

FOR SALE

\$1,760,000



COMMERCIAL DEVELOPMENT/DAYCARE OPPORTUNITY



- ±4.4 Acres Zoned GB (General Business) in Lancaster County.
- **Site Includes Master Detention, Paved Access, Utility Stub-ups & Rough Graded**
- Located in the Fast-Growing Indian Land and Fort Mill Area, ±5 Miles South of the North Carolina State Line and in the Charlotte MSA
- Across From Indian Land Elementary, Middle, & High Schools and Cross Creek Shopping Center (Anchored by Publix, Arby's, Salsarita's, Dunkin', Hickory Tavern, Marco's Pizza, and Bojangles's)
- ±1.5 Miles North of Sun City Carolina Lakes (a Del Webb Community)
- ±3 Miles from RedStone (a ±310,000 SF Regional Shopping Center Anchored by 14-Screen Stone Theaters)



Wes Tuttle

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LOCATION AERIAL



2024 Demographics

Radius	2024 Population	2029 Population	Population Growth 2024- 2029	Median Household Income
2 Mile	±12,672	±15,344	±4.2%	\$96,162
5 Mile	±95,555	±110,389	±3.1%	\$120,245
10 Mile	±366,278	±407,719	±2.3%	\$100,893



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AREA AMENITIES & ATTRACTIONS



- Indian Land is the second fastest-growing ZIP code in South Carolina
- Located 45 Minutes South of Charlotte and a Hour and a Half North of Columbia
- Indian Land is conveniently located with Access to Highway 521



MUSC

MUSC Health Anticipated to Break Ground in 2025 on a Three-Story Medical Office Building and MUSC Health Indian Land Medical Center, a Full-Service Hospital.



Red Stone

Phase I Completed: ±79,294 Retail Space Anchored by 14-Screen Multiplex Cinema.

Phase I Additional Retail: Building G ±7,488 SF Overlooks Common Area Event Lawn (Fall 2026)

Phase II Residential/Commercial: 251 Apartment Units, 15 Townhomes & Building H ±8,042 SF Commercial Space



University of South Carolina - Lancaster

USC Lancaster Indian Land Location is the Preeminent Provider of Higher Education Opportunities in the Dynamic and Growing Panhandle Region of Lancaster County.



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