

RED | STONE

Relax. You're at RedStone.

RedStone is the premier retail, entertainment and residential mixed-use project in Indian Land, SC

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About RedStone

Overview

RedStone is northern Lancaster County's premier mixed-use project, blending entertainment, retail, restaurants, office, and 363-residential units in a high-density, pedestrian-friendly development.

Two signalized points of entry from Highway 521 - while sitting at the front door to the Red Ventures campus - ensures RedStone will remain the dominant retail location for tenants in search of convenient access to metro-Charlotte's fastest growing residential corridor, and Indian Land's corporate sector.



Highlights

2017
Completed

Phase I

- 69,743 SF of retail space
- Anchored by 14-screen multi-plex cinema

2024
Spring

OP-E

- 9,540 SF total; Hwy 521 frontage

2026
Summer

Phase II

- 345 apartment units; 18 townhomes
- 22,714 SF of additional retail space



Prime Location

Centrally located within metro-Charlotte's fastest growing residential corridor

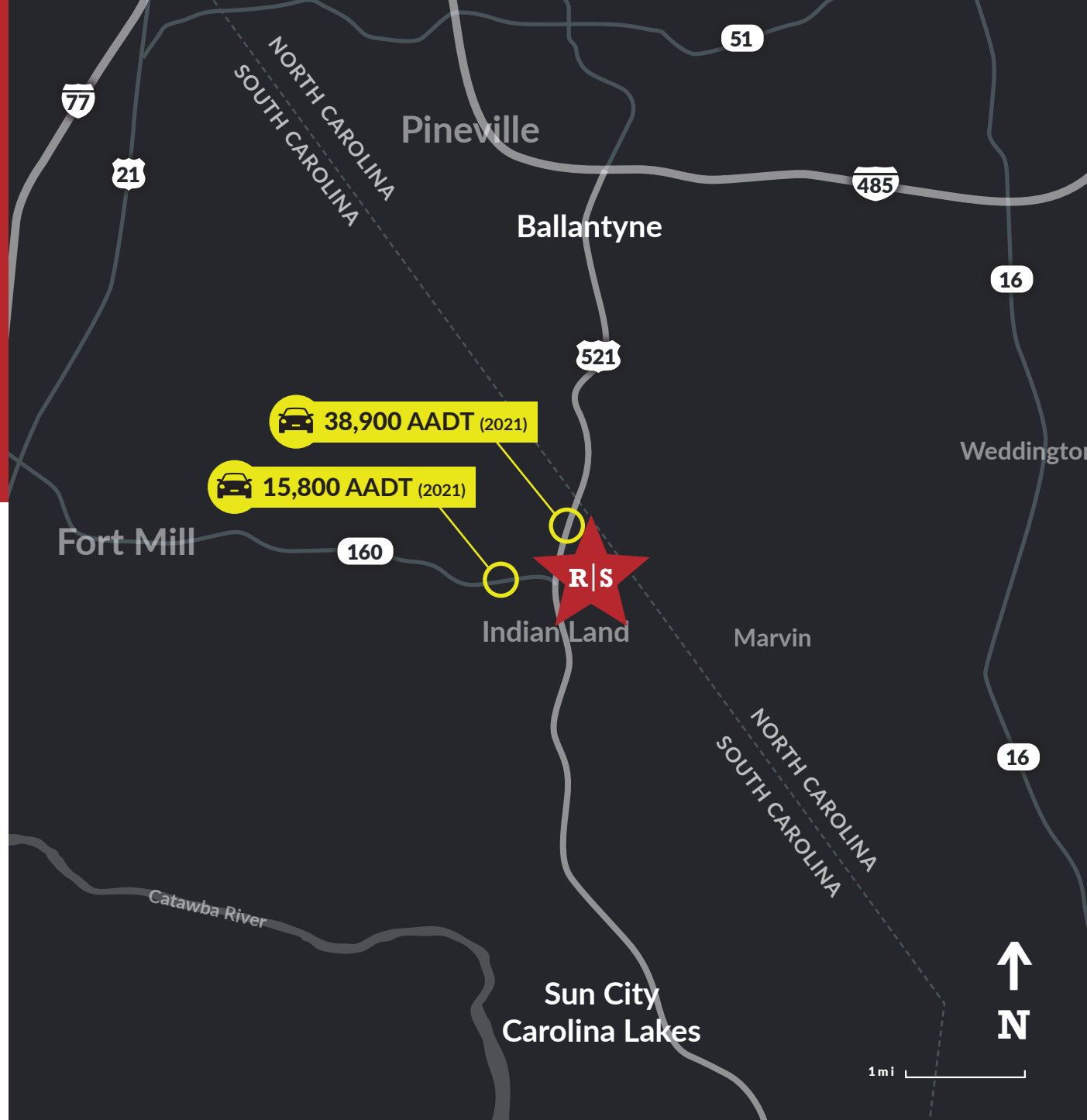
Signalized access from two points along Highway 521

