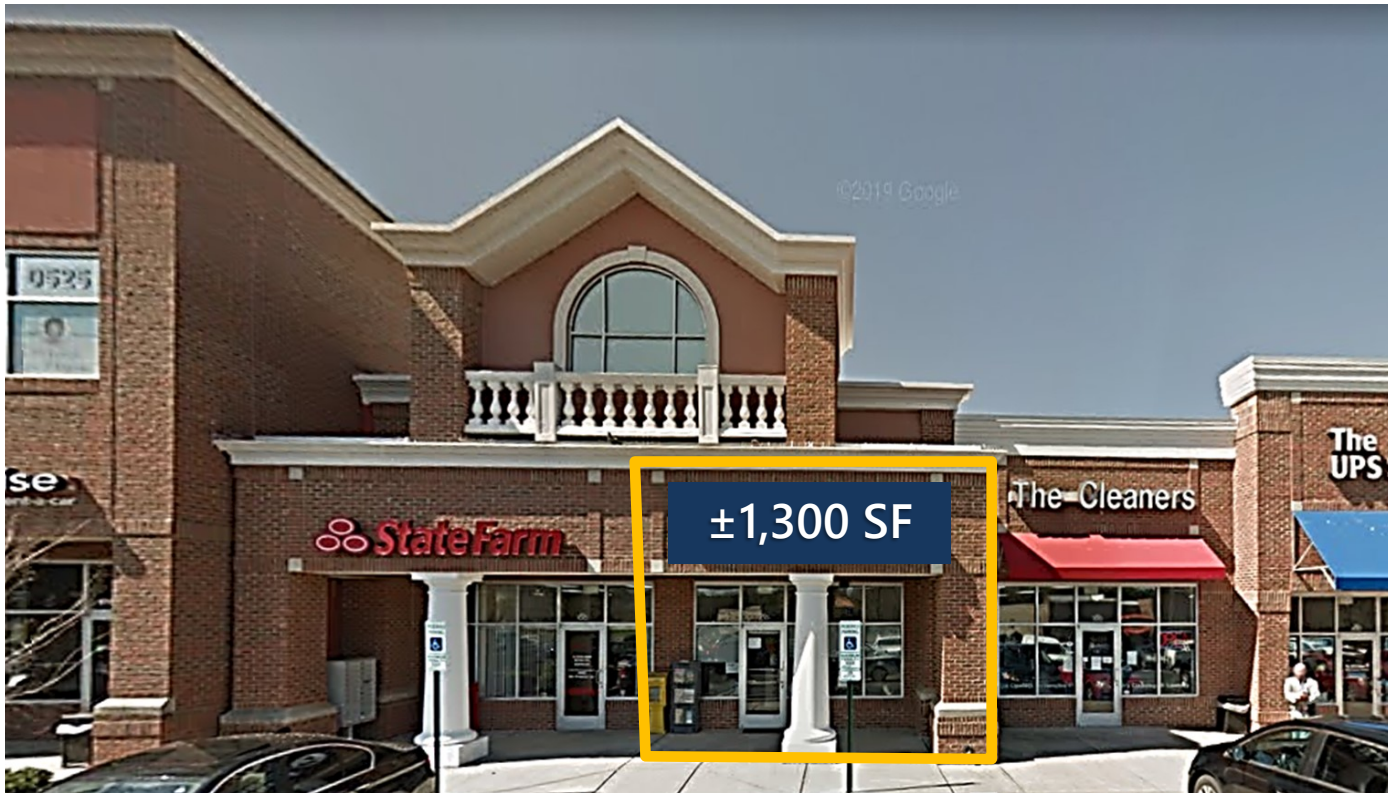




Shoppes at 521 Retail For Lease

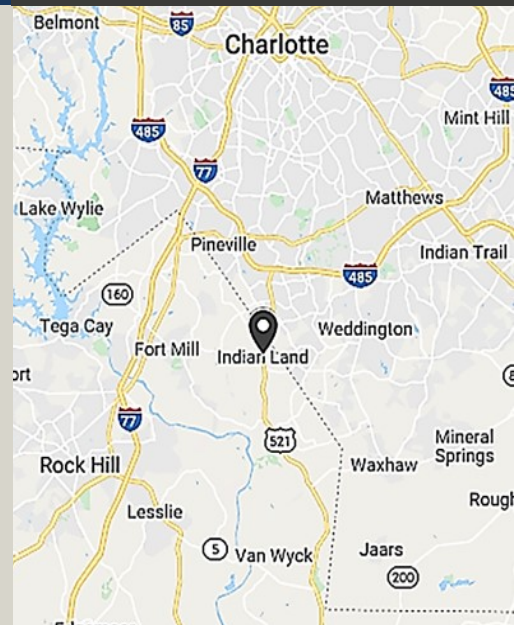
9789 Charlotte Highway, Indian Land, South Carolina 29707



±1,300 SF Retail Space

- **Shoppes at 521** - Located Just ±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 ±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)



