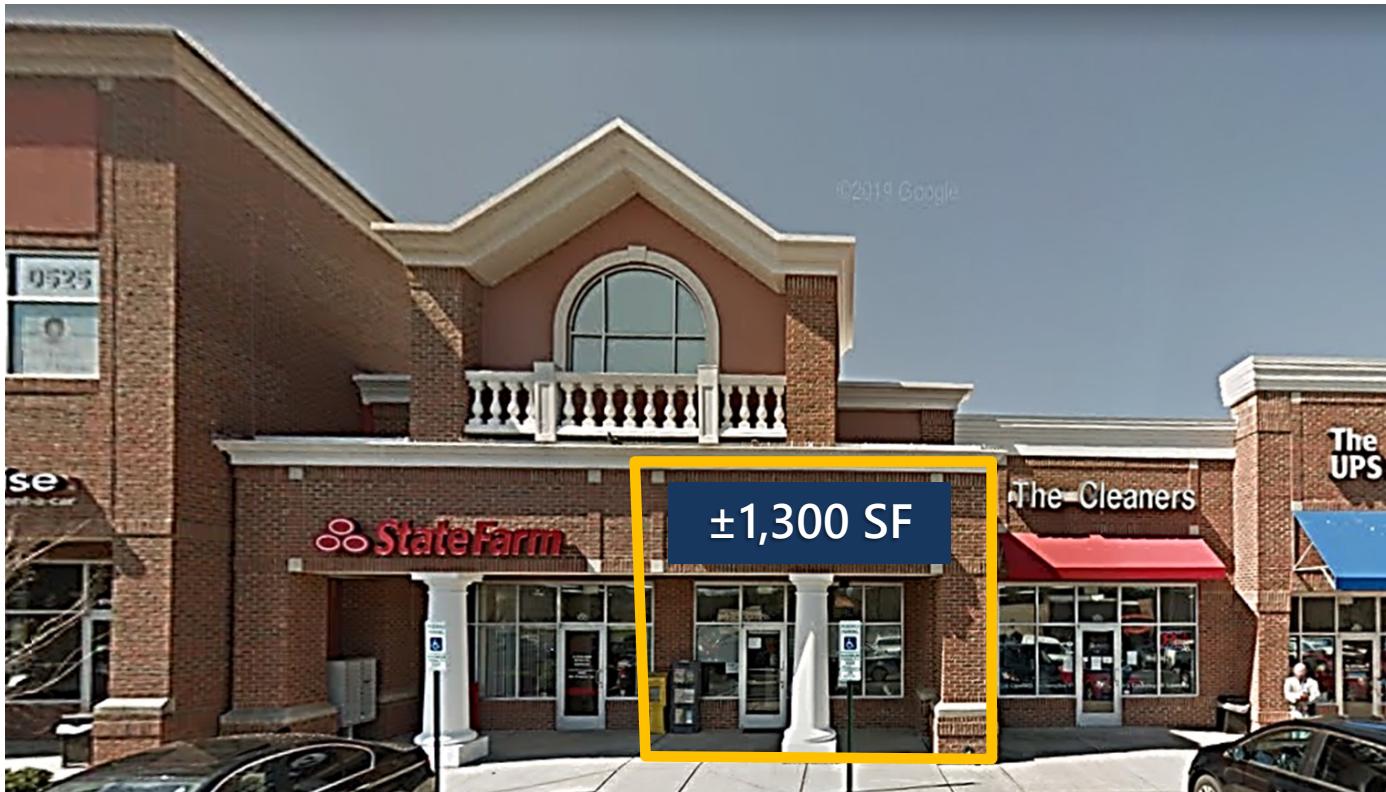




# Shoppes at 521 Retail For Lease

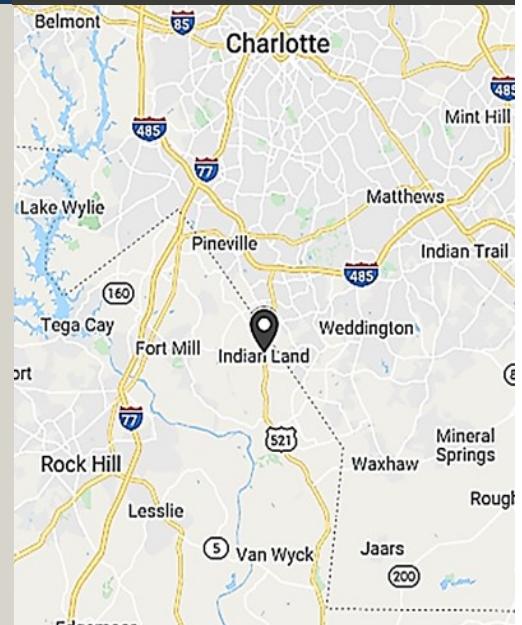
9789 Charlotte Highway, Indian Land, South Carolina 29707



## ±1,300 SF Retail Space

- **Shoppes at 521** - Located Just  $\pm$ 1.5 Miles South of the North Carolina State Line in Fast-Growing Indian Land (Fort Mill), Lancaster County, South Carolina
- Located on Charlotte Highway (Highway 521) - Just North of Highway 160 with Ease of Access into the Center from Charlotte Highway & Harrisburg Road
- Tenants Include: Bojangles, Showmars, Enterprise Rent-A-Car, State Farm, The UPS Store, Little