Pedestrian connection to 363 residential units and Red Ventures campus

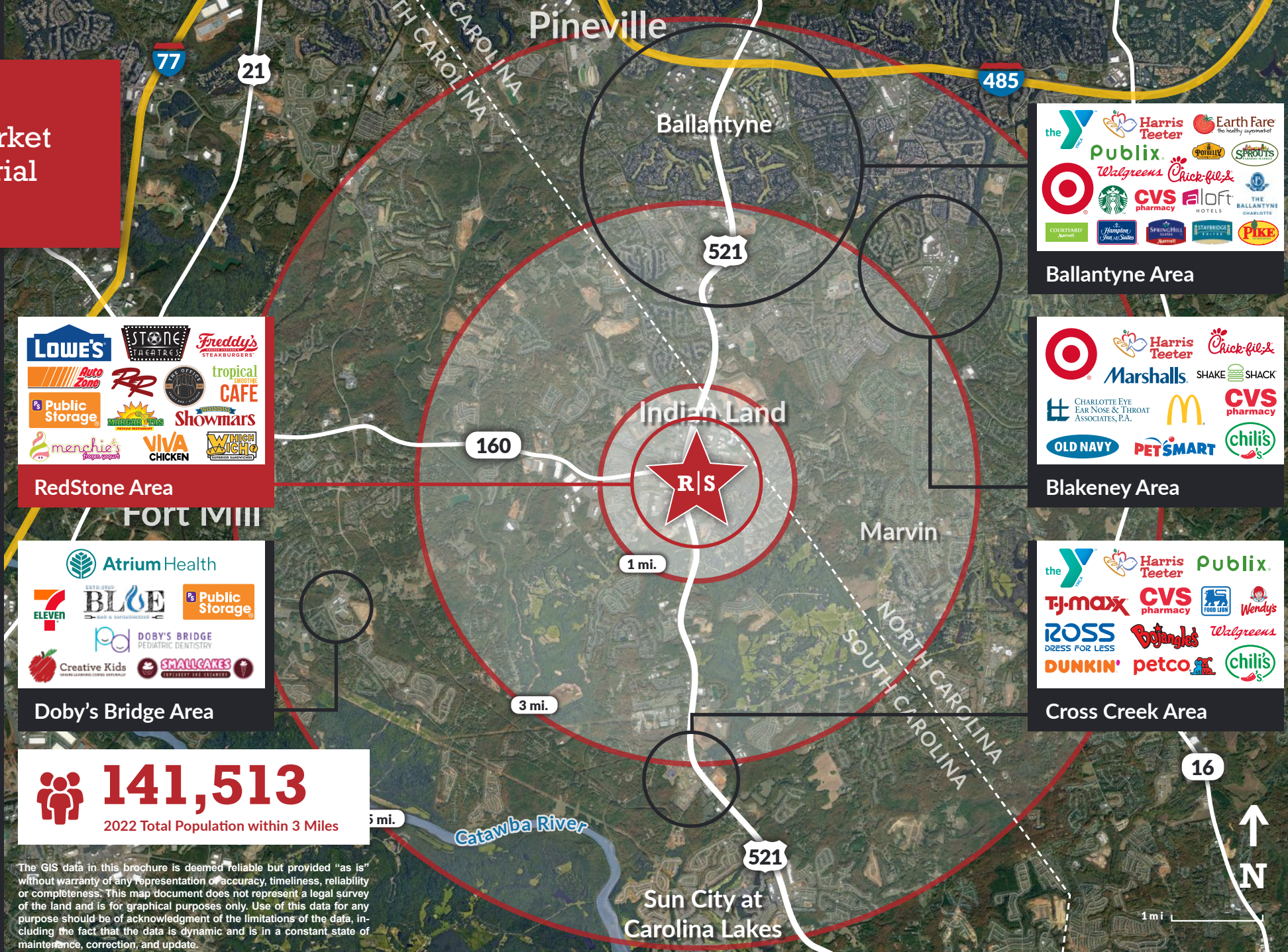
Demographics

	1 mile	2 miles	3 miles
2022 Population	3,713	54,347	141,513
Growth Rate*	2.9%	1.3%	1.03%
Avg. HH Income	\$135,872	\$167,578	\$156,261

*Annual growth rate ('22 - '27). Source: Esri®



Market Aerial



Ballantyne Area

- the Y
- Harris Teeter
- Earth Fare
- Publix
- Walgreens
- Chick-fil-e
- Target
- Starbucks
- CVS pharmacy
- aloft
- THE BALLANTYNE CHARLOTTE
- COURTYARD Marriott
- Hampton Sun & Suites
- SPRINGHILL SUITES
- STAYBRIDGE SUITES
- PIKE

Blakeney Area

- Target
- Harris Teeter
- Chick-fil-e
- Marshall's
- SHAKE SHACK
- CHARLOTTE EYE EAR NOSE & THROAT ASSOCIATES, P.A.
- McDonald's
- CVS pharmacy
- OLD NAVY
- PET SMART
- chili's

Cross Creek Area

- the Y
- Harris Teeter
- Publix
- TJ-maxx
- CVS pharmacy
- FOOD LION
- Wendy's
- ROSS DRESS FOR LESS
- Bojangles
- Walgreens
- DUNKIN'
- petco
- chili's

RedStone Area

- LOWE'S
- STONE STAGE THEATRE
- Freddy's STEAKBURGERS
- Auto Zone
- RR
- tropical CAFE
- Public Storage
- MENARD
- Showmars
- menchie's
- VIVA CHICKEN
- W HUGH WITCH

Doby's Bridge Area

- Atrium Health
- 7 ELEVEN
- BLUE
- Public Storage
- POD DOBY'S BRIDGE PEDIATRIC DENTISTRY
- Creative Kids
- SMALLCAKES

141,513
2022 Total Population within 3 Miles

The GIS data in this brochure is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.

