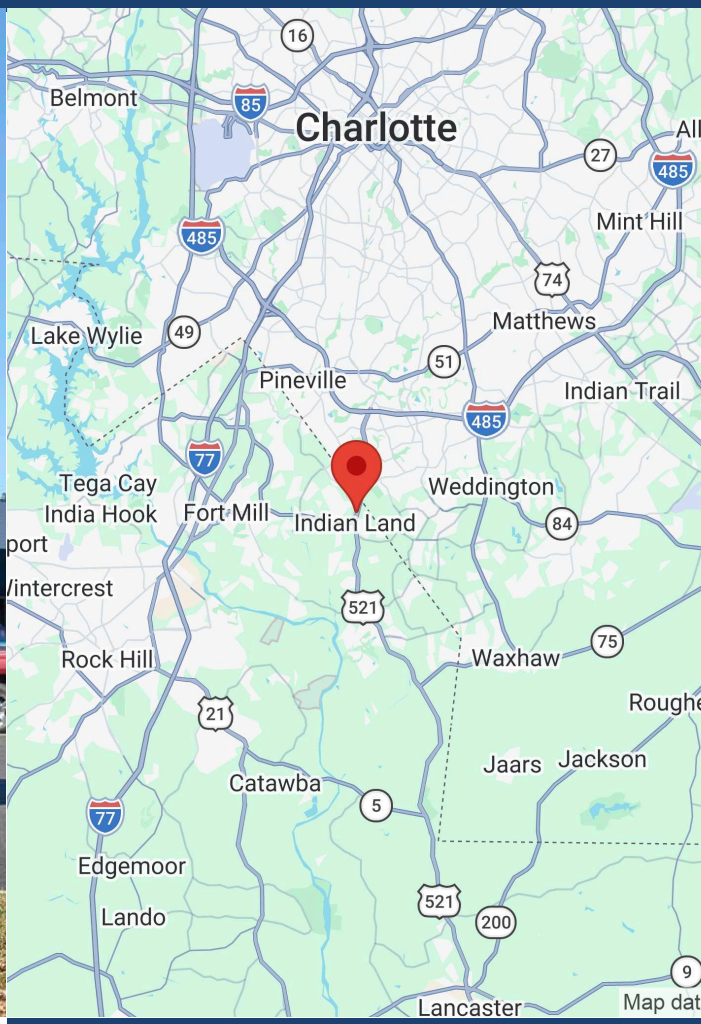
CAROLINA CROSSING

9931-9955 CHARLOTTE HIGHWAY // INDIAN LAND, SC 29707



OWNED GLA	TRAFFIC COUNTS	DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
16,450 SF	US Highway 521 : 38,900 VPD	Population	4,145	50,257	135,921
		Avg Income	$130,391	$150,541	$139,007

Carolina Crossing is a 16,450 SF retail shopping center located in Indian Land, SC, which is approximately 30 minutes south of downtown Charlotte offering convenient access via I-77 and US-521. The town of Indian Land is adjacent to the affluent areas of Ballentyne, NC and Fort Mill, SC and benefits from lower taxes and a highly regarded school system. The surrounding area has seen significant residential growth over the last decade and has a 6.06% population growth expected to continue until 2027. Carolina Crossing is situated at a busy intersection along US-521.

Major Tenants: Razzle Dazzle Pet Salon & Day Care, Los Aztecas, Companion Animal Hospital of Indian Land, Hero Martial Arts

ZRP

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Available | Coming Available | Occupied | Non-Controlled

SUITE#	Tenant Name	GLA(SF)
9931	LOS AZTECAS	2,600 SF
9935	SUN CLEANERS	1,100 SF
9937	ALLSTATE	1,250 SF
9939	STATELINE CIGARS	1,000 SF
9941	CRAIGS SPORTS CARDS	1,400 SF
9943	RAZZLE DAZZLE PET SALON & DAY CARE	2,600 SF
9945	U MI MASSAGE	1,250 SF
9947	CUT BARBERSHOP	1,000 SF
9949	HERO MARTIAL ARTS	1,750 SF
9955	COMPANION ANIMAL HOSPITAL OF INDIAN LAND	2,500 SF

Tenant names on this plan represent leases which are executed, in negotiation, or proposed. All square footages and dimensions are approximate and subject to field verification.

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