

Indian Land, South Carolina

PARKSTONE AT INDIAN LAND

AVAILABLE OUTPARCELS • IN-LINE SPACE



DEMOGRAPHICS

POPULATION

3 Miles: 32,448
 5 Miles: 83,612
 7 Miles: 174,658

HOUSEHOLDS

3 Miles: 11,028
 5 Miles: 29,892
 7 Miles: 60,270

AVG HH INCOME

3 Miles: \$137,446
 5 Miles: \$153,295
 7 Miles: \$162,828



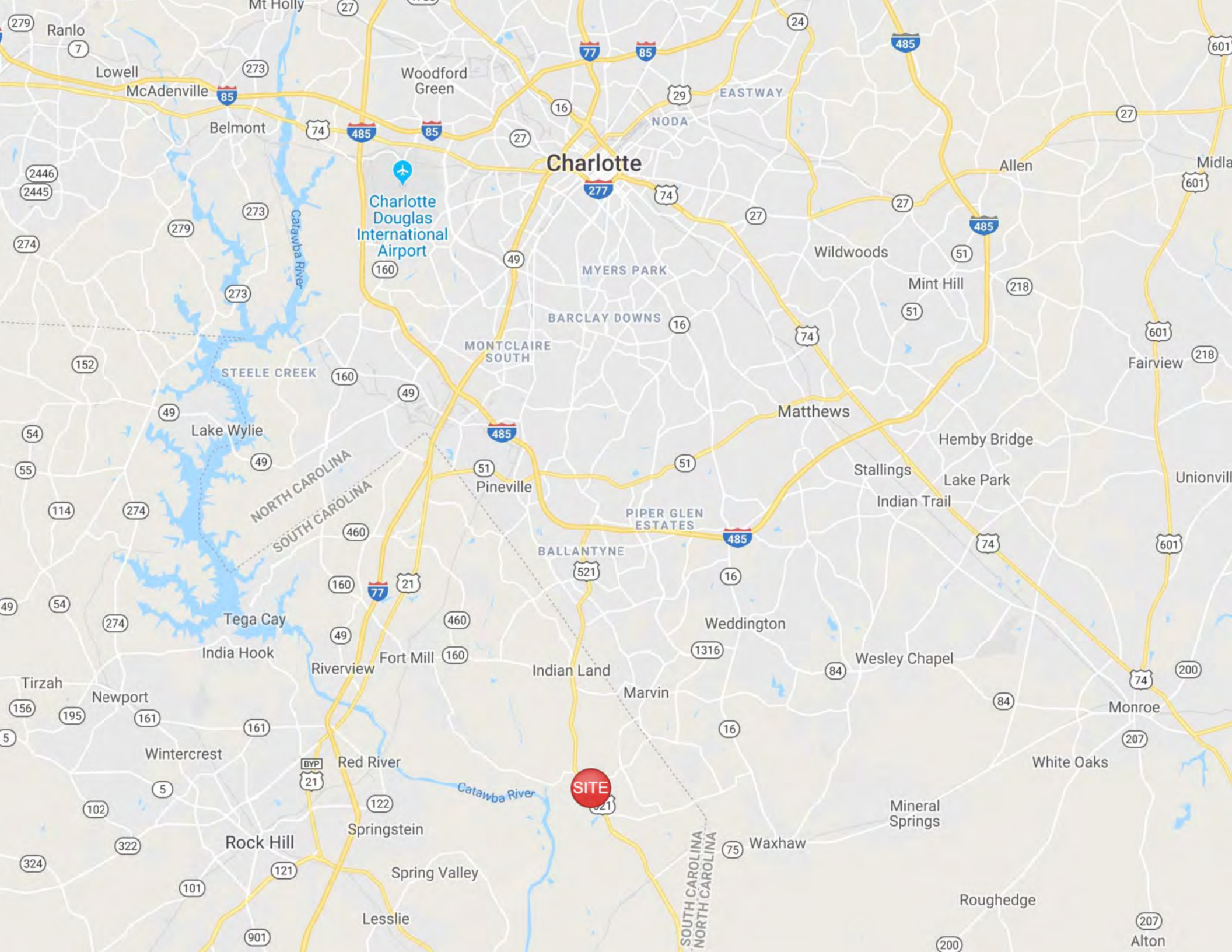
CONTACT:

