

# THE EXCHANGE COMING 2023

HWY 521 & POSSUM HOLLOW RD | INDIAN LAND, SC 29707





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## LOCATION OVERVIEW

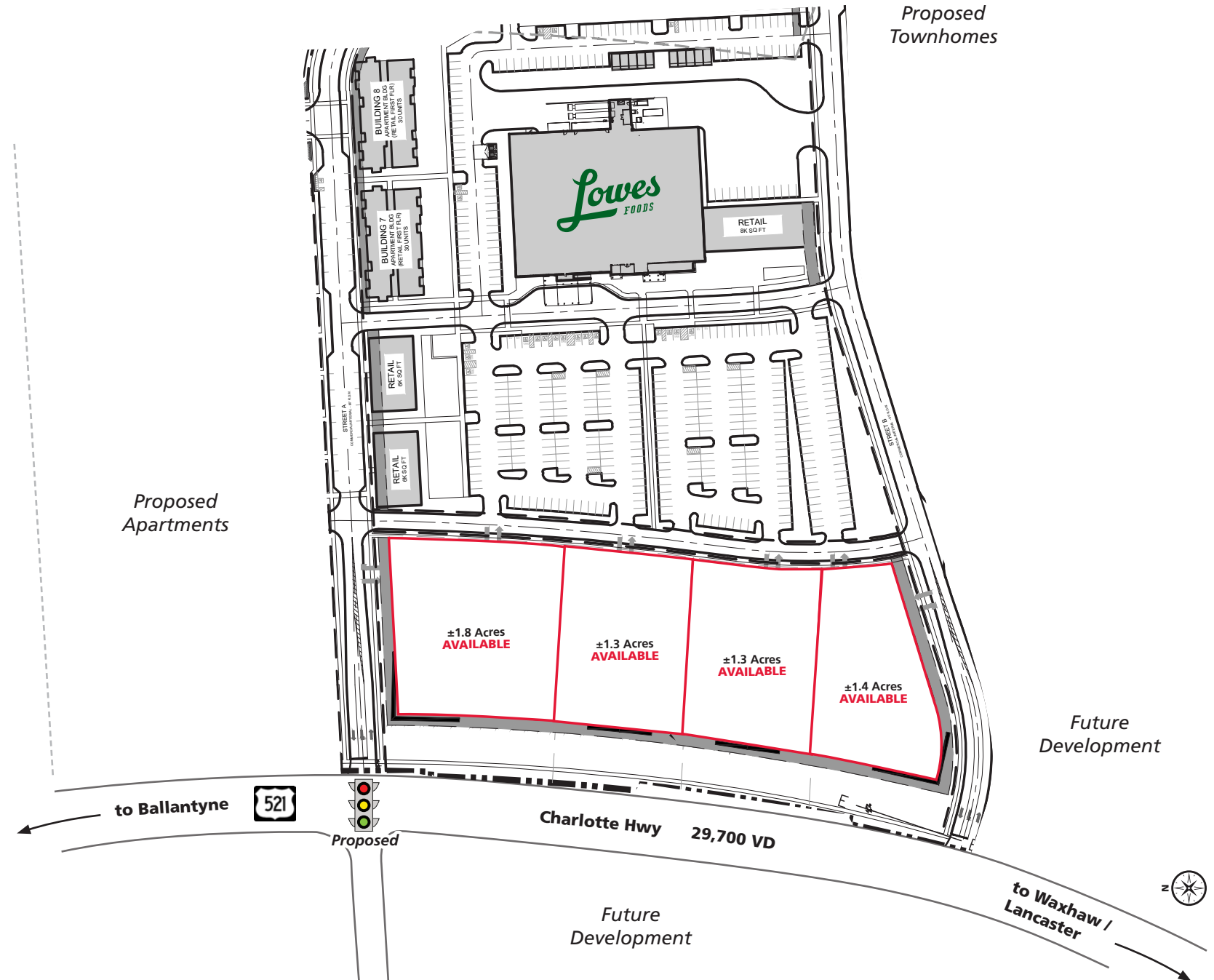
Proposed Lowes Foods anchored mixed use development along the desirable Highway 521 corridor in Indian Land, SC

## PROPERTY HIGHLIGHTS

- Outparcels available for lease or build-to-suit in front of the 80,000 SF shopping center.
- Over 700 apartments and townhomes in the first phase with additional commercial and retail planned.
- One of the fastest growing South Carolina communities in the Charlotte MSA
- Over 5% projected annual population growth
- ½ mile from proposed 100 bed MUSC hospital
- Area retailers include Harris Teeter, Publix, Food Lion, Walmart, Lowes Home Improvement, Stone Cinemas, Adli, Lidl, Hobby Lobby, Burlington, Ross, TJMaxx, Homegoods
- Traffic Counts: Highway 521 - 29,700 VPD

## DEMOGRAPHICS (2021)

	1 MILE	3 MILE	5 MILE	7 MILE
<b>POPULATION</b>	5,508	31,105	100,828	189,270
<b>PROJECTED ANNUAL GROWTH (21'- 26')</b>	4.7%	4.7%	3.7%	3.2%
<b>MEDIAN HH INCOME</b>	\$96,008	\$107,896	\$121,021	\$111,672
<b>WHITE COLLAR EMPLOYMENT</b>	66.6%	72.8%	76.0%	74.8%

