

CAROLINA COMMONS

6271 CAROLINA COMMONS RD | INDIAN LAND, SC 29707



CVS/pharmacy

Harris Teeter
Your Neighborhood Food Market

Bank of America

red bowl

CONTACT

Spencer Brown | 704.644.4582
sbrown@providencegroup.com

Eric Howell | 704.644.4584
ehowell@providencegroup.com

Charlotte Highway (US-521) **30,800 VPD**

CAROLINA COMMONS

6271 CAROLINA COMMONS RD | INDIAN LAND, SC 29707



PROPERTY / LEASING INFORMATION

- Space Available: Fully Leased
- Lease Rate: Please call
- Est TICAM: Please call
- Traffic Counts: 30,800 VPD (US-521)

PROPERTY HIGHLIGHTS

- Carolina Commons is a Harris Teeter anchored shopping center at the corner of Hwy 521 and Jim Wilson Road in Indian Land, SC
- Located directly across from the new Promenade at Carolina Reserve, which is anchored by Hobby Lobby, Burlington, TJMaxx, Ulta, Ross, Five Below, Petco, and Kirkland.
- Mixed-use development adjacent to Del Webb Sun City Carolina Lakes active adult community with over 3,400 homes
- One of the fastest growing residential communities in the Charlotte MSA
- Access to signalized intersection at Jim Wilson Road.

DEMOGRAPHICS (2023)	1 MILE	3 MILE	5 MILE
POPULATION	6,750	26,781	65,555
AVERAGE HH INCOME	\$114,726	\$129,732	\$144,932
MEDIAN HH INCOME	\$99,533	\$104,227	\$125,352
BUSINESS ESTABLISHMENTS	155	488	1,445
DAYTIME EMPLOYMENT	1,009	3,748	9,681



CONTACT

Spencer Brown | 704.644.4582
sbrown@providencegroup.com

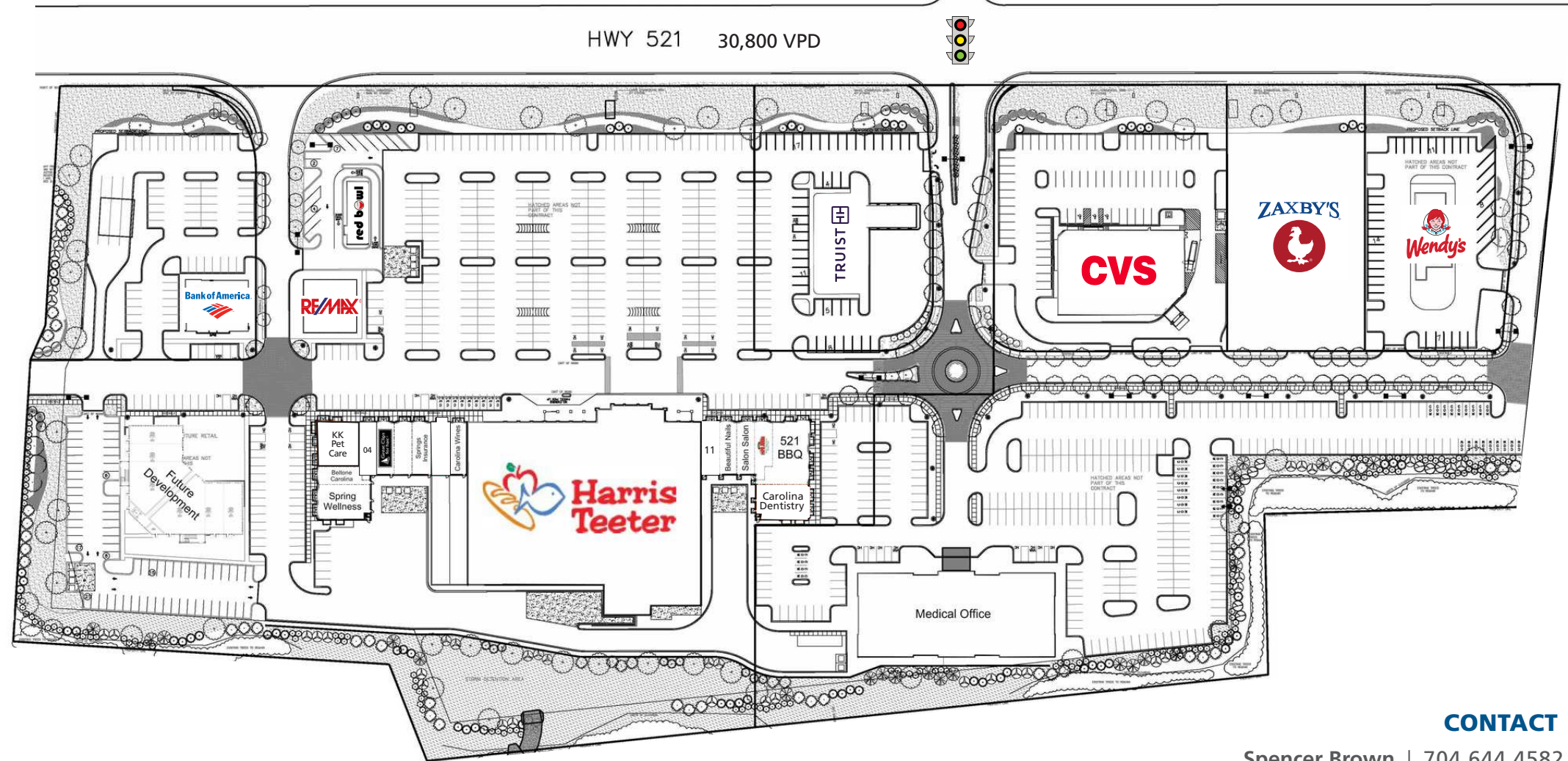
Eric Howell | 704.644.4584
ehowell@providencegroup.com