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PROPERTY ADDRESS:

ParkStone
 Int Hwy 521 & Shelley Mullis Rd.
 Indian Land, SC 29707





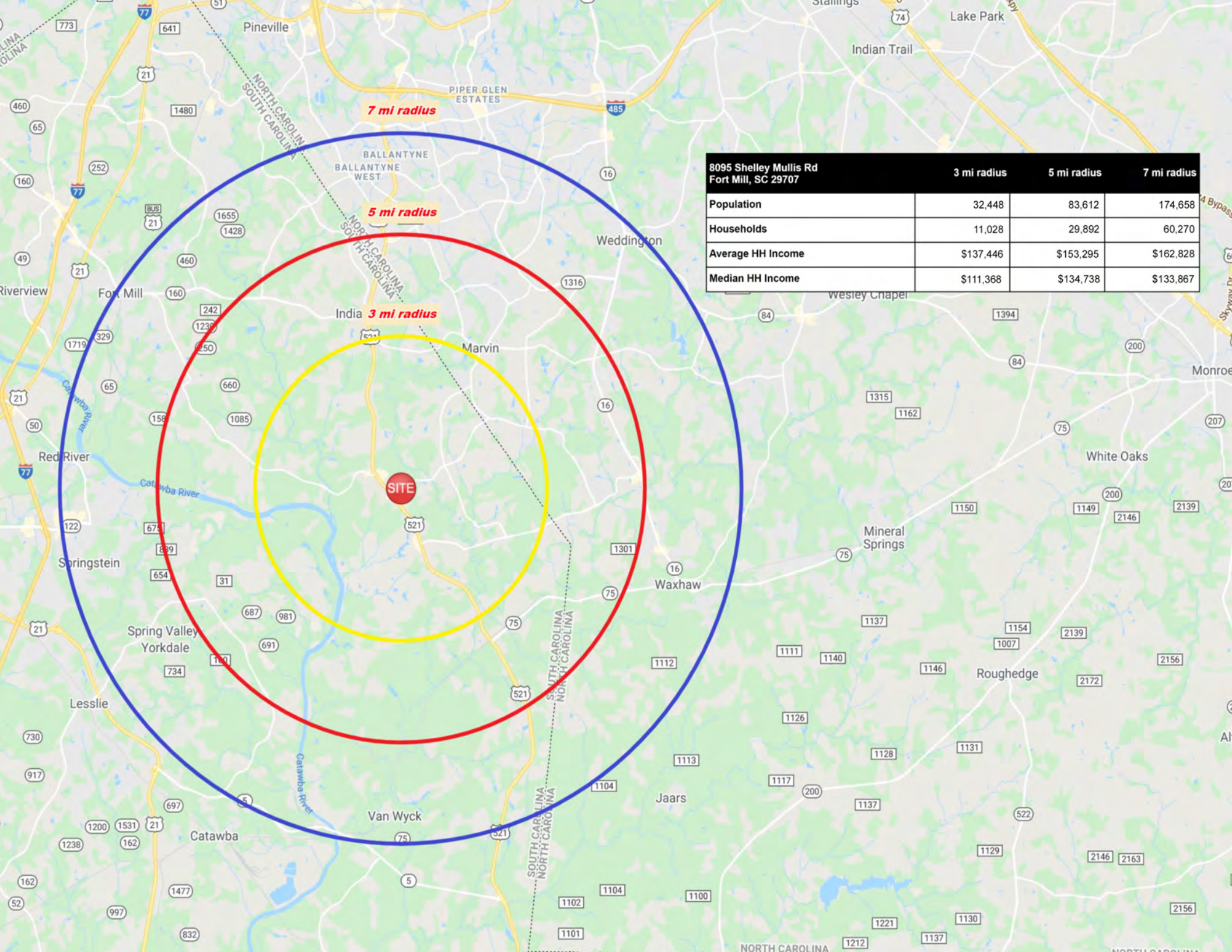
Charlotte

Charlotte Douglas International Airport

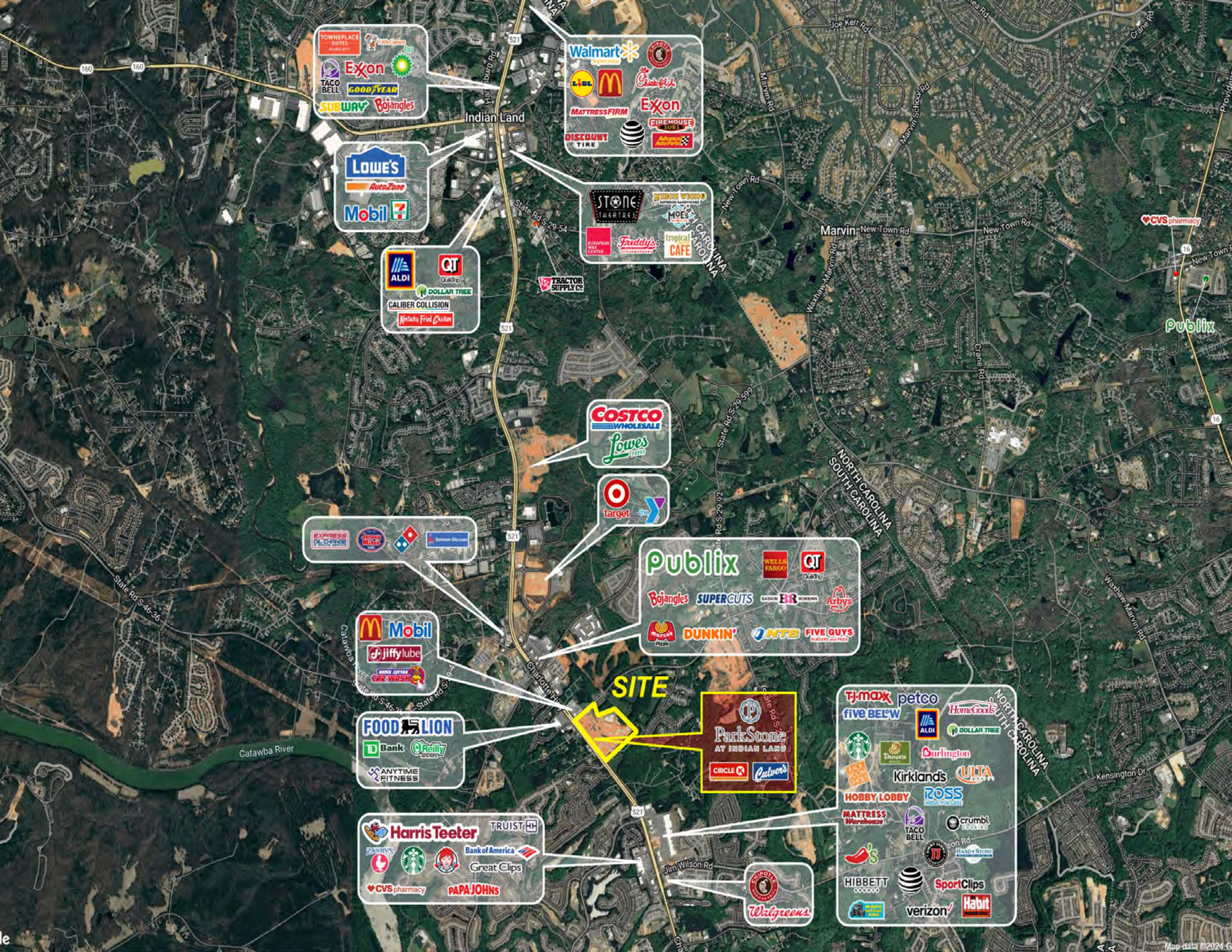
SITE

NORTH CAROLINA
SOUTH CAROLINA

Map labels include: Ranlo, Lowell, McAdenville, Belmont, Woodford Green, NODA, EASTWAY, Allen, Midland, Wildwoods, Mint Hill, Myers Park, Barclay Downs, Montclair South, Steele Creek, Lake Wylie, Matthews, Hemby Bridge, Stallings, Lake Park, Indian Trail, Unionville, Pineville, Piper