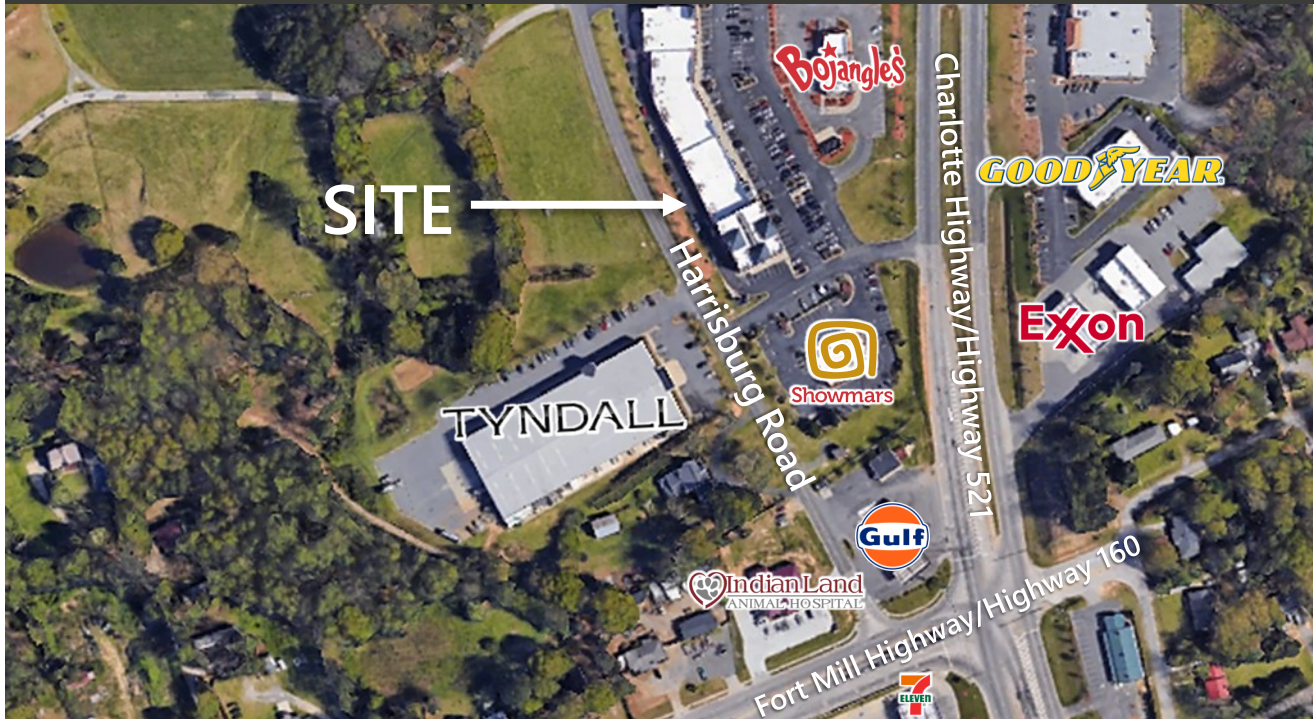
Debbie Weatherby
Direct: 803-992-6110
Cell: 704-408-8701
Debbie@tuttleco.com



