

Retail Space & Outparcels Available



RedStone

9650 Red Stone Dr, Indian Land, SC



Retail Space & Outparcels

- 1.05 Acre Outparcel Available
- Adjacent to Red Ventures campus
- Located at the corner of Hwy 521 and Hwy 160 in rapidly growing Indian Land

For Sale or Lease

Pricing

Call for Pricing

Demographics	1 mile	3 mile	5 mile
2022 Population	3,625	48,017	132,371
2010 - 2022 Growth Rate	26.19%	4.16%	2.57%
2022 Avg. HH Income	\$135,224	\$161,840	\$157,750

Traffic Count	ADT
Hwy 521/Charlotte Hwy	39,700 (2019)
Hwy 160/Fort Mill Hwy	16,300 (2019)

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Tenants & Availability

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Phase I Leasing Plan with Current Availability



A-1	2,868	Super Chix
A-2	1,790	Pink Ribbon Gals
A-3	1,340	RedStone Family Vision
A-4	1,392	The Greek Grill
B-1	1,324	Menchie's Frozen Yogurt
B-2	1,234	Wolf's
B-4	3,205	Portofino's
C-1	3,509	Margarita's
C-2	3,082	True Rest
C-4	1,347	European Wax
D	3,997	Dream Yoga

E	5,721	Red Rocks Cafe
F	5,749	The Office
OA-1	.65 AC	Tide Cleaners
OA-2	1.02 AC	Freddy's
OB-1	2,463	Moe's
OB-2	3,221	Atrium Health
OB-4	1,602	Which Wich
OB-5	2,178	Sweetwaters Coffee & Tea
OC-1	2,516	Sharonview Credit Union
OC-2	1,689	Tropical Smoothie Cafe

OC-3	1,522	Sparrsh Massage
OC-4	2,200	Grand Nails Salon
OC-5	2,493	Viva Chicken
OD-1	7,720	Atrium Health
OD-5	3,092	Pacific Dental
OE	1.05 AC	AVAILABLE
Theater	55,400	Stone Theaters

► Building Photos

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Stone Theater



Buildings C & D

► Building Photos

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Buildings A & B (front), Outparcels D & E (back)



Outparcel D

► Building Photos

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► Building Photos

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Outparcel B



Outparcel A: Tide

► Building Photos

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Outparcel A: Freddy's



Monument Sign

▶ Planned Green Space

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Green space between Phase I & Phase II will accommodate events such as live music and seasonal festivals. It will also provide a center for patrons to lounge and invite them to stay, relax and enjoy all the RedStone has to offer.

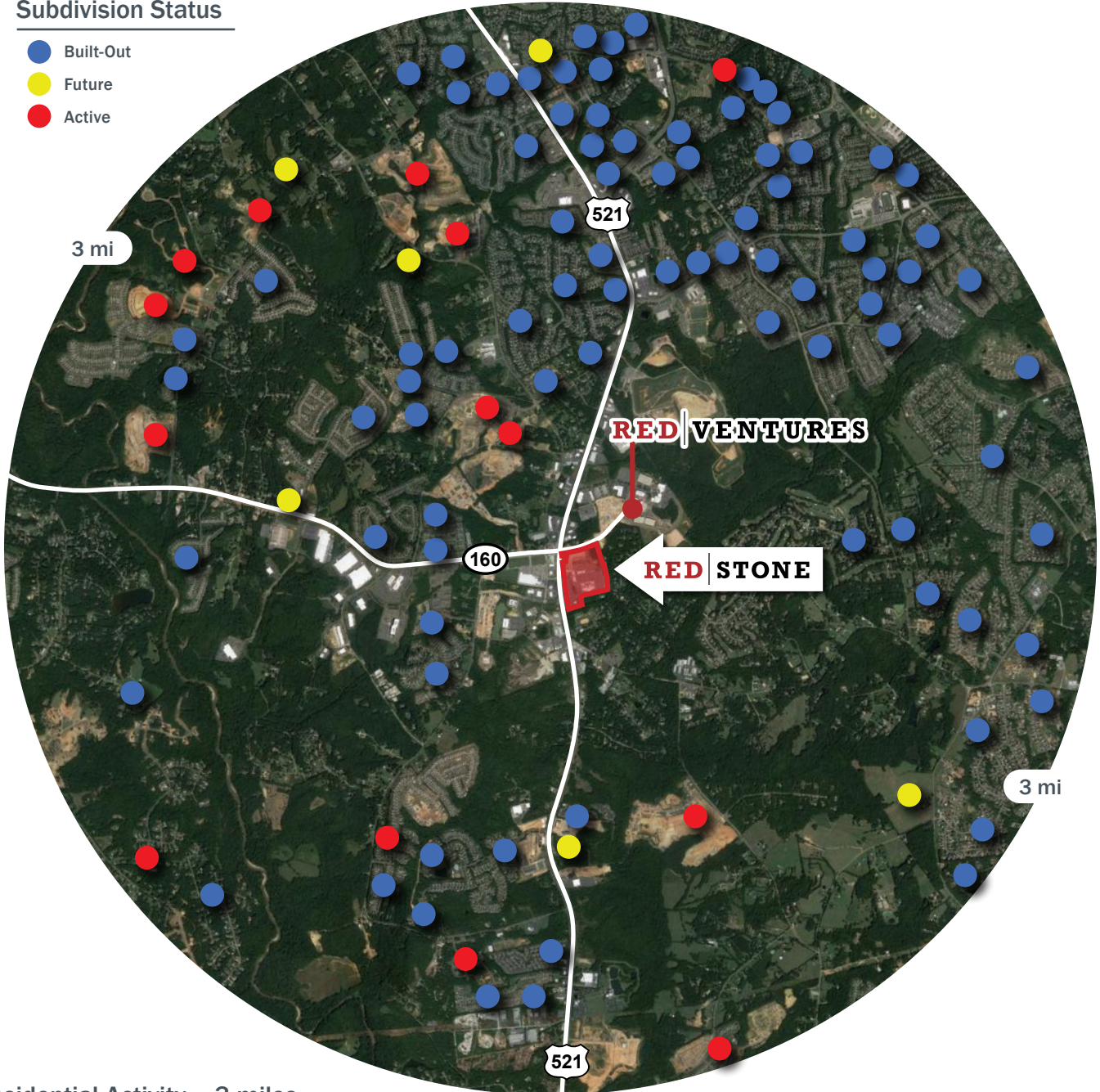
► Residential Activity

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Residential Developments within 3-miles of RedStone

Subdivision Status

- Built-Out
- Future
- Active



Residential Activity – 3 miles

Existing Units	16,369
Units Under Development	12,907
Proposed Units	550
Total	29,826

Source: MetroStudy & Esri 2020.
Homes built prior to 2000 not represented on aerial. Apartments not included

Market Aerial

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► Site Aerial

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