Glen Estates, Ballantyne, Weddington, Wesley Chapel, Indian Land, Marvin, Monroe, White Oaks, Tega Cay, India Hook, Riverview, Fort Mill, Indian Land, Marvin, Wesley Chapel, Monroe, White Oaks, Tirtzah, Newport, Wintercrest, Rock Hill, Springstein, Spring Valley, Lesslie, Waxhaw, Mineral Springs, Roughedge, Alton.



8095 Shelley Mullis Rd Fort Mill, SC 29707	3 mi radius	5 mi radius	7 mi radius
Population	32,448	83,612	174,658
Households	11,028	29,892	60,270
Average HH Income	\$137,446	\$153,295	\$162,828
Median HH Income	\$111,368	\$134,738	\$133,867



TOWERPLACE SUITES
 Exxon
 TACO BELL
 GOODYEAR
 SUBWAY
 Bojangles

Walmart
 McDonald's
 Chick-fil-A
 Exon
 FIREHOUSE SUBS
 DISCOUNT TIRE
 MATTRESS FIRM

Lowe's
 AutoZone
 Mobil
 7-Eleven

Stone Island
 Tropical CAFE
 Freddy's
 MOCES

ALDI
 QT
 DOLLAR TREE
 CALIBER COLLISION
 Kentucky Fried Chicken

TRACTOR SUPPLY CO

Costco Wholesale
 Lowes Home Improvement

Target
 The UPS Store

Express
 Dunkin'
 Domino's
 Safeway

Publix
 Bojangles
 SUPERCUTS
 BR
 Arby's
 DUNKIN'
 INTL
 FIVE GUYS
 WELLS FARGO
 QT

McDonald's
 Mobil
 Jiffy Lube
 CAR WASH

SITE

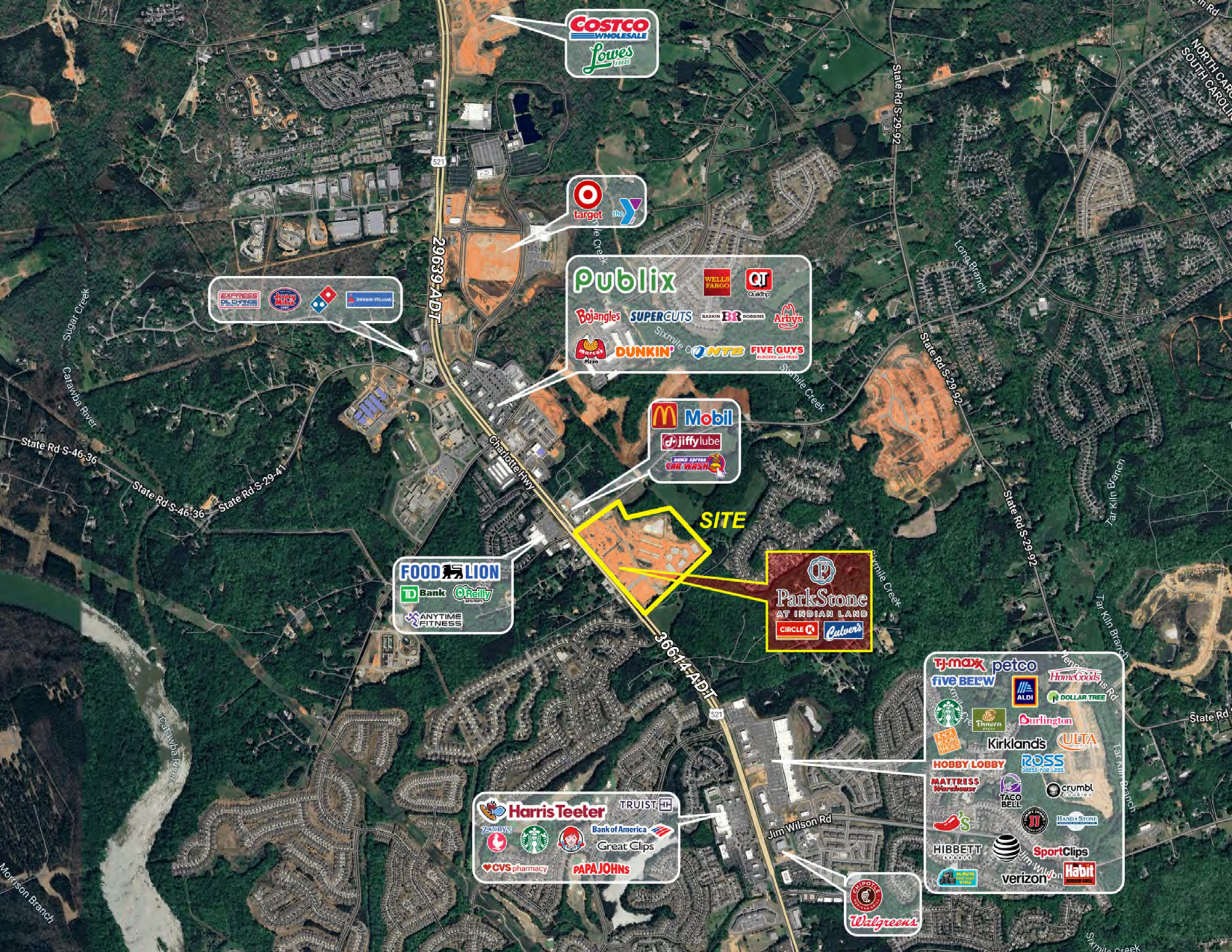
ParkStone AT INDIAN LAND
 CIRCLE K
 Culvers

