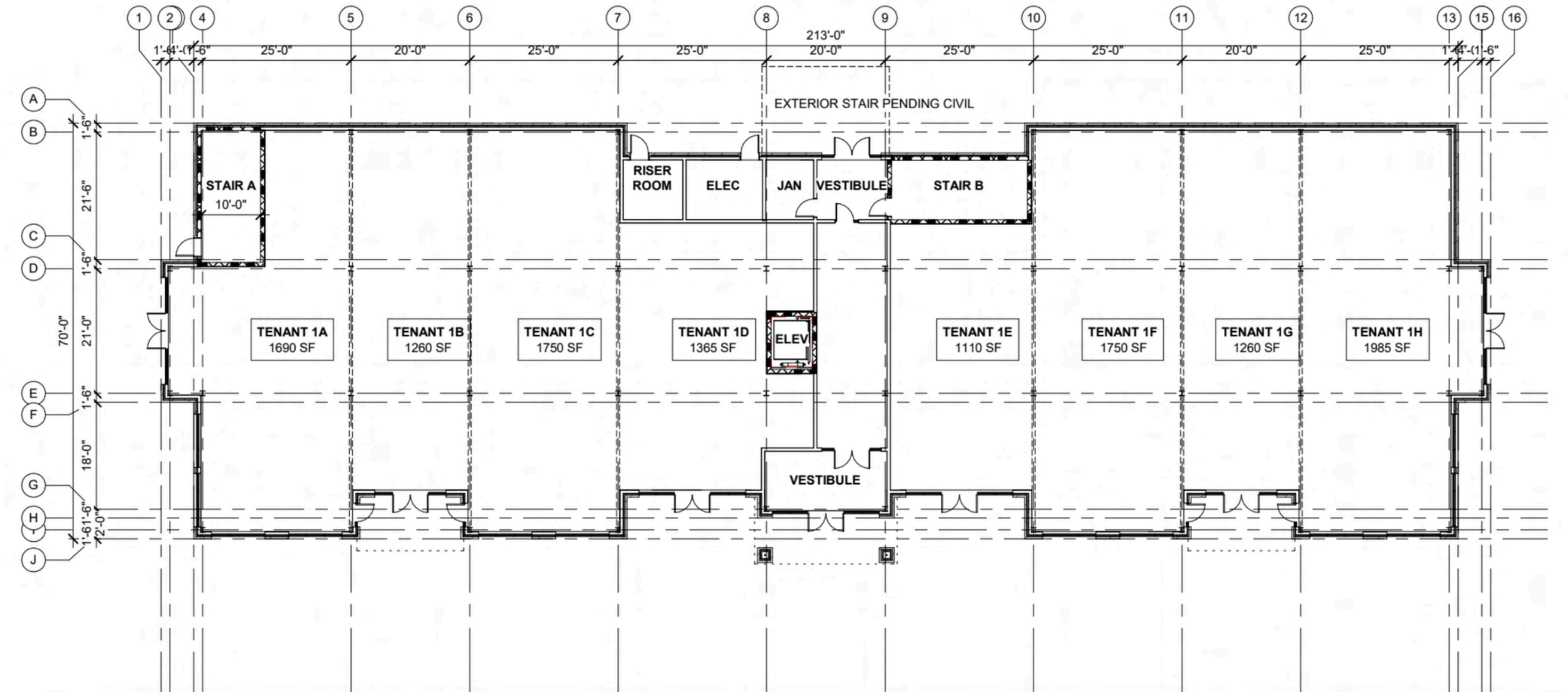


MEDICAL/OFFICE



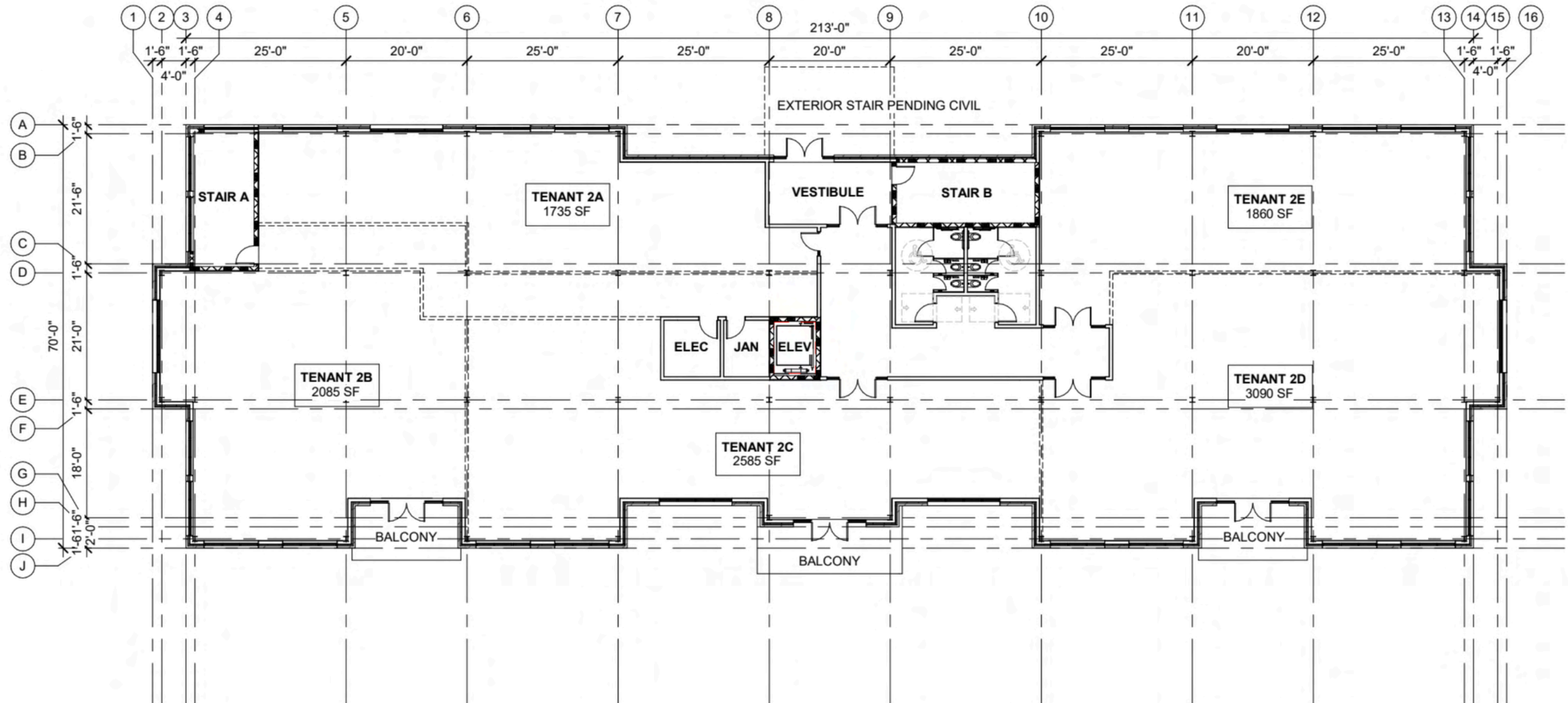
BUILDING 3

FIRST FLOOR



SECOND FLOOR

Visible from Hwy 521

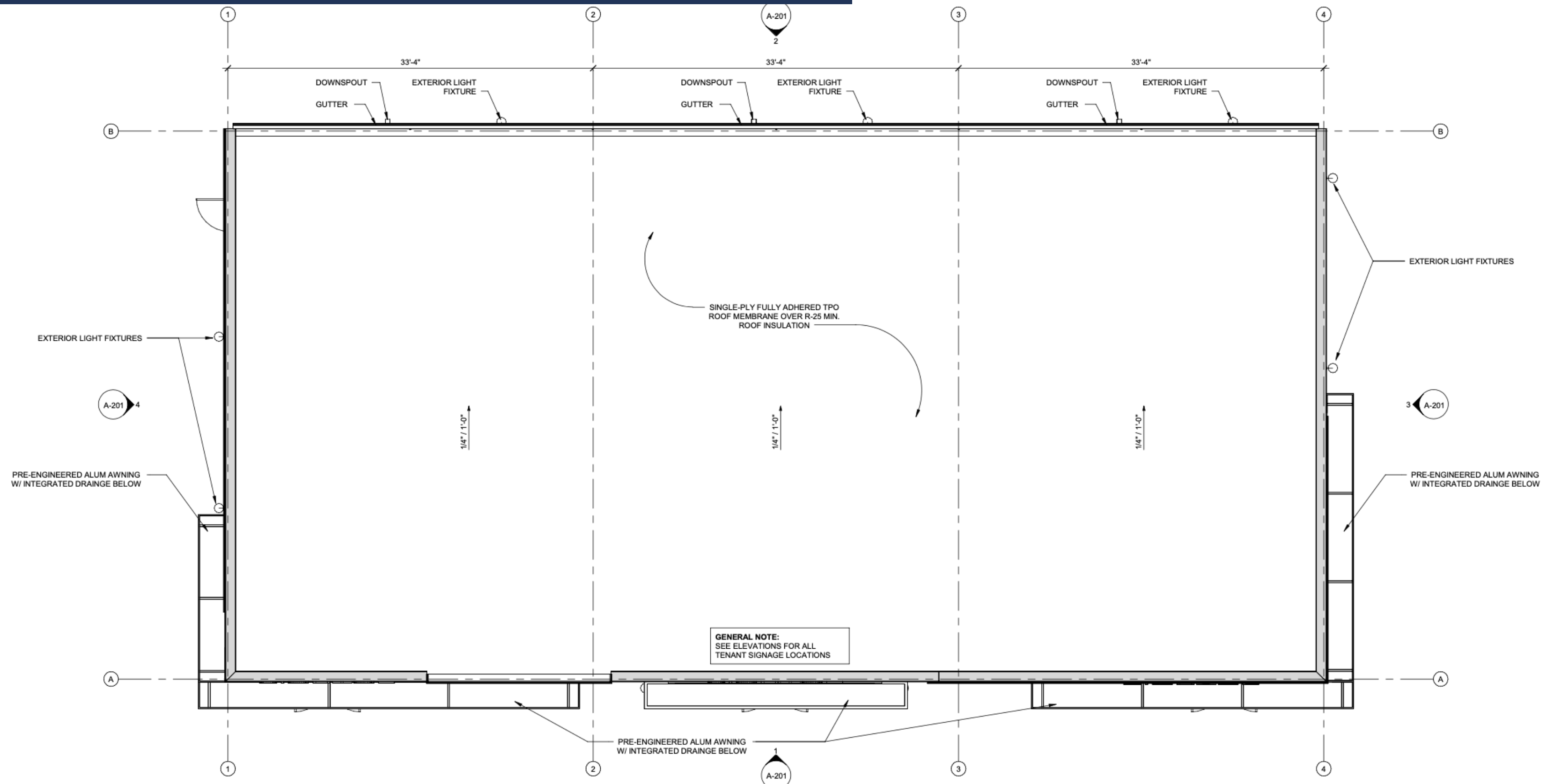


BUILDING 2



RETAIL

BUILDING 2





INDIAN LAND, SC

Indian Land, South Carolina, offers a prime opportunity for a new retail center poised for success. With its rapidly growing population and vibrant community spirit, Indian Land presents an ideal location to establish a retail presence. The area's strategic position along major transportation routes ensures excellent accessibility and visibility for potential customers. Moreover, the demographic profile of Indian Land reflects a blend of young families and professionals, eager for convenient shopping options close to home. Placing a retail center here not only meets current market demands but also positions businesses for long-term growth and success in this thriving community.



CONTACT US

*We look forward to working
with you*



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