About RedStone

51 Acres

Retail: 105,396 SF

Phase I - 69,743 SF *existing*

OP-E - 9,540 SF *2nd Q. 2024*

Phase II - 22,714 SF *3rd Q. 2026*

14-Screen Cinema

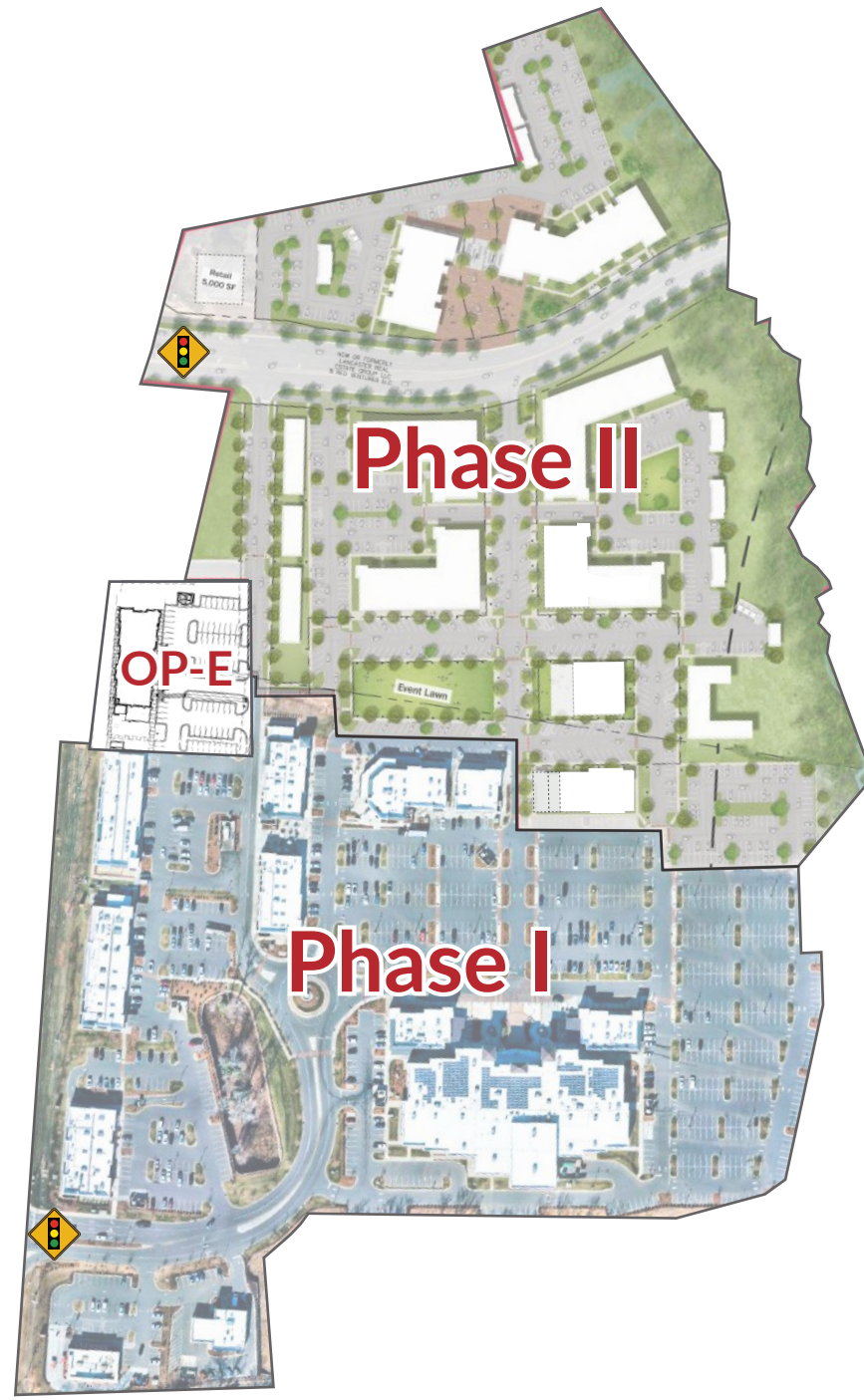
RedStone 14

363

Apartment / Townhome Units



RedStone Masterplan



Timeline

Phase I

Completed 2017

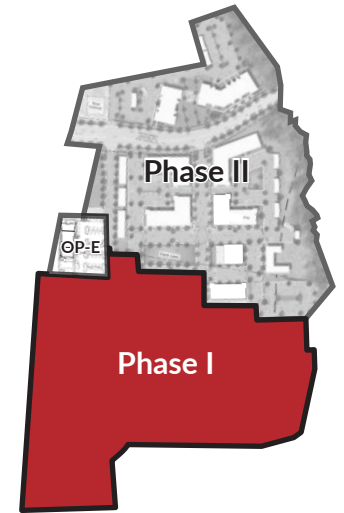
OP-E

Delivering Q2 2024

Phase II

Delivering Q3 2026

RedStone Phase I



Phase I

Current Tenant Mix

Suite	Tenant	Suite	Tenant
A-1	Super Chix	OA-1	Tide Cleaners
A-2	Pink Ribbon Gals	OA-2	Freddy's
A-3	RedStone Family Vision	OB-1	Moe's
A-4	The Greek Grill	OB-2	Atrium Health
