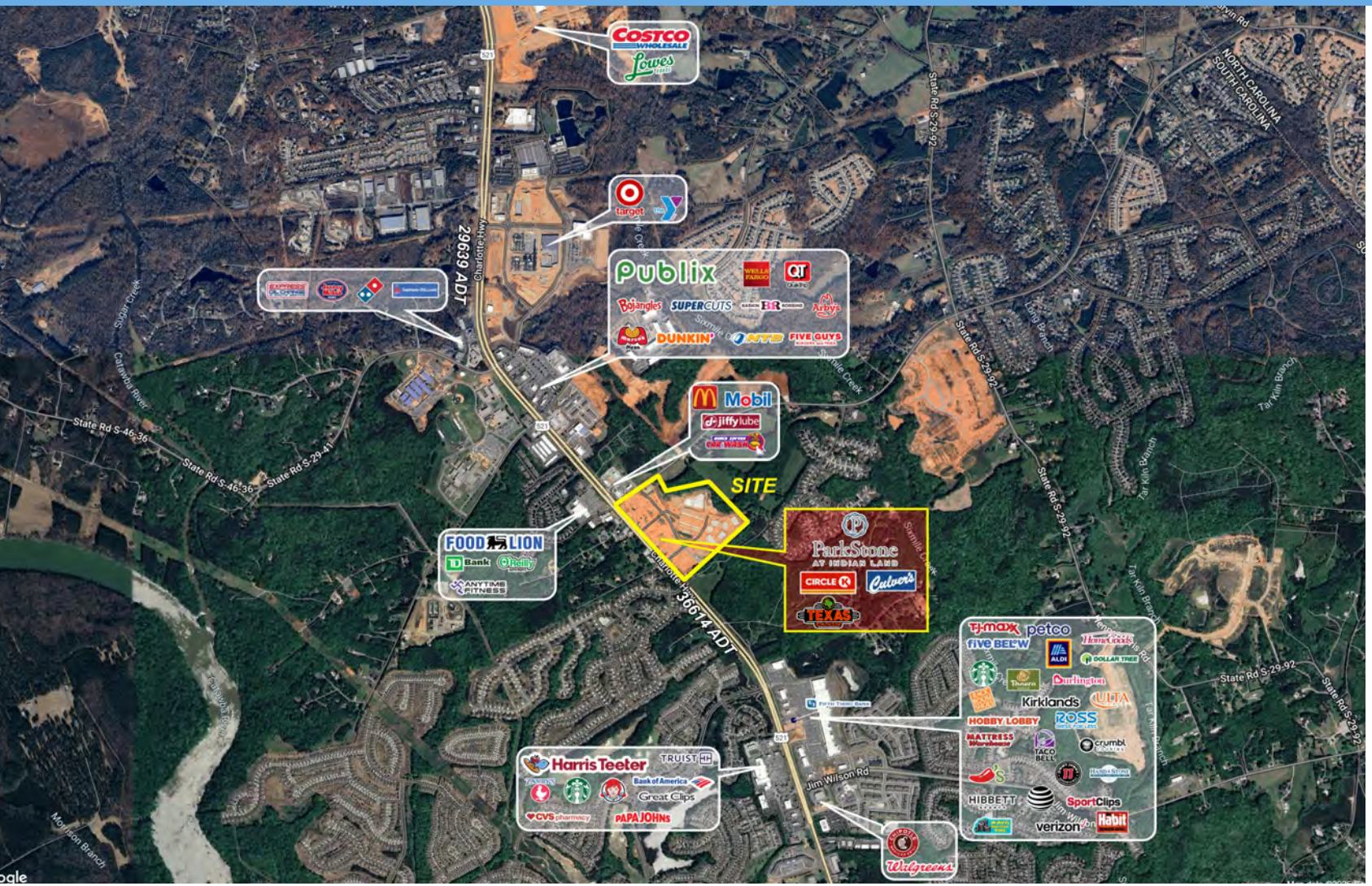
Indian Land, South Carolina

PARKSTONE AT INDIAN LAND

AVAILABLE OUTPARCELS



DEMOGRAPHICS

POPULATION

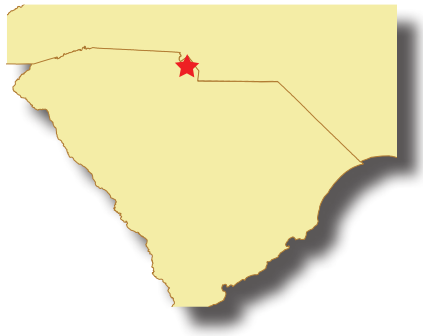
3 Miles: 28,715