© 2024 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CAROLINA COMMONS

6271 CAROLINA COMMONS RD | INDIAN LAND, SC 29707

	TENANT	
01	Spring Wellness	2,373 SF
02	Beltone Carolina	882 SF
03	KK Pet Care	2,334 SF
04	Dynamic Chiropractic	1,232 SF
05	Great Clips	1,218 SF
06	The UPS Store	1,218 SF
07	Springs Insurance	1,338 SF
08	Benchmark Physical Therapy	1,200 SF
09	Carolina Wines	1,202 SF
10	Lapel Dry Cleaners	1,066 SF
11	Beautiful Nails	1,300 SF
12	Salon Salon	1,218 SF
13	Papa Johns Pizza	1,600 SF
14	521 BBQ	2,886 SF
15	Carolina Dentistry	2,373 SF
16	Harris Teeter	53,365 SF
17/18/19	REMAX	3,600 SF
20	Future Development	10,000 SF
26	Zaxby's	



CONTACT

Spencer Brown | 704.644.4582
sbrown@providencegroup.com

Eric Howell | 704.644.4584
ehowell@providencegroup.com

© 2024 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



THAT'S AMORE
Blossom Academy
Under Construction

WINDSOR TRACE

ANSLEY PARK

BRIDGEMILL

TRANSFORMATION
CHURCH

Lowes
Under Construction

PROPOSED
Costco

D1
meineke
car care center

burn
boat camp

YMCA

TARGET
Under Construction

QUEENSBRIDGE

CROSS CREEK MEDICAL CAMPUS
(COMING SOON)

Cross Creek Shopping Center
Publix
9ROUND
DUNKIN'
DONUTS
Coke
ALDI
Aldi

LEGACY PARK

10,400 VPD

INDIAN LAND
ELEMENTARY

INDIAN LAND
INTERMEDIATE

INDIAN LAND
MIDDLE SCHOOL

QuikTrip

6,700 VPD

CATAWBA COMMONS
ANYTIME FITNESS
FOOD LION
O'Reilly

Lennar
The Retreat at
Rayfield

CAROLINA RESERVE
COMMONS
(COMING SOON)

the Promenade @
Carolina Reserve
HOBBY LOBBY ROSS Burlington
TJ-maxx ULTA KIRKLANDS
HomeGoods EBELT'S 5202323 petco
WAL ALDI Panora DOLLAR TREE
verizon MATTRESS
360 iBeez Habit

SITE
CAROLINA COMMONS
Harris Teeter Wondys
ZANBY'S CVS BB&T
red bowl

6,500 VPD

WATERCREST
SENIOR LIVING

Walgreens Chipotle

Atrium Health

BELAIR

SUN CITY at
Carolina Lakes

20,500 VPD

US Hwy 521

Charlotte Hwy

122

2,200 VPD