Caesars, Beautiful Nails, H&R Block, Palmetto Blossom, Jewell Vision Care, Hana Ko Asian Sushi Bar, Towne Tavern, Studio 521 Salon & Spa, Source 1 Phones, and Subway
- Minutes from **Edgewater Commons** (Anchored by Lowe's Home Improvement, AutoZone Auto Parts, and Jim 'N Nick's Bar-B-Q) and **RedStone** (a  $\pm$ 310,000 SF Regional Shopping Center Anchored by 14-Screen Stone Theaters)
- **AVAILABLE MAY 1, 2021**

## For Lease



## Pricing

**\$26 SF NNN**  
(NNN Estimate: \$4.56/SF)



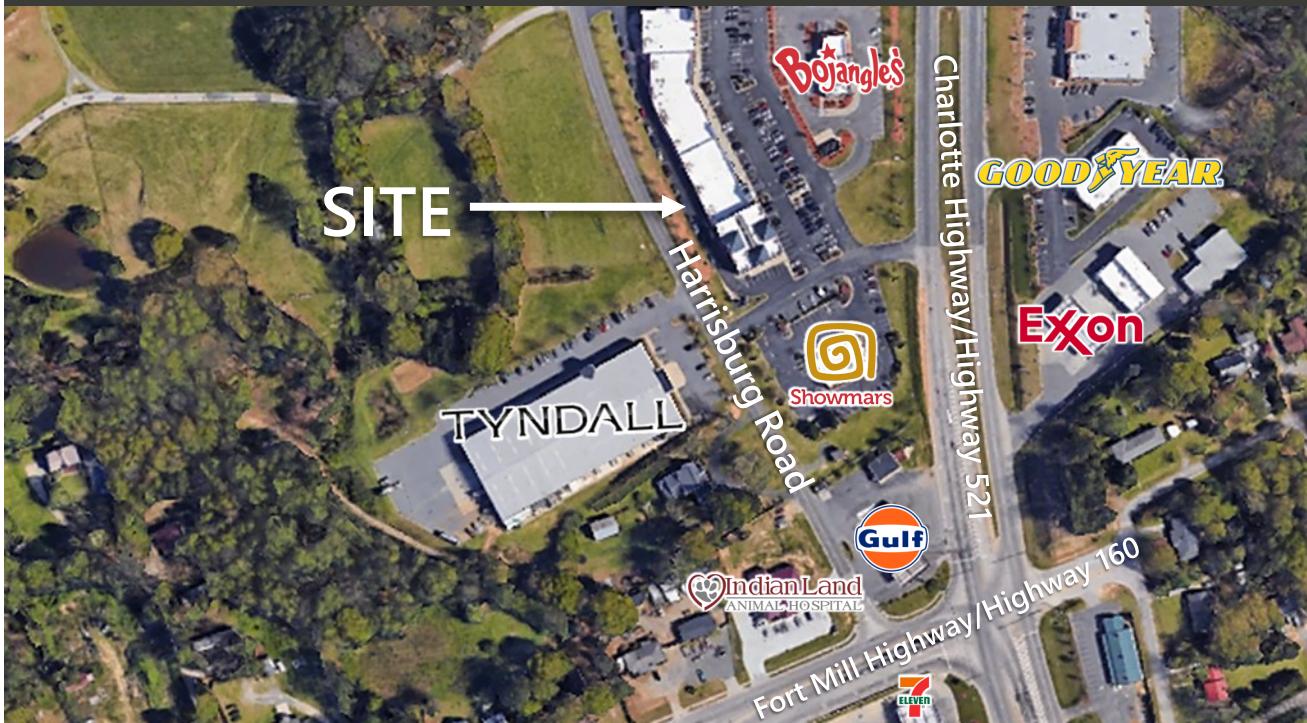
Debbie Weatherby  
Direct: 803-992-6110  
Cell: 704-408-8701  
Debbie@uttleco.com