5 Miles: 81,814
7 Miles: 165,269

HOUSEHOLDS

3 Miles: 11,821
5 Miles: 30,036
7 Miles: 59,856

AVG HH INCOME

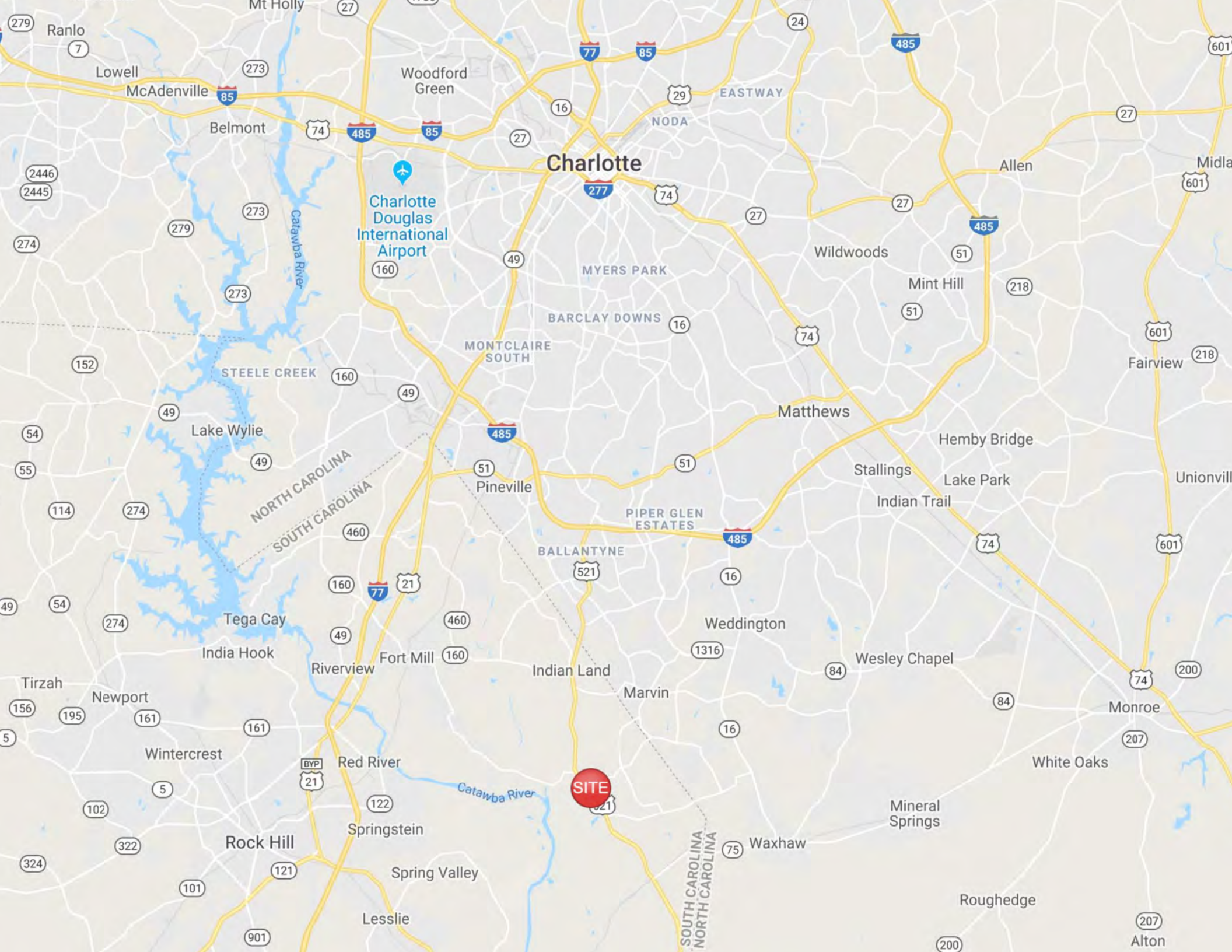
3 Miles: $150,781
5 Miles: $177,683
7 Miles: $181,272