B-1	Handel's Ice Cream	OB-4	Which Wich
B-2	Wolf's	OB-5	Sweetwaters Coffee & Tea
B-3	Available	OC-1	Sharonview Credit Union
B-4	Portofino's	OC-2	Tropical Smoothie Cafe
C-1	Margarita's	OC-3	Sparrsh Massage
C-2	True Rest	OC-4	Grand Nails Salon
C-4	European Wax	OC-5	Viva Chicken
D	Dream Yoga	OD-1	Atrium Health
E	Aroma Indian Grill & Bar	OD-5	Pacific Dental
F	The Office		



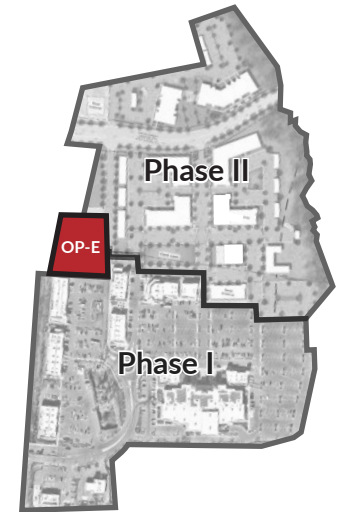
OP-E Availability



WEST ELEVATION



EAST ELEVATION



Outparcel E

Now leasing with patio & 1,170 SF – 9,540 SF available

Suite	SF	Tenant
A	2,342	Available
B	1,604	Available
C	1,738	Leased
D	1,170	Available
E	2,686	Leased

