

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



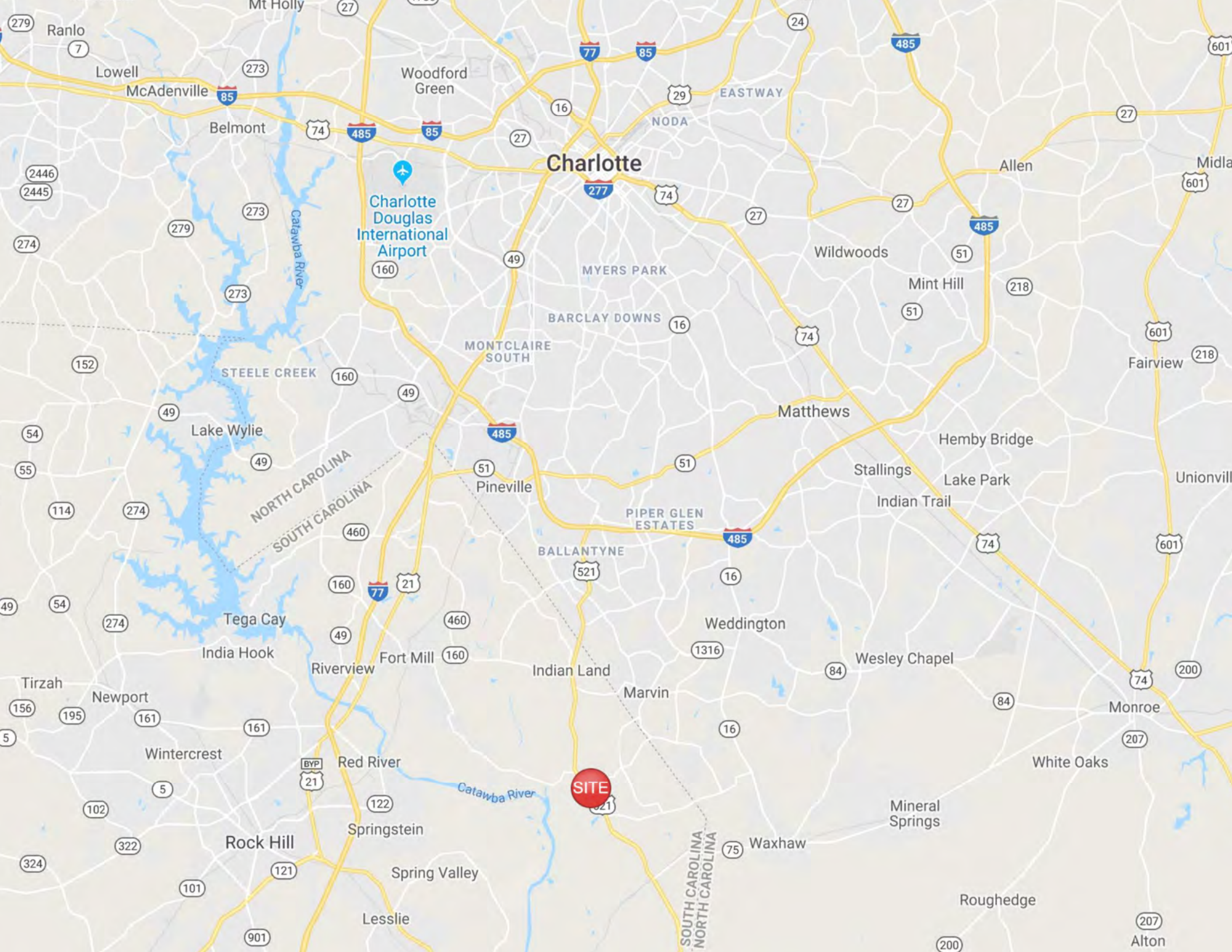
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PROPERTY ADDRESS:

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





Charlotte

Charlotte Douglas International Airport

SITE

NORTH CAROLINA
SOUTH CAROLINA

SOUTH CAROLINA
NORTH CAROLINA

McAdenville

Woodford Green

EASTWAY

NODA

Allen

Midla

MYERS PARK

Wildwoods

Mint Hill

BARCLAY DOWNS

STEELE CREEK

MONTCLAIRE SOUTH

Matthews

Hemby Bridge

Stallings

Lake Park

Indian Trail

Unionville

PIPER GLEN ESTATES

BALLANTYNE

Weddington

Wesley Chapel

Tega Cay

India Hook

Riverview

Fort Mill

Indian Land

Marvin

Monroe

White Oaks

Mineral Springs

Waxhaw

Rock Hill

Springstein

Spring Valley

Lesslie

Roughedge

Alton

Ranlo

Lowell

Belmont

Woodford Green

NODA

Allen

Midla

MYERS PARK

Wildwoods

Mint Hill

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Waxhaw

Rock Hill

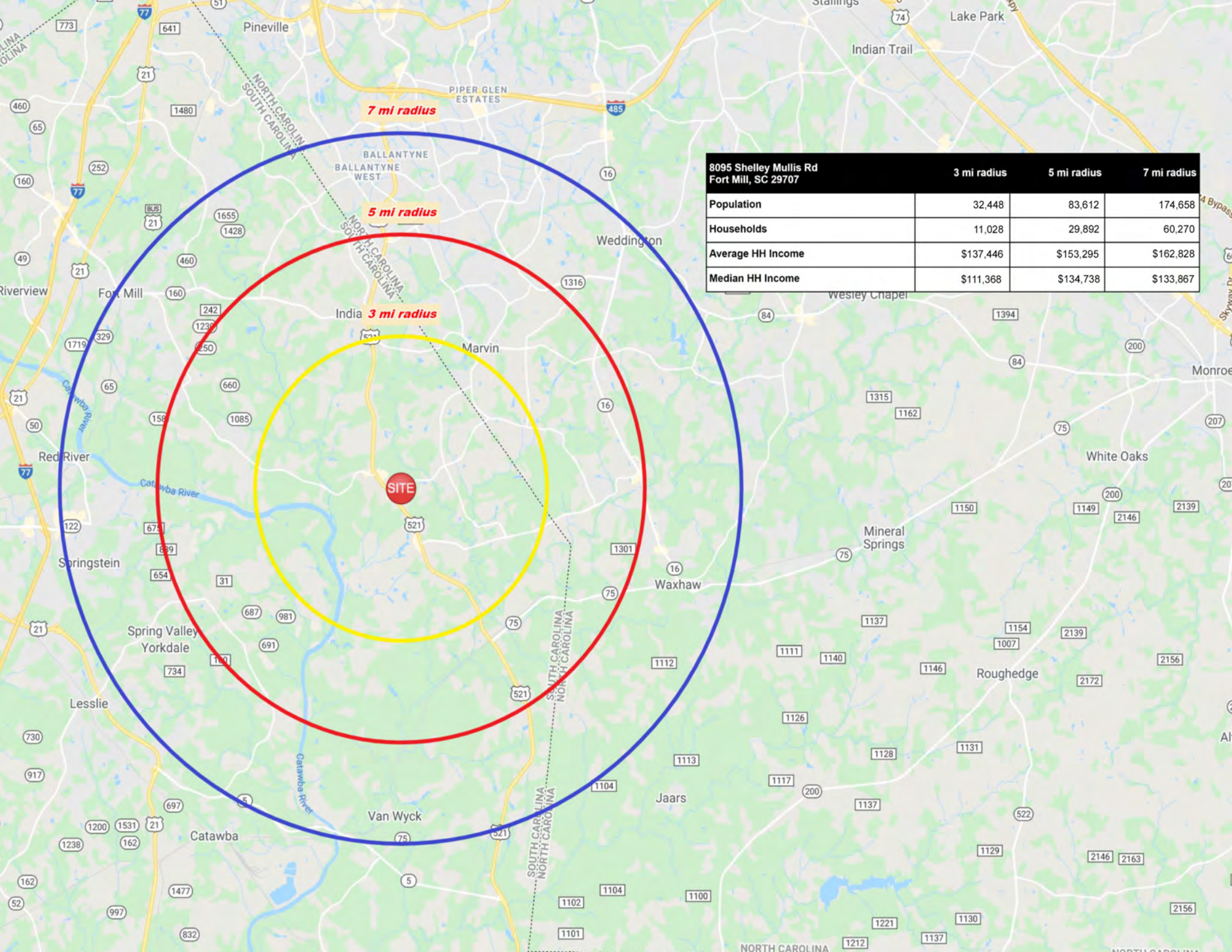
Springstein

Spring Valley

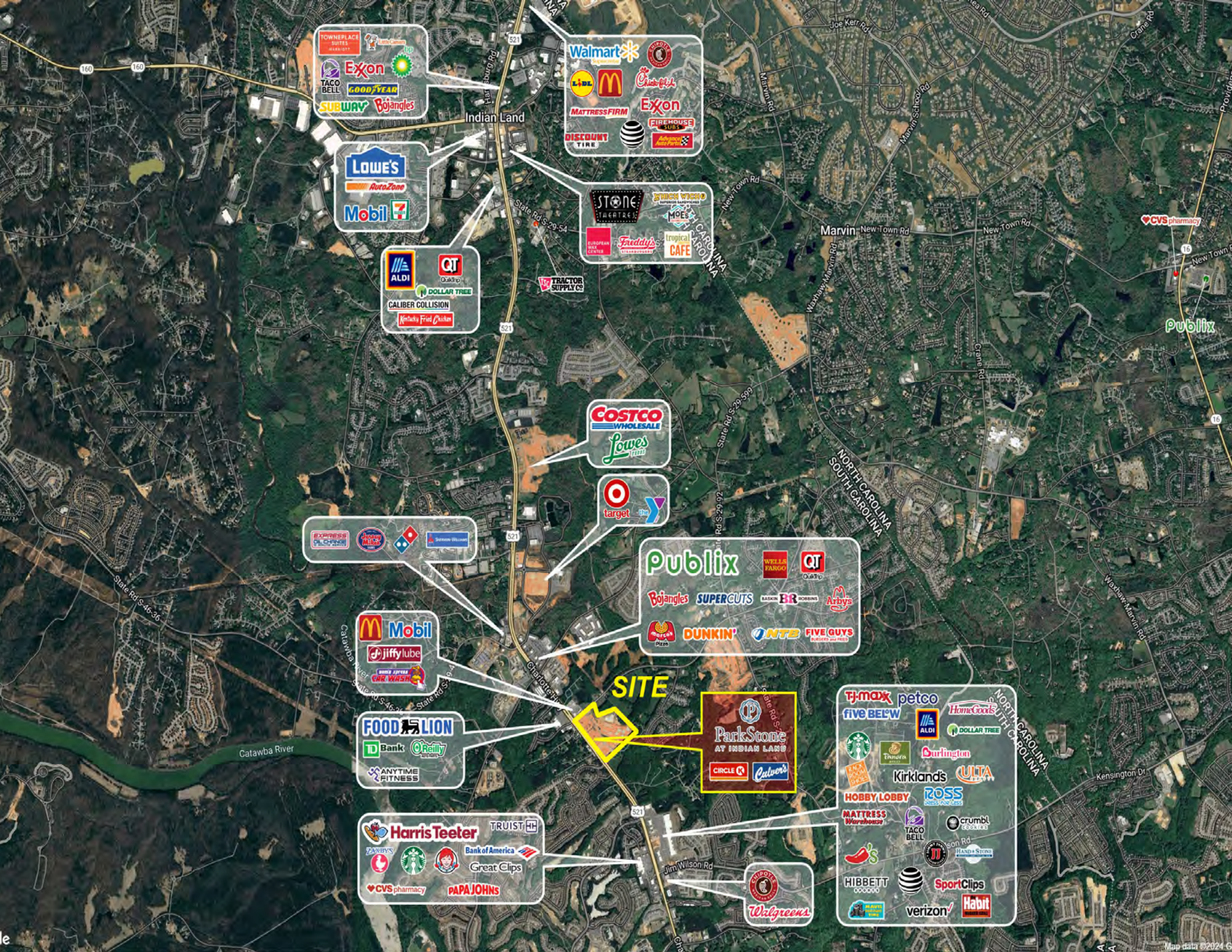
Lesslie

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 |



TOWNEPLACE SUITES
Exxon
TACO BELL
GOODYEAR
SUBWAY
Bojangles

LOWE'S
AutoZone
Mobil
7-Eleven

ALDI
QT
DOLLAR TREE
CALIBER COLLISION
Kentucky Fried Chicken

Walmart*
LIQUOR
McDonald's
Chick-fil-A
MATTRESS FIRM
Exxon
DISCOUNT TIRE
FIREHOUSE SUBS
Advantage Auto Parts

