



Retail/Restaurant/Office Sites Available

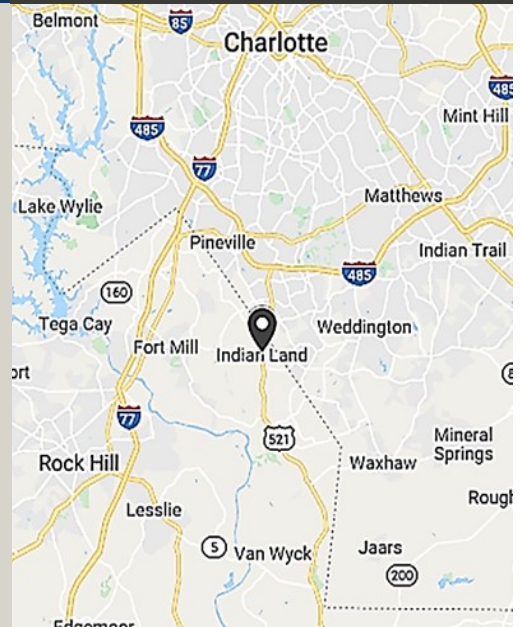
Highway 160 & Highway 521, Indian Land, South Carolina 29707



Retail/Restaurant/Office

Available

- ±1 AC to ±4 AC Retail, Restaurant & Office Sites Available in the Heart of the fastest growing Lancaster County Panhandle
- Excellent ingress and egress from both Highway 521 and Highway 160 in the heart of the fastest growing residential corridor in the Charlotte MSA
- Residential and Apartment communities include Avondale, Capital Club Apartments (312 units), The Court at RedStone (260 units), Flats at Edgewater (289 units), Silver Run, Heritage Hall, Arlington, Glen Laurel, Clairmont and many more.
- Directly across from Redstone featuring 51-acres of MXU with Corporate Office, Retail, and Multi-Family
- Adjoins Edgewater Corporate Park
- Excellent Demographics