FOOD LION
 TD Bank
 O'Reilly
 ANYTIME FITNESS

TJ-maxx
 petco
 HomeGoods
 ALDI
 DOLLAR TREE
 Starbucks
 Dunkin'
 Burlington
 Kirklands
 UTA
 HOBBY LOBBY
 ROSS
 MATTRESS Warehouse
 TACO BELL
 crumbl
 HIBBETT
 SportClips
 verizon
 Habit

Harris Teeter
 TRUIST
 Bank of America
 Great Clips
 CVS pharmacy
 PAPA JOHNS

Walgreens



COSTCO WHOLESALE
LOWES

target **the y**

EXPRESS CLEANING
SHOES MITZ
Domino's
Section 53 Laundry

Publix **WELLS FARGO** **QT**
Bojangles **SUPERCUTS** **BASKIN-RR** **Arbys**
DUNKIN' **MTB** **FIVE GUYS**

McDonald's **Mobil**
Jiffy lube
WASH YOUR CAR

FOOD LION
TD Bank **O'Reilly**
ANYTIME FITNESS

ParkStone AT INDIAN LAND
CIRCLE K **Calver's**

Harris Teeter **TRUIST**
ZARBEYS **Bank of America**
Starbucks **Great Clips**
CVS pharmacy **PAPAJOHNS**