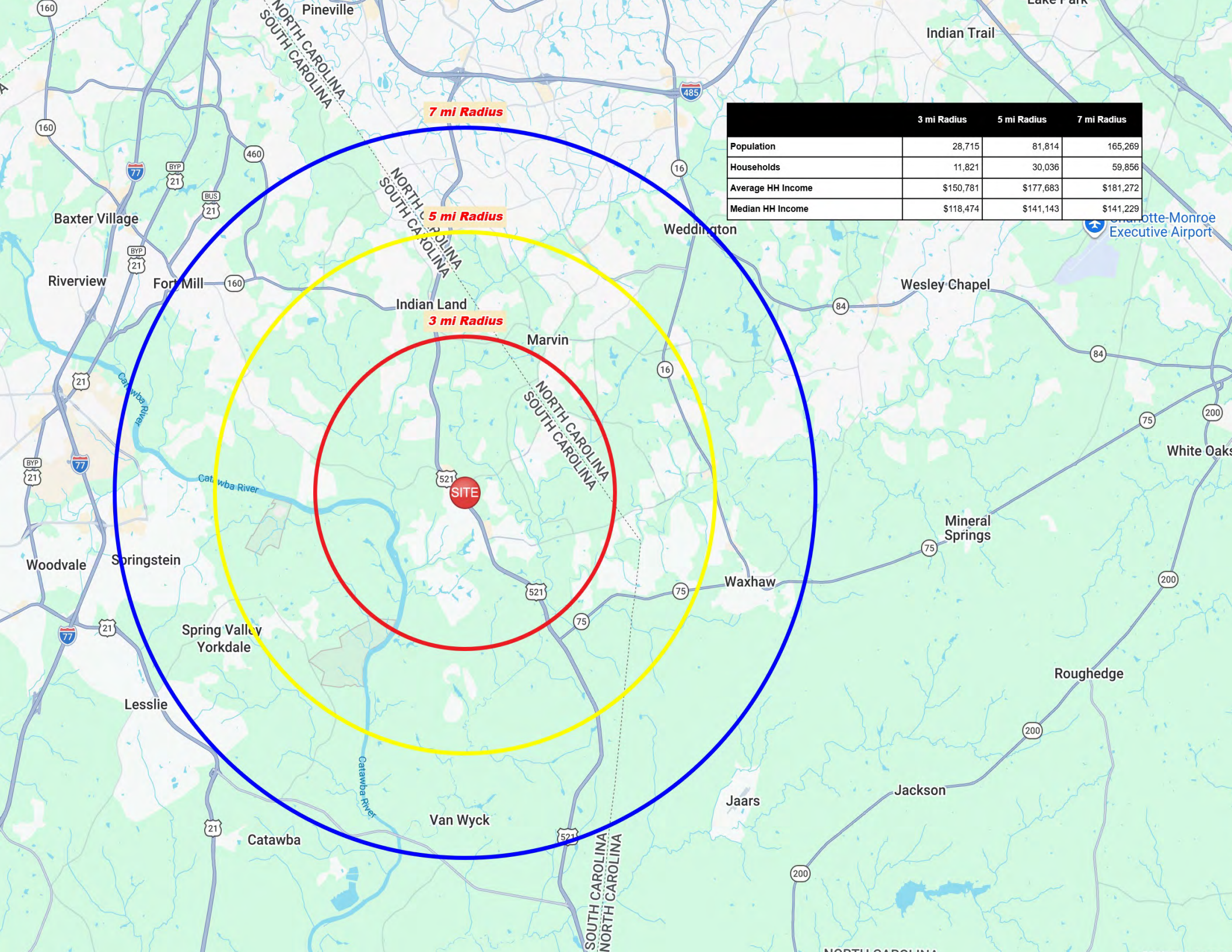


CONTACT:
CHRIS KUTLICK
Office: (704) 644-7846
Mobile: (704) 280-1249
ckutlick@widewaters.com