Pricing

Please See Exhibit

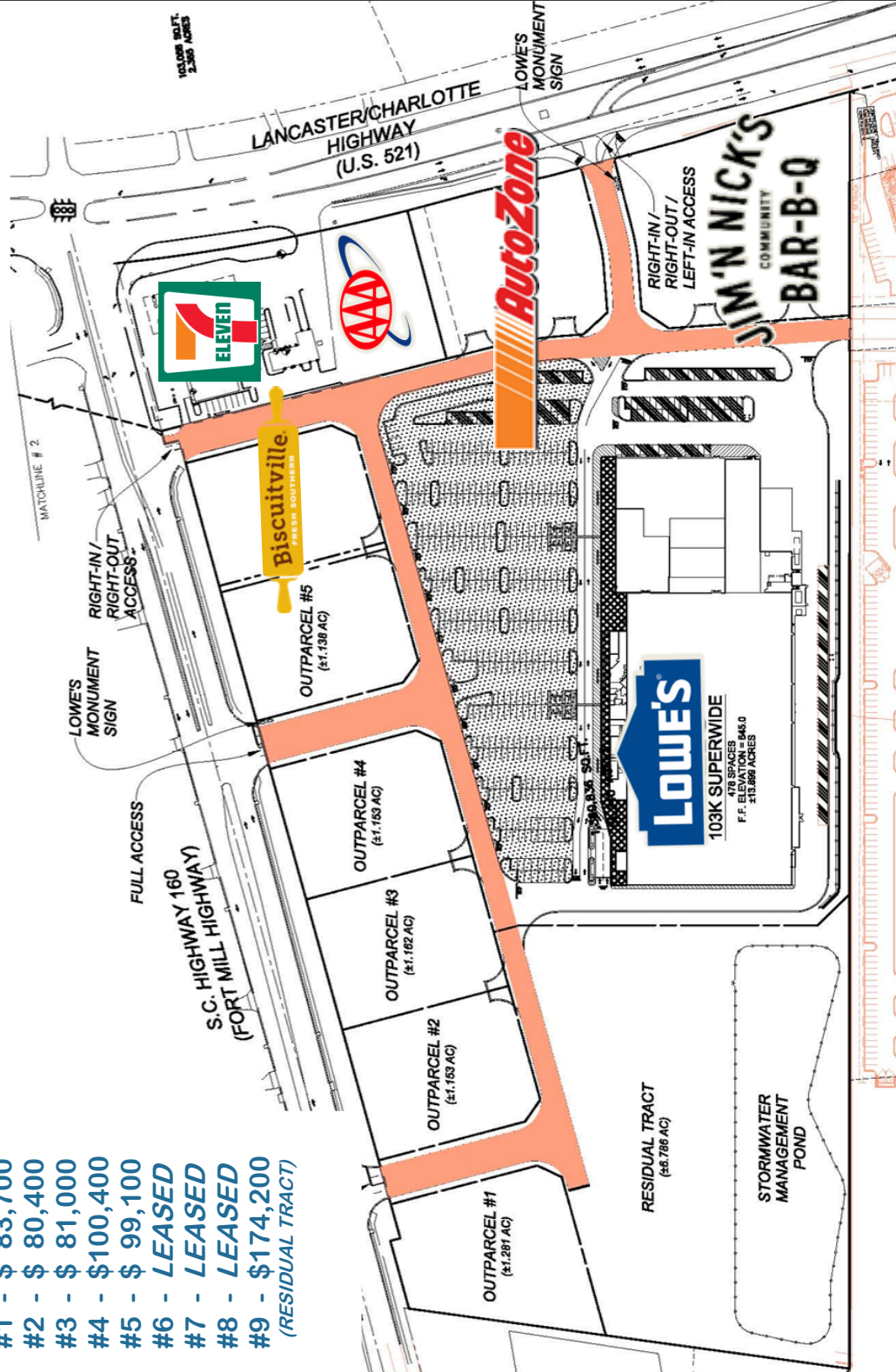


Debbie Weatherby
 Direct: 803-992-6110
 Cell: 704-408-8701
 Debbie@tuttleco.com

Pricing Exhibit

ANNUAL LEASE RATES

#1	- \$ 83,700
#2	- \$ 80,400
#3	- \$ 81,000
#4	- \$100,400
#5	- \$ 99,100
#6	- LEASED
#7	- LEASED
#8	- LEASED
#9	- \$174,200 (RESIDUAL TRACT)



Market Aerial

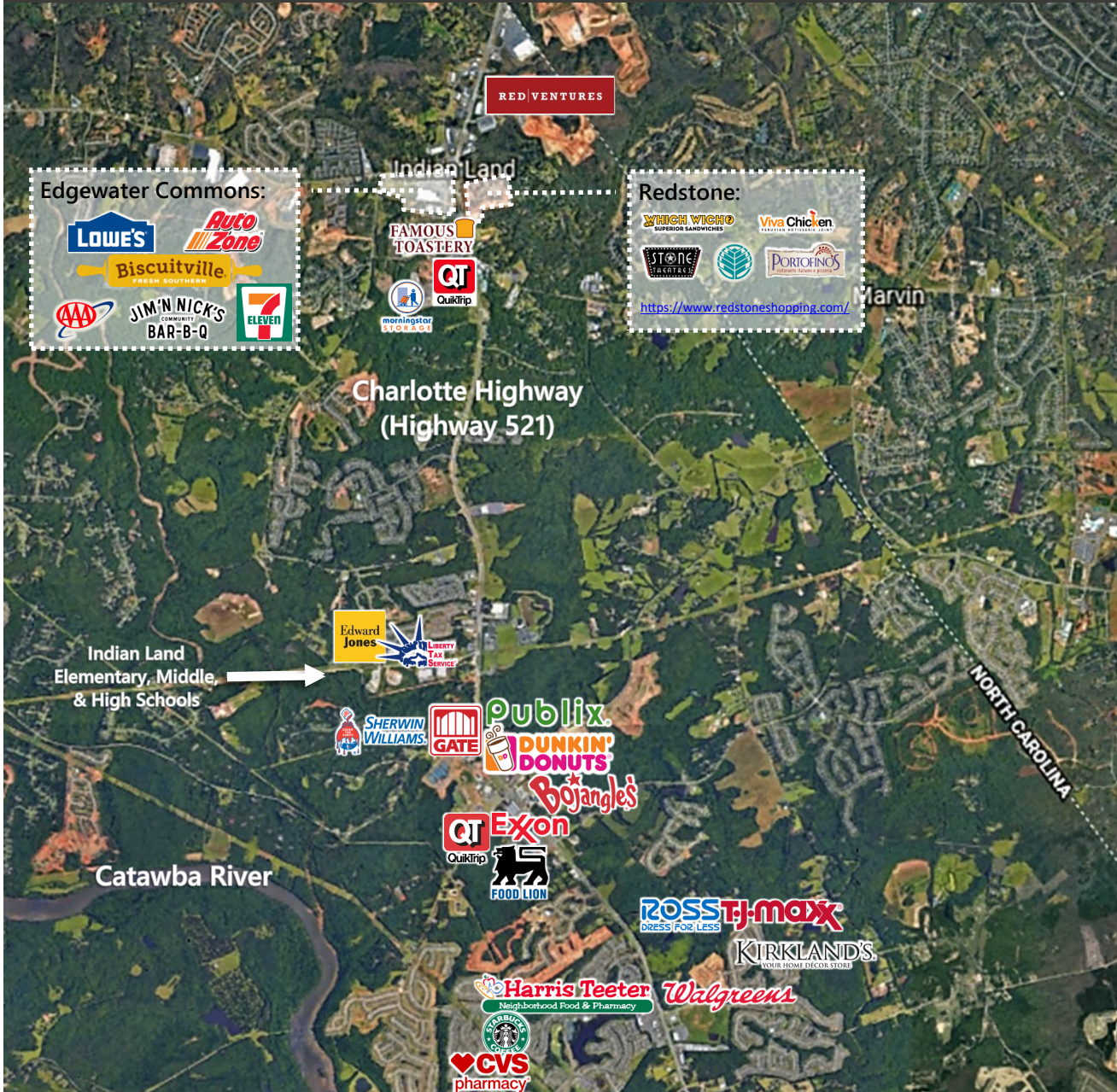




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Location Aerial Map



2022 Demographics

Radius	2022 Population	2027 Population	Population Growth 2022- 2027	Median Household Income
2 Mile	±20,151	±23,802	±3.6%	\$114,486
5 Mile	±137,338	±157,996	±3.0%	\$106,247
10 Mile	±501,254	±571,112	±2.8%	\$92,309