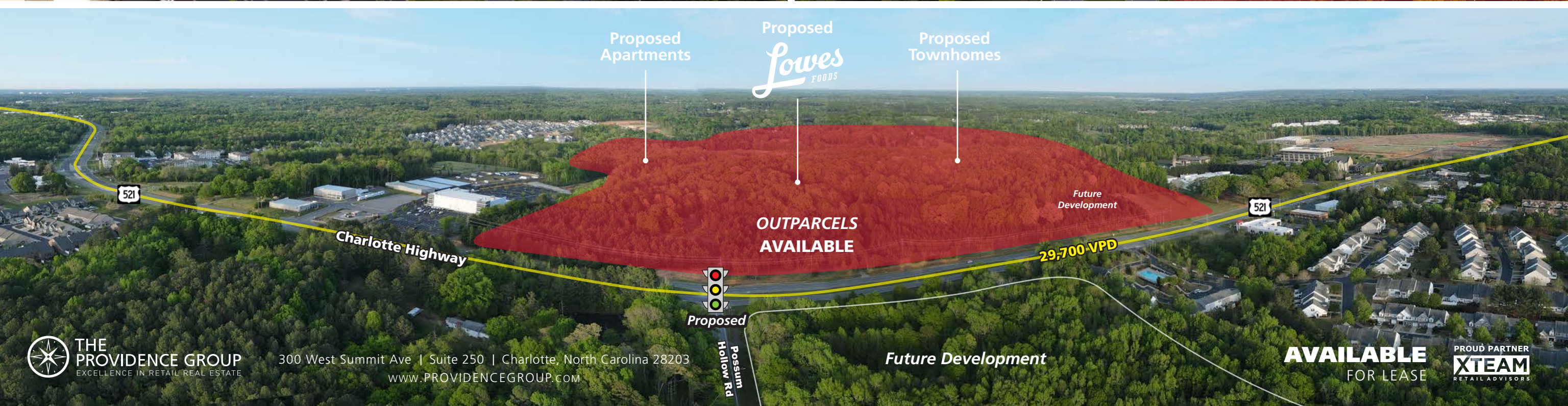
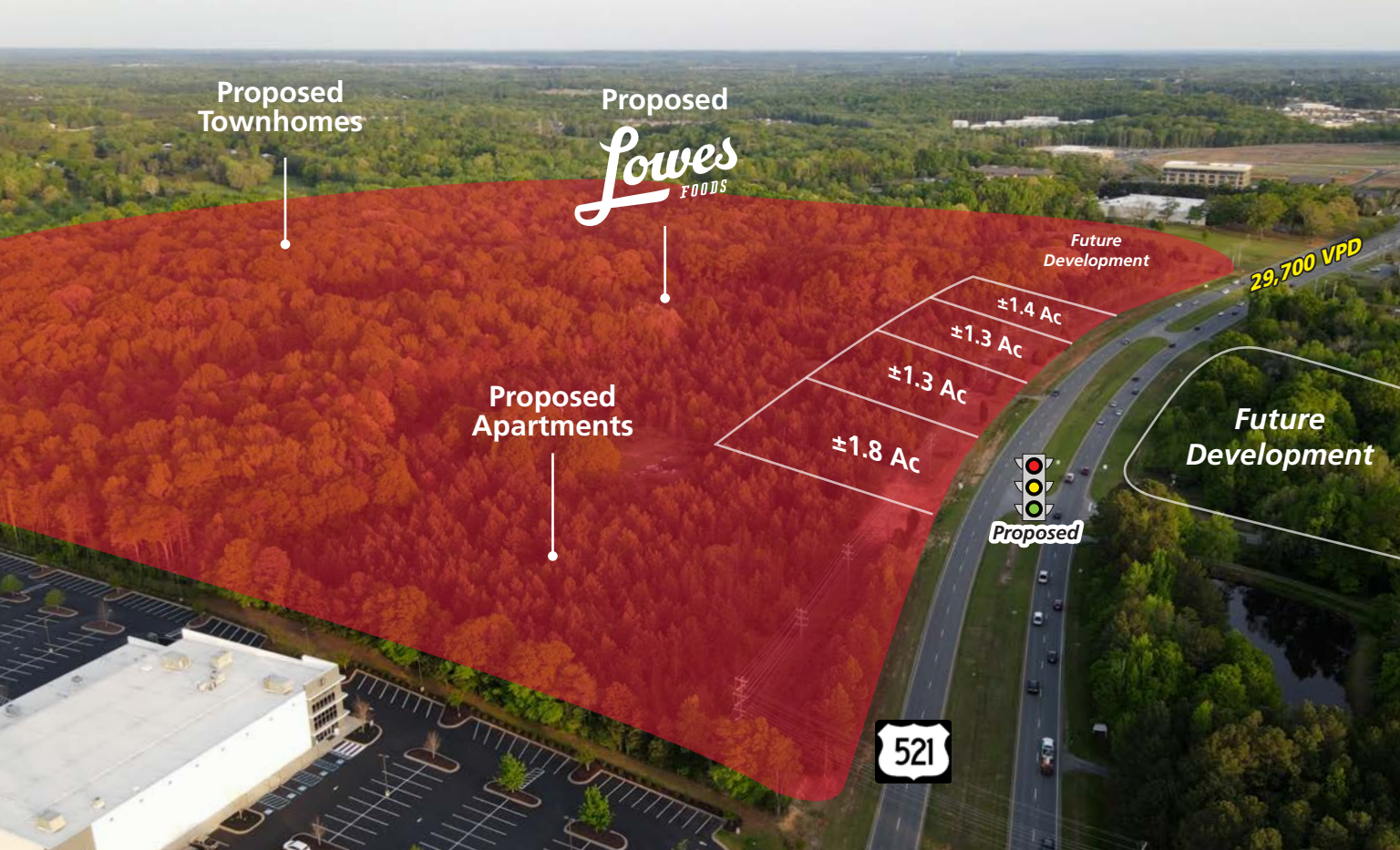


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