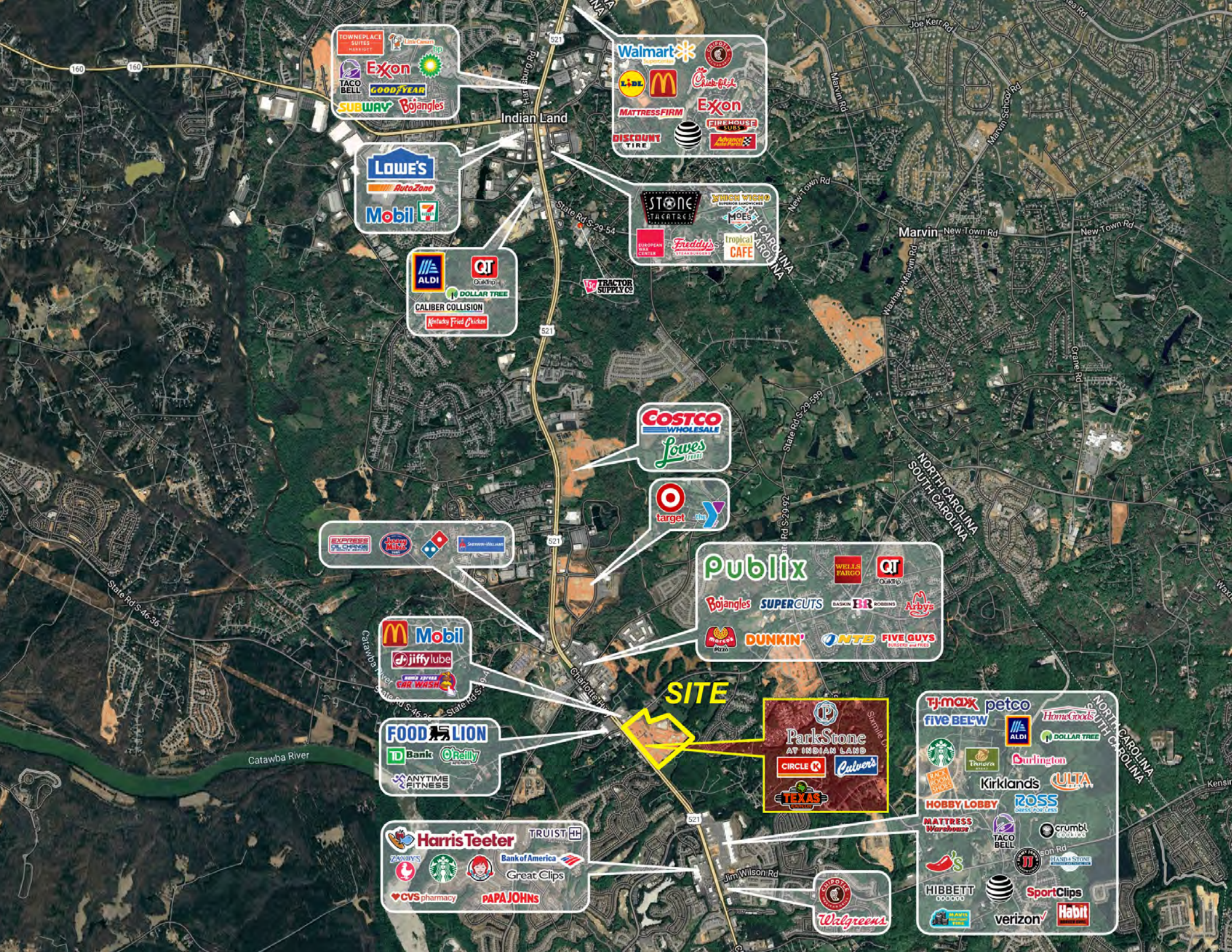
PROPERTY ADDRESS:
ParkStone
Int Hwy 521 & Shelley Mullis Rd.
Indian Land, SC 29707