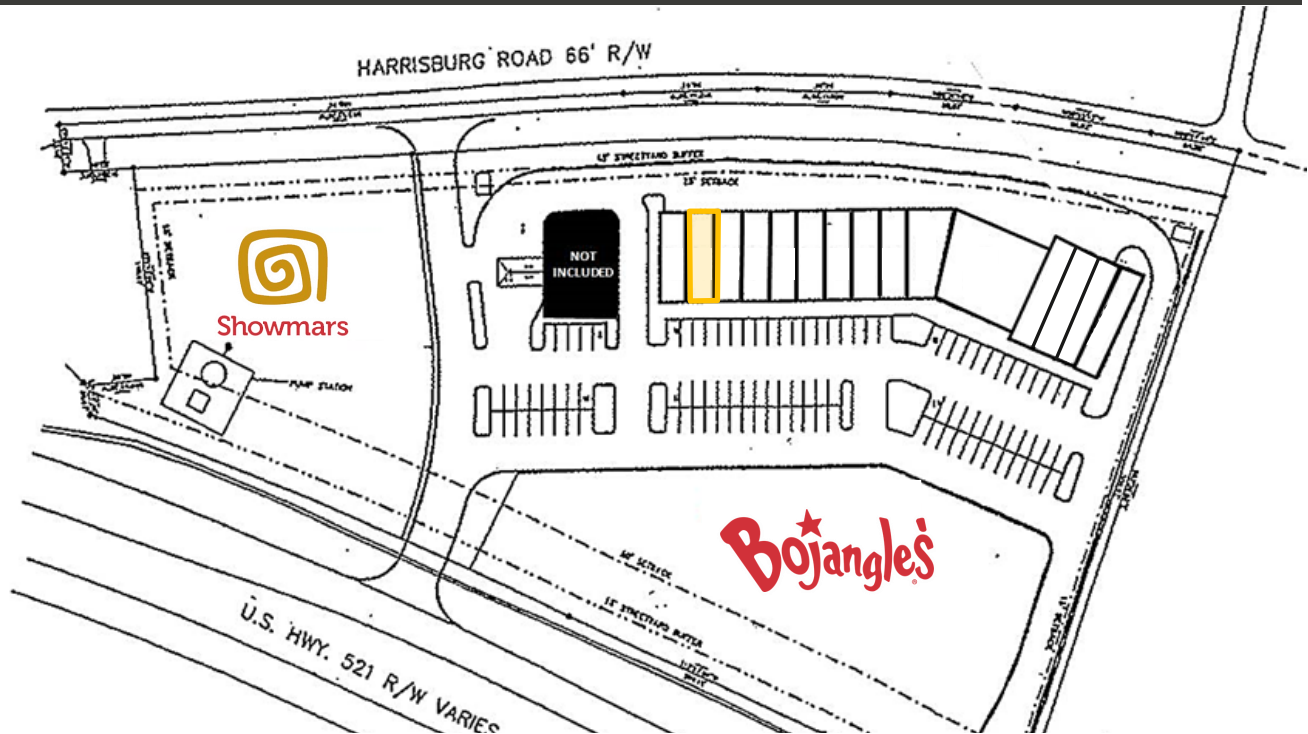
Shoppes at 521 Retail For Lease

9789 Charlotte Highway, Indian Land, South Carolina 29707

Site



Site Plan

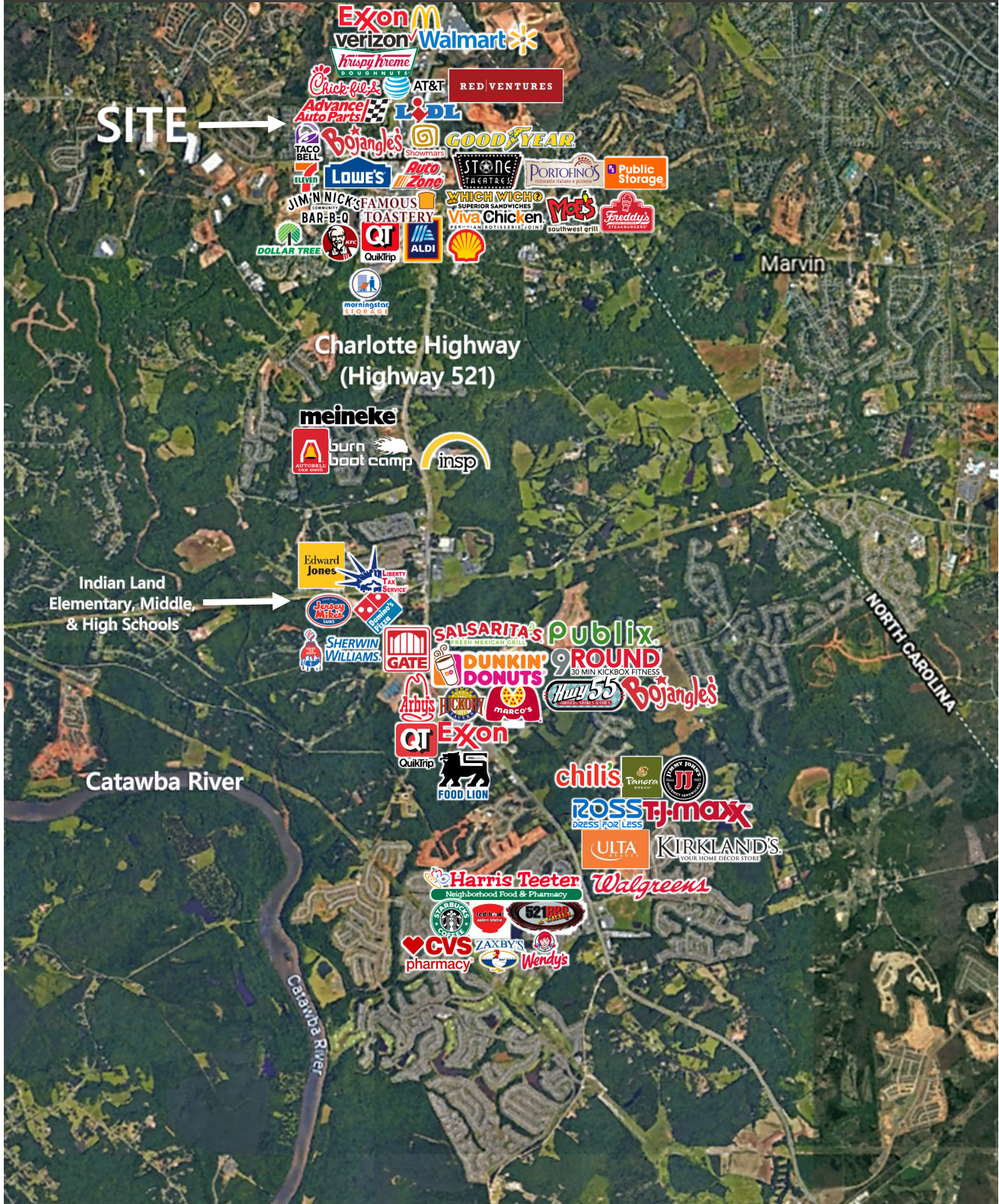




Shoppes at 521 Retail For Lease

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