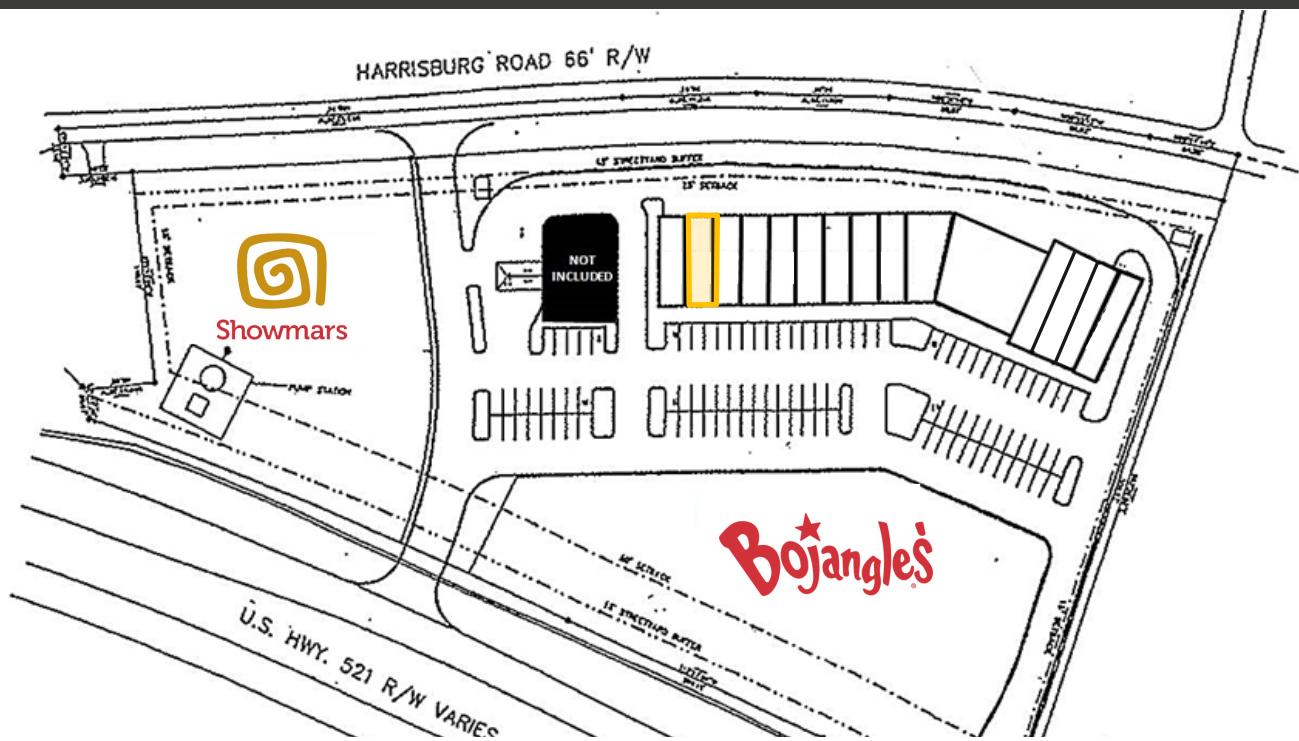
# Shoppes at 521 Retail For Lease

9789 Charlotte Highway, Indian Land, South Carolina 29707

## Site



# Site Plan

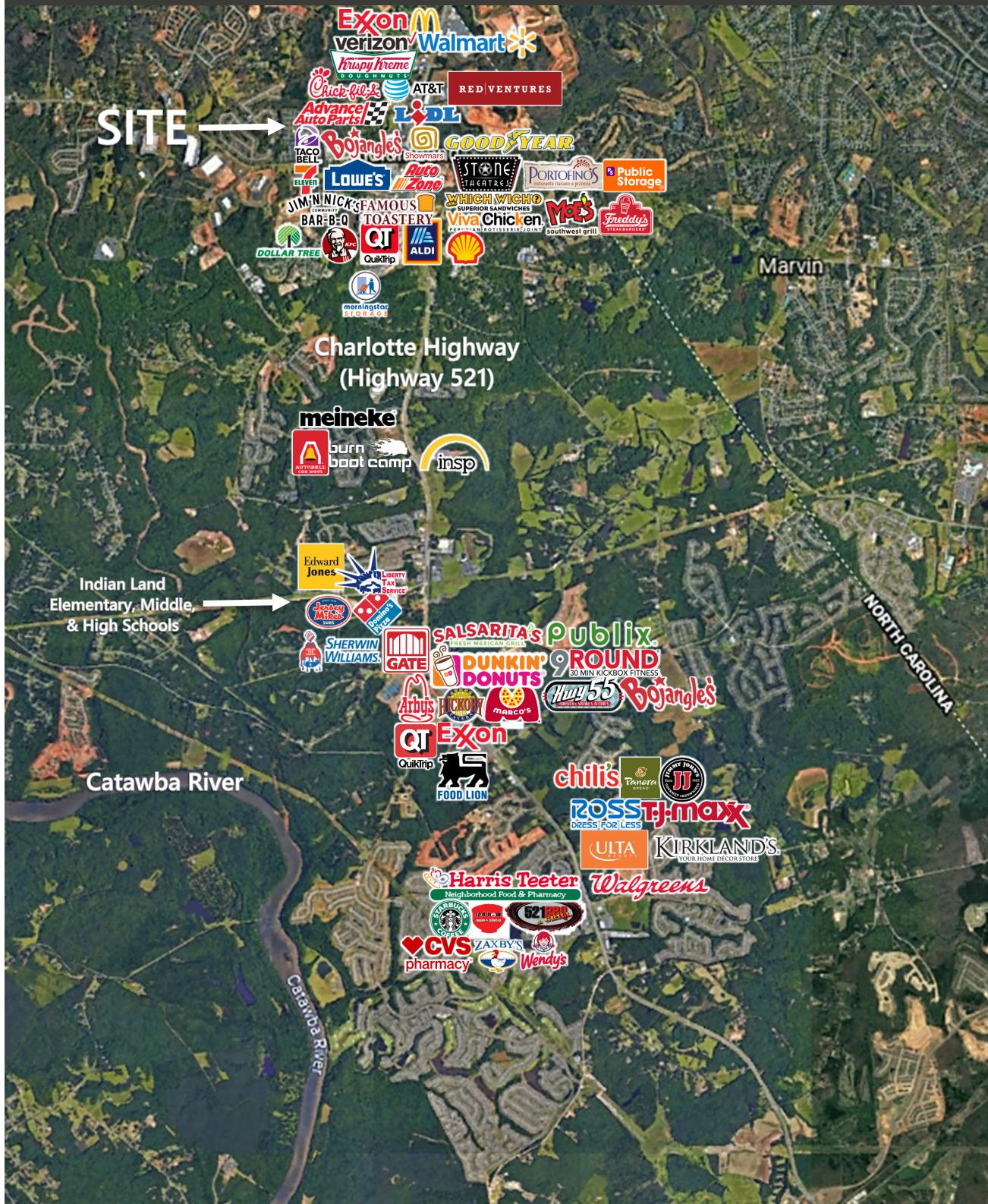




# Shoppes at 521 Retail For Lease

9789 Charlotte Highway, Indian Land, South Carolina 29707

## 2020 Location Aerial Map





# Shoppes at 521 Retail For Lease

9789 Charlotte Highway, Indian Land, South Carolina 29707

## 2019 SCDOT Traffic Counts