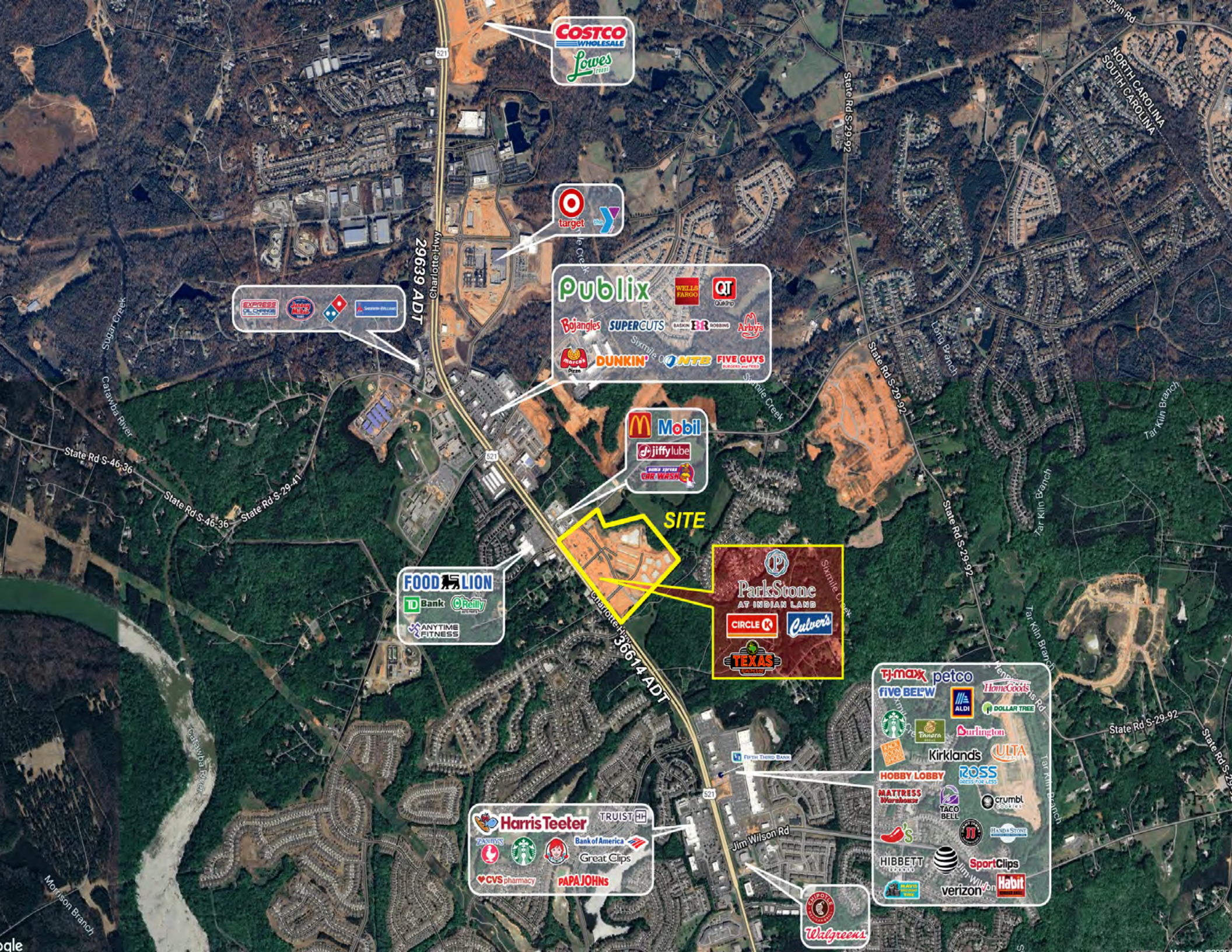
WIDEWATERS
www.widewaters.com


Mt Holly
Ranlo
Lowell
McAdenville
Belmont
Woodford Green
Charlotte
EASTWAY
NODA
Allen
Midla
Charlotte Douglas International Airport
Catawba River
MYERS PARK
Wildwoods
Mint Hill
BARCLAY DOWNS
MONTCLAIRE SOUTH
STEELE CREEK
Fairview
Matthews
Lake Wylie
Hemby Bridge
Stallings
Lake Park
Unionvill
Indian Trail
NORTH CAROLINA
SOUTH CAROLINA
Pineville
PIPER GLEN ESTATES
BALLANTYNE
Tega Cay
India Hook
Riverview
Fort Mill
Weddington
Wesley Chapel
Indian Land
Marvin
Monroe
Tirzah
Newport
Wintercrest
Red River
White Oaks
SITE
Catawba River
Mineral Springs
Springstein
Rock Hill
Waxhaw
Spring Valley
Roughedge
Lesslie
Alton



	3 mi Radius	5 mi Radius	7 mi Radius
Population	28,715	81,814	165,269
Households	11,821	30,036	59,856
Average HH Income	$150,781	$177,683	$181,272
Median HH Income	$118,474	$141,143	$141,229


SITE
Indian Land
Marvin
Catawba River
NORTH CAROLINA
SOUTH CAROLINA
Harrisburg Rd
Joe Kerr Rd
Marvin Rd
Marvin School Rd
New Town Rd
Waxhaw-Marvin Rd
Crane Rd
State Rd S-29-54
