

Elite at Edgewater

9571 CHARLOTTE HWY, INDIAN LAND, SC 29707



Medical Office / Retail

FOR	SIZE	RATE
Lease	46,000 SF	\$32-\$36/SF NNN



Overview

Retail/Medical Office space for lease

Located in high-traffic corridor off Highway 521 just south of Hwy 160

Pre-Leasing:

- * Bldg. 1: Supermarket - Leased
- * Bldg. 2: Retail 1,600 SF - 5,000 SF
- * Bldg. 3: Medical Offices/ Retail 1,100 SF - 28,000 SF

Generous TI Allowance for Tenant Upfit

Completion scheduled for Q1 2025

Pre-Leasing Medical Office & Retail Space



Mike Chatham
Broker

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2400 South Boulevard | Suite 300
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Conceptual Renderings

Building 2



Building 1



Building 3



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Site Aerial



**Subject to change without notice*



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Site Plan



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Market Aerial



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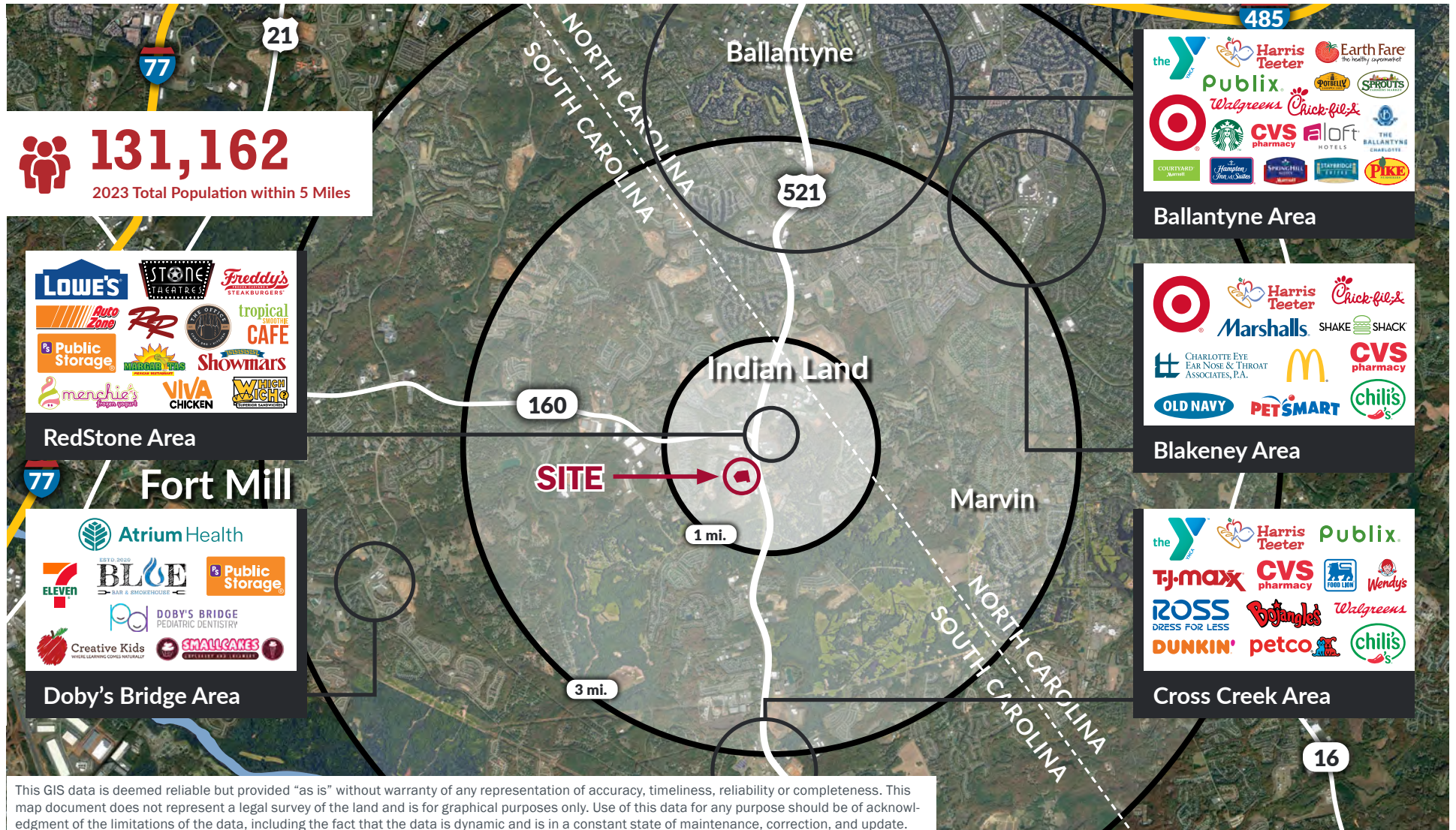
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Broader Market Aerial



