



FOR SALE OR BUILD TO SUIT



COMMERCIAL PARCEL INDIAN LAND

8513 CHARLOTTE HWY (HWY 521), INDIAN LAND, SC 29707

CONTACT

CHAD HAGERMAN | (704) 965-1978 | CHAD@SPORTSMEDPROPERTIES.COM



EXECUTIVE SUMMARY

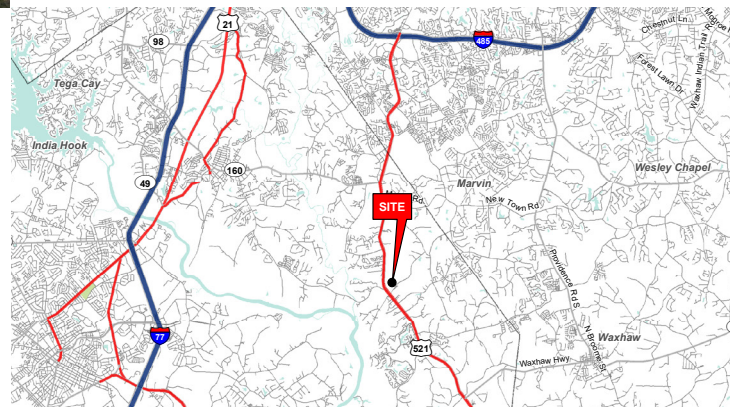
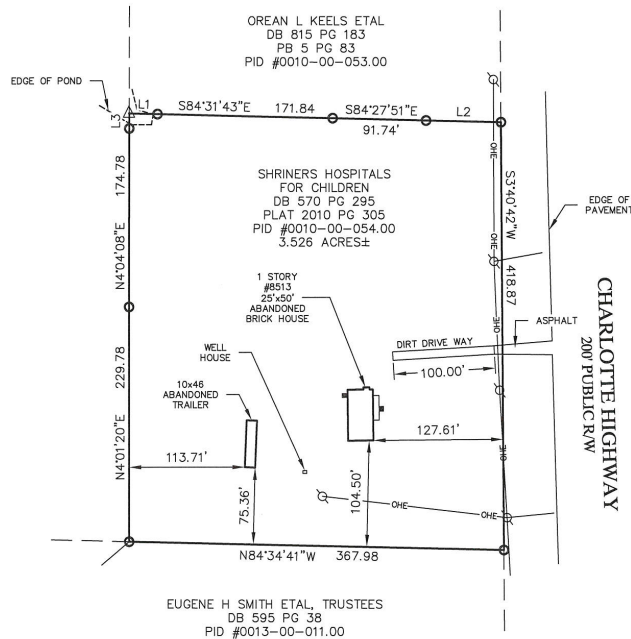
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PROPERTY OVERVIEW

- 8513 CHARLOTTE HWY (HWY 521), INDIAN LAND, SC 29707
- PID # 0010-00-054
- 3.526 ACRES
- ZONED GB (LANCASTER CO.)
- 420' OF FRONTAGE ON HWY 521
- ACROSS THE STREET FROM THE NEW INDIAN LAND YMCA
- 0.5 MILE TO INDIAN LAND INTERMEDIATE SCHOOL/INDIAN LAND ELEMENTARY SCHOOL
- 1.5 MILES TO PROPOSED MUSC CAMPUS
- 2.25 MILES TO SUN CITY



DEMOGRAPHICS (2021)

	1 MILE	3 MILE	5 MILE
Population	2,836	27,292	81,530
Average HH Income	\$99,529	\$112,830	\$132,334
Median HH Income	\$89,758	\$96,456	\$114,035
Business Establishments	88	445	1,680
Daytime Employment	1,165	5,340	18,907

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