State Rd S-29-599
State Rd S-29-92
State Rd S-46-36
Charlotte Hwy
Jim Wilson Rd
160
521
TOWNEPLACE SUITES
Little Caesars
Exxon
bp
TACO BELL
GOODYEAR
SUBWAY
Bojangles
Walmart
CHIPOTLE
LIDL
Chick-fil-A
MATTRESS FIRM
Exxon
FIREHOUSE SUBS
DISCOUNT TIRE
Advance Auto Parts
LOWE'S
AutoZone
Mobil
STONE THEATRES
THICK WICH'D
MOE'S
EUROPEAN WAX CENTER
Freddy's
tropical CAFE
ALDI
QT
QuikTrip
DOLLAR TREE
CALIBER COLLISION
Kentucky Fried Chicken
TRACTOR SUPPLY CO
COSTCO WHOLESALE
Lowe's
target
the Y
EXPRESS OIL CHANGE
Jersey Mike's
Domino's
Publix
WELLS FARGO
Bojangles
SUPERCUTS
BASKIN ROBBINS
Arby's
Marco's Pizza
DUNKIN'
NTB
FIVE GUYS
Mobil
jiffy lube
CAR WASH
FOOD LION
TD Bank
O'Reilly
ANYTIME FITNESS
ParkStone
AT INDIAN LAND
CIRCLE K
Culver's
TEXAS
TJ maxx
petco
five BELOW
ALDI
HomeGoods
DOLLAR TREE
Panera
Burlington
Kirkland's
ULTA
HOBBY LOBBY
ROSS
MATTRESS Warehouse
TACO BELL
crumbl COOKIES
HAND & STONE
HIBBETT SPORTS
SportClips
verizon
Habit
Harris Teeter
TRUIST
ZAXBY'S
Bank of America
Great Clips
CVS pharmacy
PAPA JOHN'S
CHIPOTLE
Walgreens