Walgreens

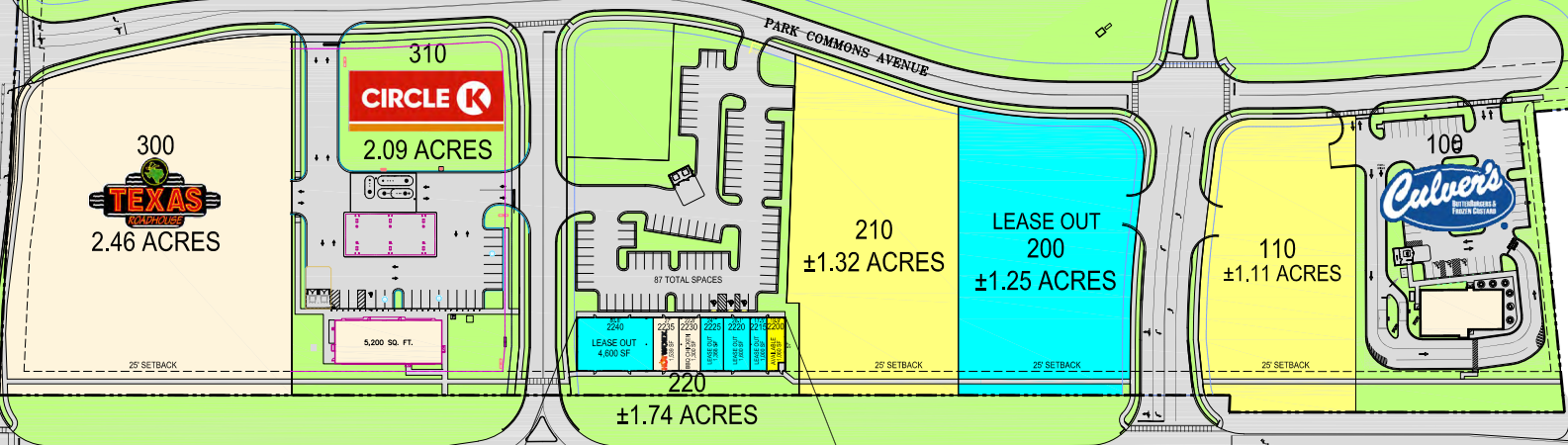
TJ-max **petco**
five BELW **ALDI** **HomeGoods**
Starbucks **Panera** **DOLLAR TREE**
Orange Julius **Durlington**
Kirklands **ULTA**
HOBBY LOBBY **ROSS**
MATTRESS Warehouse **TACO BELL** **crumbl**
pepperoni **Hand Stone**
HIBBETT **verizon** **SportClips** **Habit**

TENANT KEY	SF
100 CULVERS	
110 OUTPARCEL	±1.11 AC
200 LEASE OUT	±1.09 AC
210 OUTPARCEL	±1.48 AC
300 TEXAS ROADHOUSE	±2.46 AC
310 CIRCLE K	±2.09 AC
2200 AVAILABLE	1060
2215 LEASE OUT	1000
2220 LEASE OUT	1600
2225 LEASE OUT	1368
2230 BBQ CHICKEN	1300
2235 HOTWORX	1539
2240 LEASE OUT	4600
TOTAL	12467