STONE ISLAND
STONIS WOODS
MOES
FRIDAY'S
TROPICAL CAFE

COSTCO WHOLESALE
Lowes

target

EXPRESS
AMERICAN
DOMINO'S
Subway

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

McDonald's
Mobil
Jiffy Lube
WAX CAR WASH

FOOD LION
TD Bank
O'Reilly
ANYTIME FITNESS

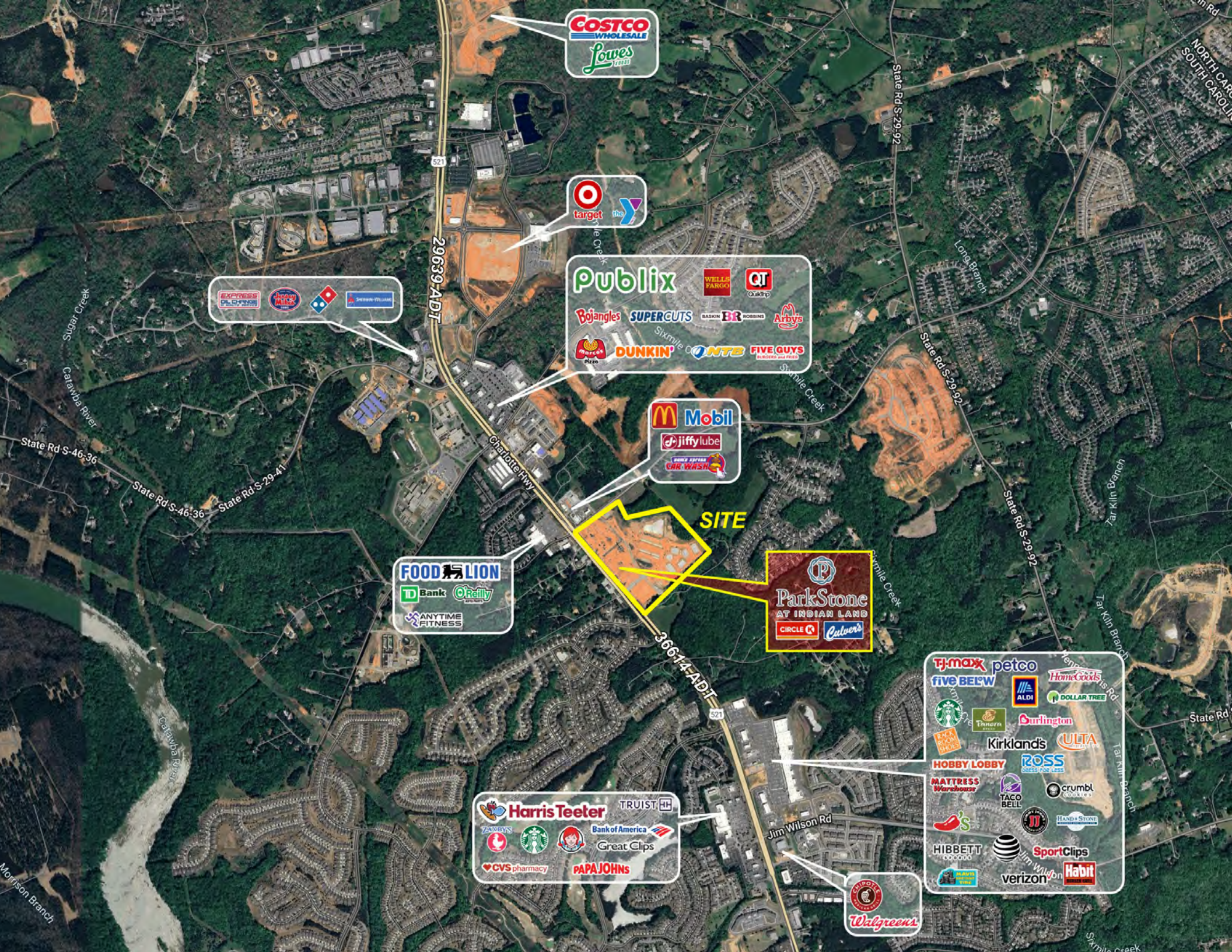
SITE

ParkStone AT INDIAN LAND
CIRCLE K
Calum's

TJ-max
petco
HomeGoods
five BE'W
ALDI
DOLLAR TREE
Starbucks
TANORA
Darlington
Kirklands
ULTA
HOBBY LOBBY
ROSS
MATTRESS Warehouse
crumbl
TACO BELL
Handi Stone
HIBBETT
SportClips
verizon
Habit

Harris Teeter
TRUIST
Bank of America
Great Clips
CVS pharmacy
PAPA JOHN'S

Walgreens



COSTCO WHOLESALE
LOWES

target **the y**

EXPRESS CLEANING **SHOES MITZ** **DOMINO'S** **SECTION 53 LAND**

Publix **WELLS FARGO** **QT**
Bojangles **SUPERCUTS** **BASKIN BR BROS** **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 **Starbucks** **Bank of America**
CVS pharmacy **PAPAJOHNS** **Great Clips**