COSTCO WHOLESALE
Lowe's
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CVS pharmacy
PAPA JOHNS
CHIPOTLE
Walgreens
29639 ADT
36614 ADT
Charlotte Hwy
State Rd S-29-92
State Rd S-46-36
State Rd S-29-41
Sugar Creek
Catawba River
Sixmile Creek
Long Branch
Tar Kiln Branch
Jim Wilson Rd
Morrison Branch
NORTH CAROLINA
SOUTH CAROLINA
521

TENANT KEY		SF
100	CULVERS	
110	LEASE OUT	±1.11 AC
200	PIEDMONT HEALTH	10353
210	AVAILABLE	±1.38 AC
300	TEXAS ROADHOUSE	7926
310	CIRCLE K	5200
2200	LIVE HYDRATION SPA	1928
2220	FEDEX	2100
2225	SMOOTHIE KING	1000
2230	BBQ CHICKEN	1300
2235	HOTWORX	1539
2240	PIEDMONT PHYSICIAN NETWORK	4600
	TOTAL	12467

400
33.28 ACRES

SHELLY MULLIS ROAD
66' PUBLIC R/W

PARK COMMONS AVENUE

300
2.47 ACRES
TEXAS ROADHOUSE
7,926 sf
158 PARKING SPACES

310
CIRCLE K
2.09 ACRES
5,200 SF

87 TOTAL SPACES

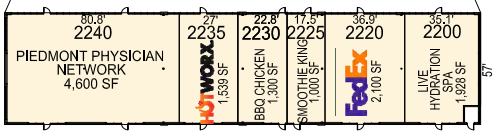
AVAILABLE
210
±1.38 ACRES
25' SETBACK

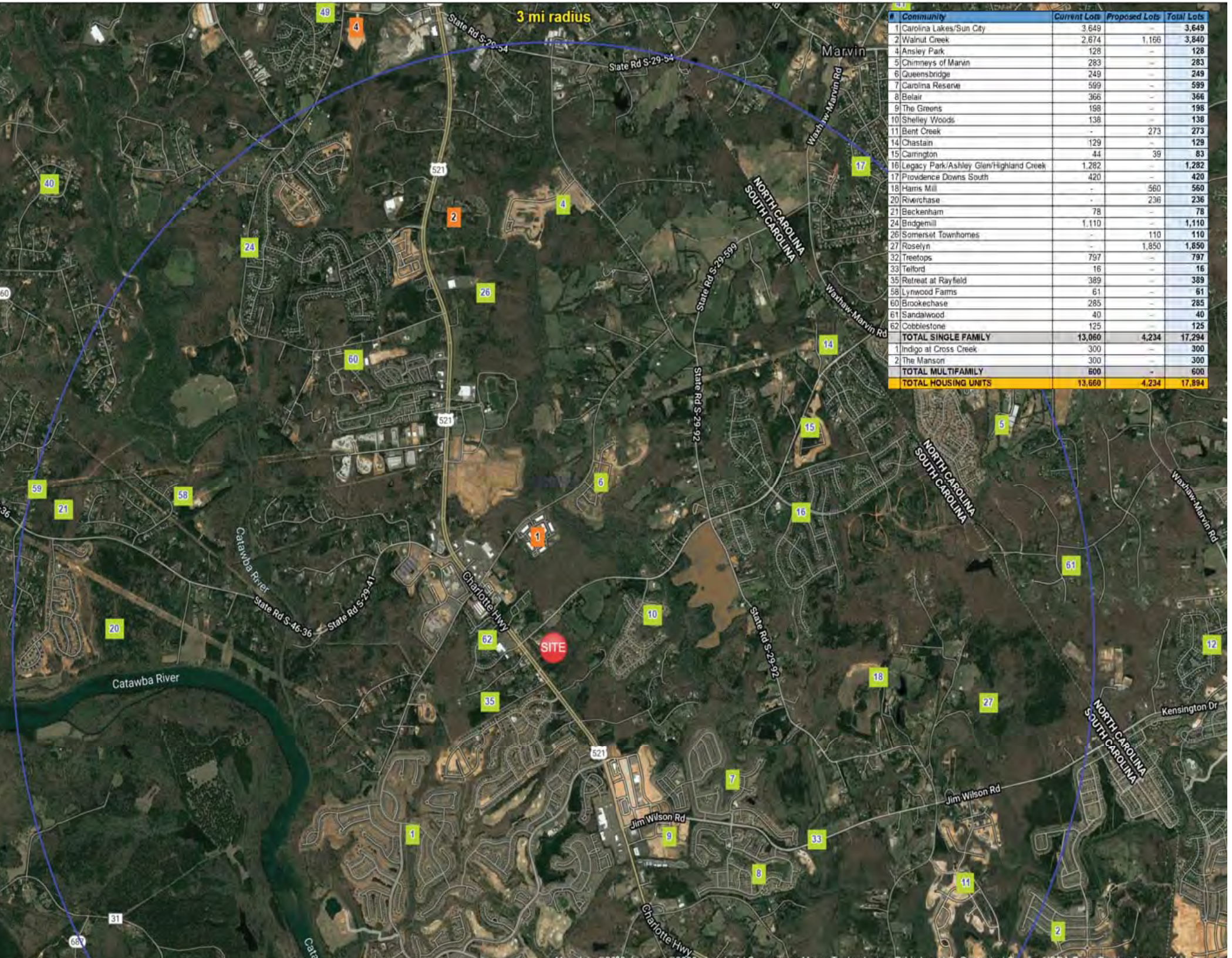
200
Piedmont Medical Center
1.19 ACRES

LEASE
OUT
110
±1.11 ACRES
25' SETBACK

100
Culver's