Total Building = 9,540 ± SF

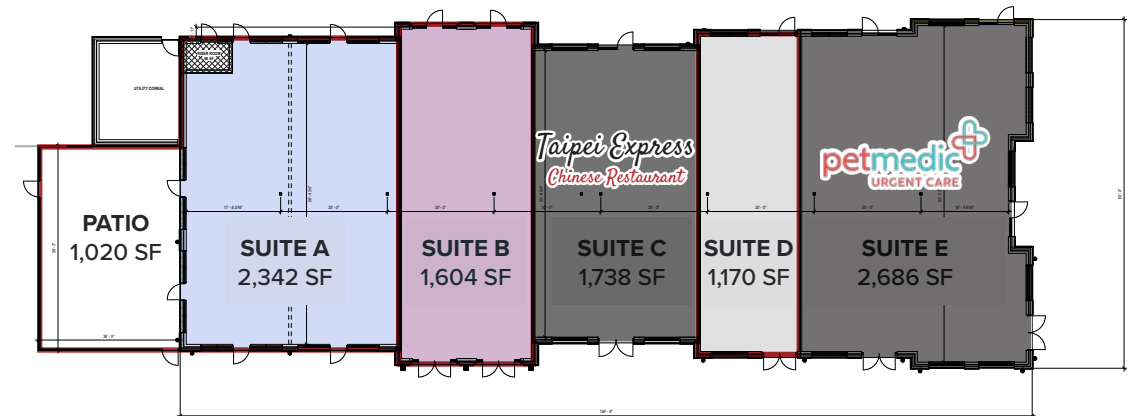
Total Parking = 64 Spaces

Ratio = 6.7 / 1,000 SF

Note: Does not include patio SF

Delivering Q2 2024

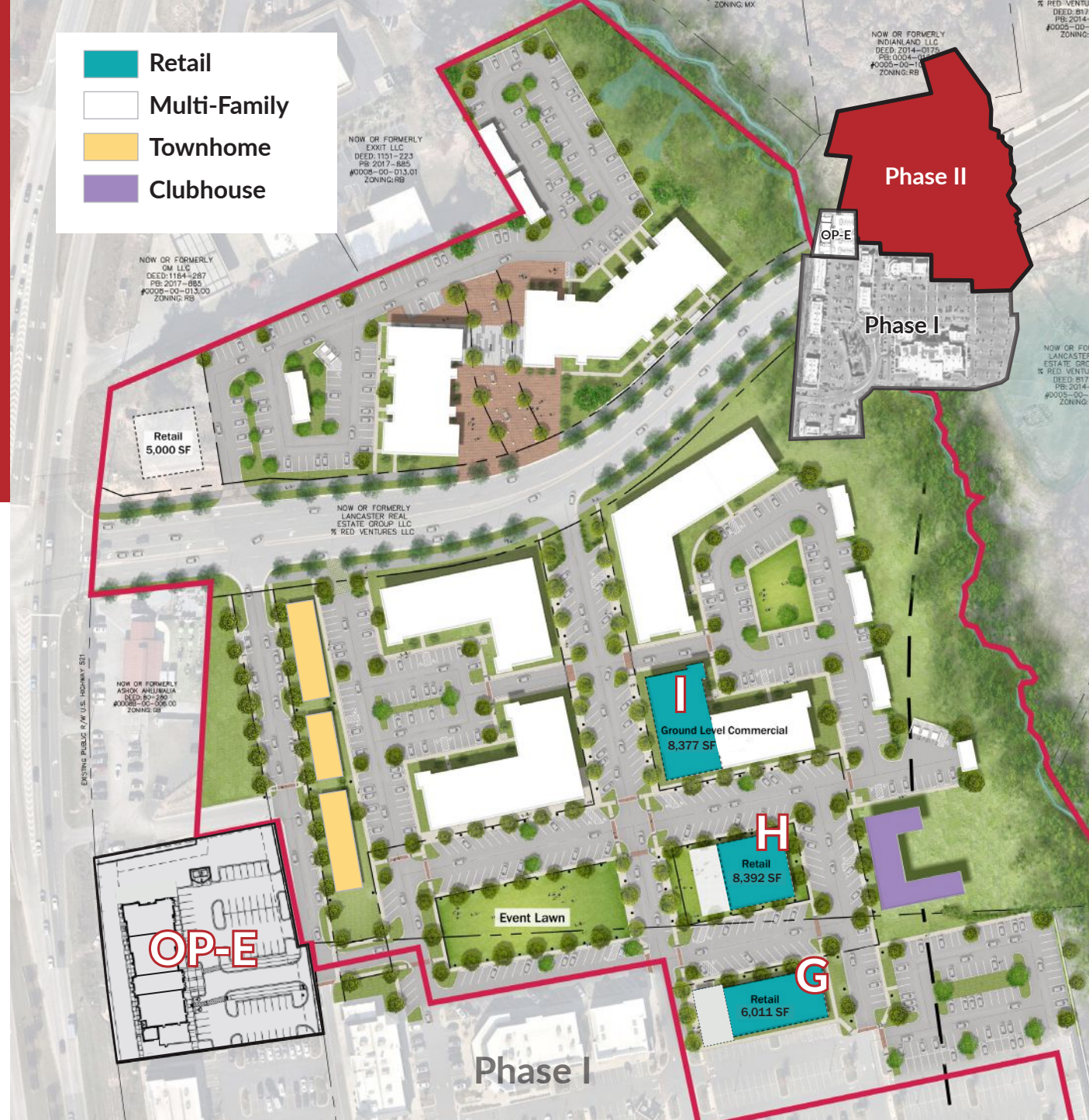
CHARLOTTE HIGHWAY 521



PARKING

RedStone Phase II

- Retail
- Multi-Family
- Townhome
- Clubhouse