Walgreens

TJ-max **petco** **HomeGoods**
five BELOW **ALDI** **DOLLAR TREE**
Starbucks **Panera** **Durlington**
Kirklands **ULTA**
HOBBY LOBBY **ROSS**
MATTRESS Warehouse **TACO BELL** **crumbl**
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 | LEASE OUT | 1539 |
| 2240 | LEASE OUT | 4600 |
| TOTAL | | 12467 |

400
33.28 ACRES

SHELLEY MULLIS ROAD
Public R/W

300
TEXAS ROADHOUSE
2.46 ACRES

310
CIRCLE K
2.09 ACRES

PARK COMMONS AVENUE

210
±1.32 ACRES
LEASE OUT 200
±1.25 ACRES

100
Culver's
INTERNATIONAL
FRESH CATERING

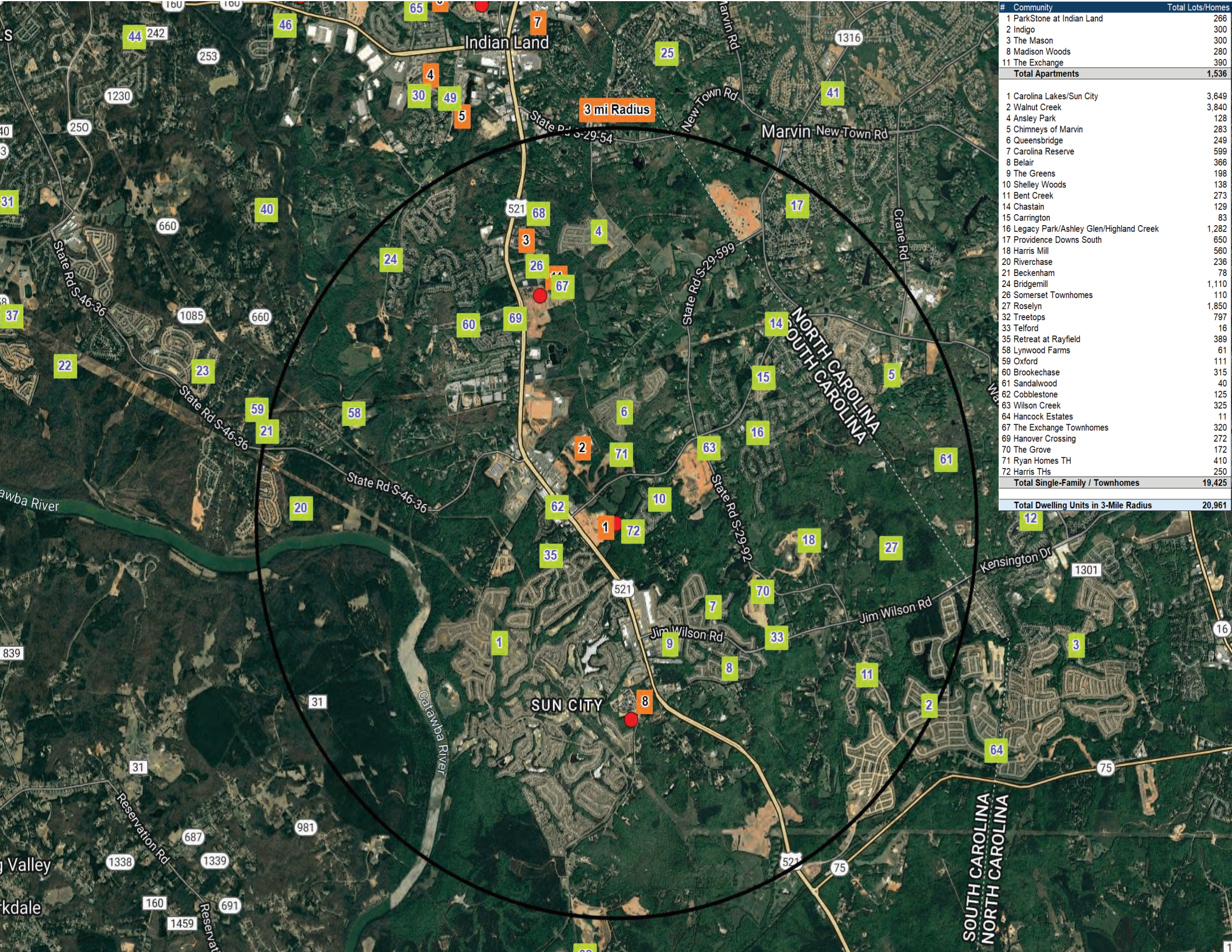
110
±1.11 ACRES

220
±1.74 ACRES

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

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

SUN CITY

SOUTH CAROLINA
NORTH CAROLINA