400
33.28 ACRES

SHELLY MULNIS ROAD
66' PUBLIC R/W

PARK COMMONS AVENUE



300
TEXAS ROADHOUSE
2.46 ACRES

310
CIRCLE K
2.09 ACRES

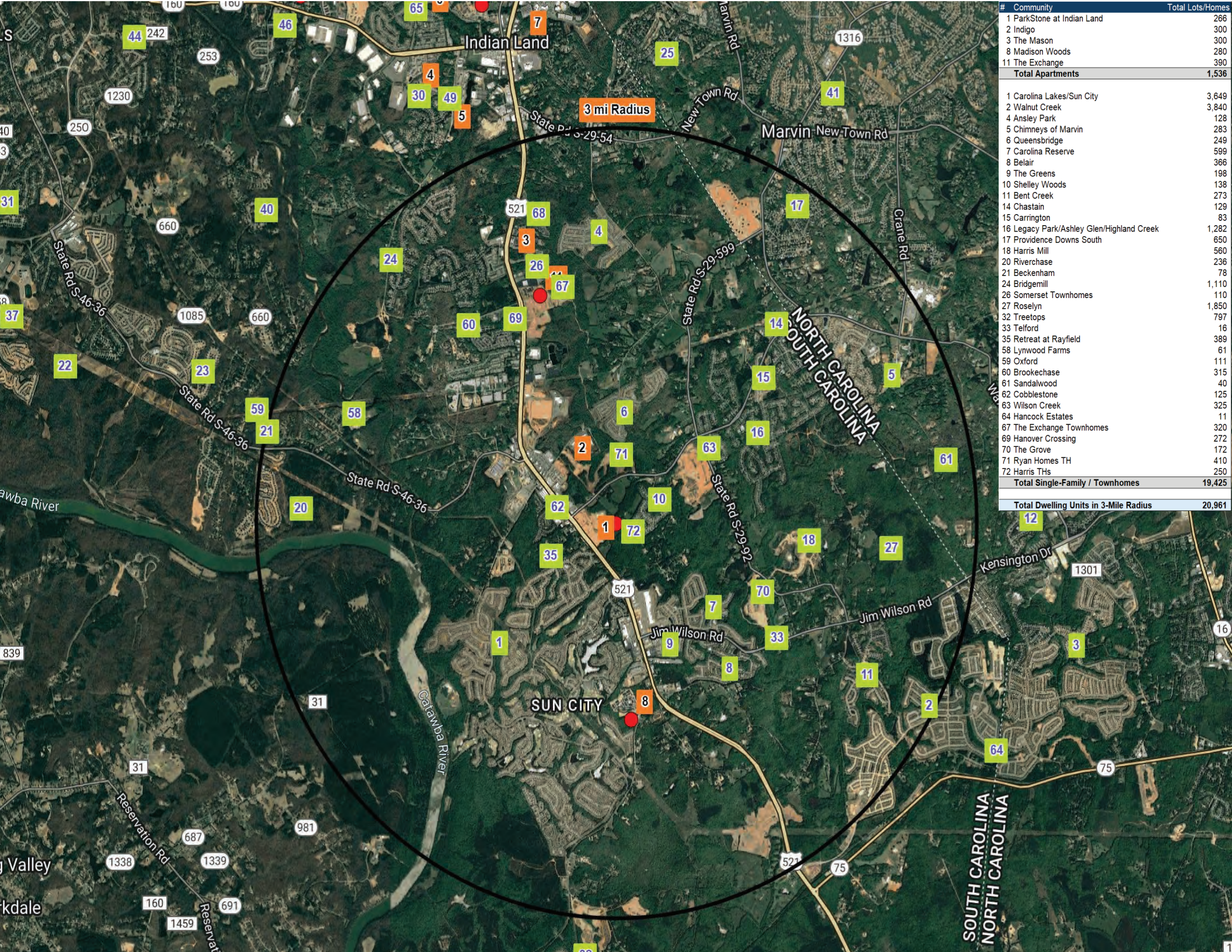
210 ±1.32 ACRES
LEASE OUT 200 ±1.25 ACRES

100
Culver's
±1.11 ACRES

220 ±1.74 ACRES

CHARLOTTE HIGHWAY
(U.S. HWY 521; PUBLIC R/W VARIES)

2240	2235	2230	2225	2220	2215	2200
LEASE OUT	HOTWORX	BBQ CHICKEN	LEASE OUT	LEASE OUT	LEASE OUT	AVAILABLE
4,600 SF	1,539 SF	1,300 SF	1,368 SF	1,600 SF	1,000 SF	1,060 SF



3 mi Radius

#	Community	Total Lots/Homes
1	ParkStone at Indian Land	266
2	Indigo	300
3	The Mason	300
8	Madison Woods	280
11	The Exchange	390
Total Apartments		1,536
1	Carolina Lakes/Sun City	3,649
2	Walnut Creek	3,840
4	Ansley Park	128
5	Chimneys of Marvin	283
6	Queensbridge	249
7	Carolina Reserve	599
8	Belair	366
9	The Greens	198
10	Shelley Woods	138
11	Bent Creek	273
14	Chastain	129
15	Carrington	83
16	Legacy Park/Ashley Glen/Highland Creek	1,282
17	Providence Downs South	650
18	Harris Mill	560
20	Riverchase	236
21	Beckenham	78
24	Bridgemill	1,110
26	Somerset Townhomes	110
27	Roselyn	1,850
32	Treetops	797
33	Telford	16
35	Retreat at Rayfield	389
58	Lynwood Farms	61
59	Oxford	111
60	Brookechase	315
61	Sandalwood	40
62	Cobblestone	125
63	Wilson Creek	325
64	Hancock Estates	11
67	The Exchange Townhomes	320
69	Hanover Crossing	272
70	The Grove	172
71	Ryan Homes TH	410
72	Harris THs	250
Total Single-Family / Townhomes		19,425
Total Dwelling Units in 3-Mile Radius		20,961