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Property Overview

Demographics

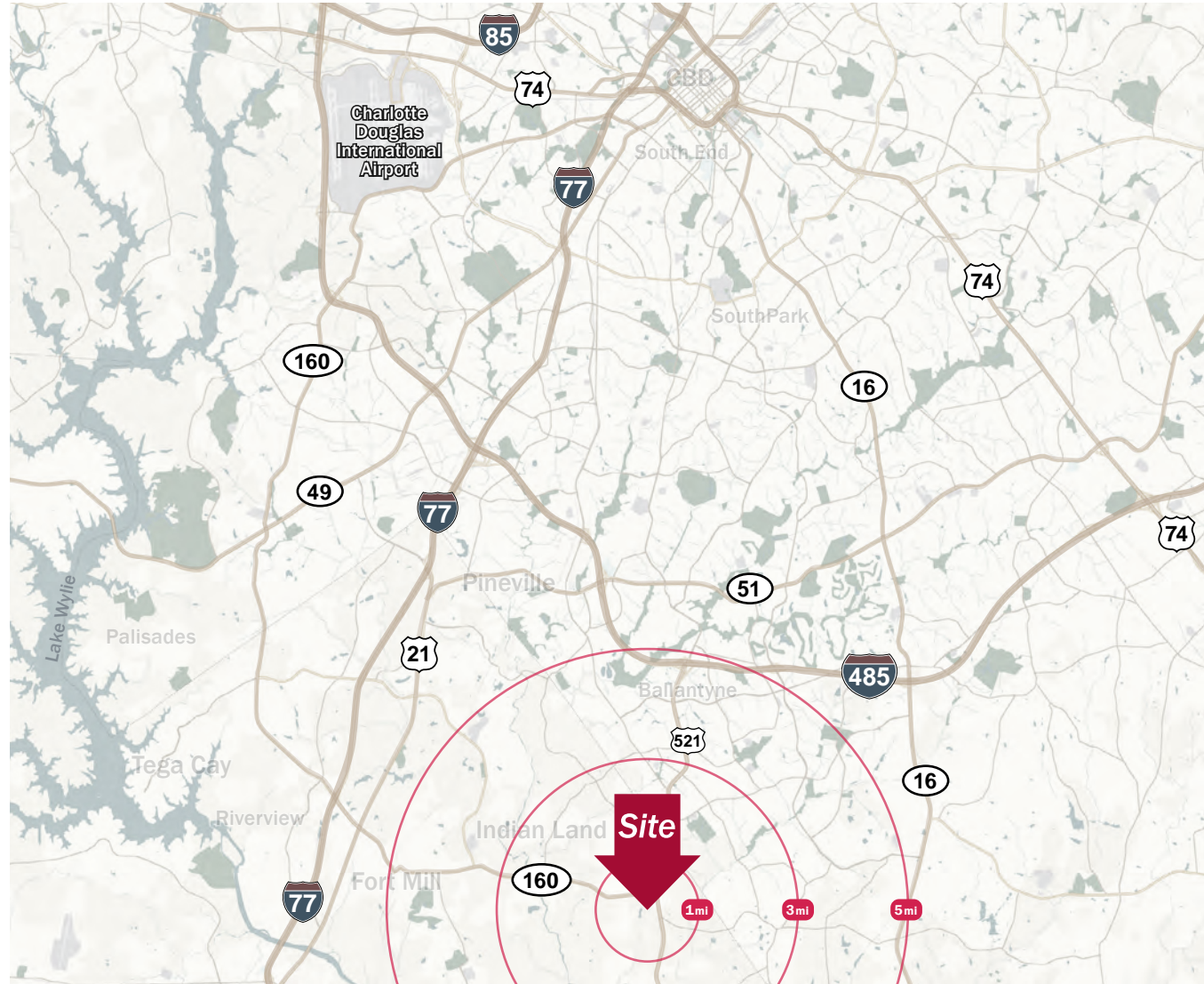
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	4,365	46,266	131,162
Growth Rate	12.49%	4.16%	2.21%
Avg. HH Income	\$130,292	\$161,368	\$161,698

Traffic Count

Source: SCDOT

	AADT
Hwy 521 (Charlotte Hwy)	37,300 (2022)



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Medical | Industrial | Retail | Land | Investment | Office

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