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





#	Community	Current Lots	Proposed Lots	Total Lots
1	Carolina Lakes/Sun City	3,649	-	3,649
2	Walnut Creek	2,674	1,166	3,840
4	Ansley Park	128	-	128
5	Chimneys of Marvin	283	-	283
6	Queensbridge	249	-	249
7	Carolina Reserve	599	-	599
8	Belair	366	-	366
9	The Greens	198	-	198
10	Shelley Woods	138	-	138
11	Bent Creek	-	273	273
14	Chastain	129	-	129
15	Carrington	44	39	83
16	Legacy Park/Ashley Glen/Highland Creek	1,282	-	1,282
17	Providence Downs South	420	-	420
18	Harris Mill	-	560	560
20	Riverchase	-	236	236
21	Beckenham	78	-	78
24	Bridgemill	1,110	-	1,110
26	Somerset Townhomes	-	110	110
27	Roselyn	-	1,850	1,850
32	Treetops	797	-	797
33	Telford	16	-	16
35	Retreat at Rayfield	389	-	389
58	Lynwood Farms	61	-	61
60	Brookechase	285	-	285
61	Sandalwood	40	-	40
62	Cobblestone	125	-	125
	TOTAL SINGLE FAMILY	**13,060**	**4,234**	**17,294**
1	Indigo at Cross Creek	300	-	300
2	The Manson	300	-	300
	TOTAL MULTIFAMILY	**600**	**-**	**600**
	TOTAL HOUSING UNITS	**13,660**	**4,234**	**17,894**