Mixed-Use

Delivering Q3 2026

Retail & Residential

with an event lawn that ties it all together

Bldg	SF	Tenant
G	6,011	Available
H	8,392	Available
I	8,377	Available

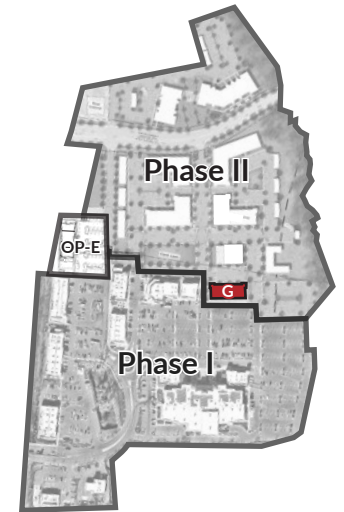
Total Phase II Retail

22,714 SF

Building G Availability



RENDERING

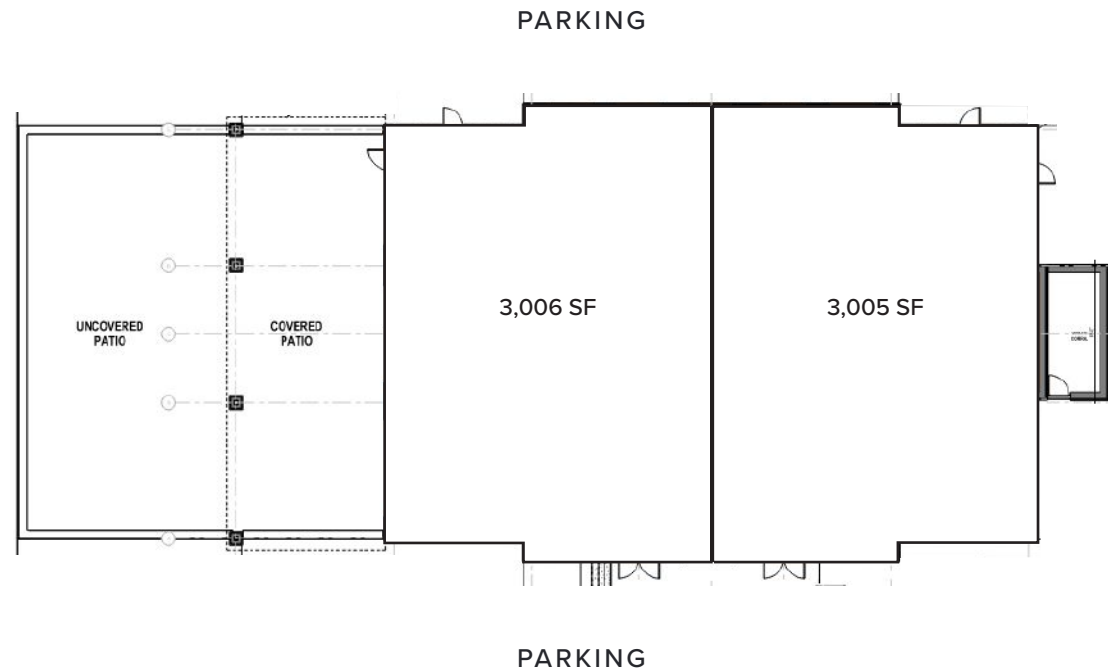


Phase II - Building G

Now leasing with patio &
3,005 SF – 6,011 SF available

Building G is centrally placed
in the heart of RedStone,
offering convenient
accessibility to RedStone
visitors and residents.

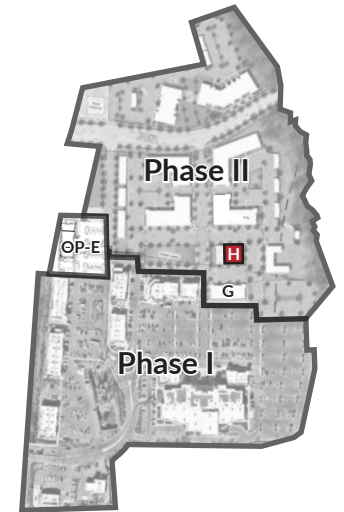
Delivering Q3 2026



Building H Availability



RENDERING

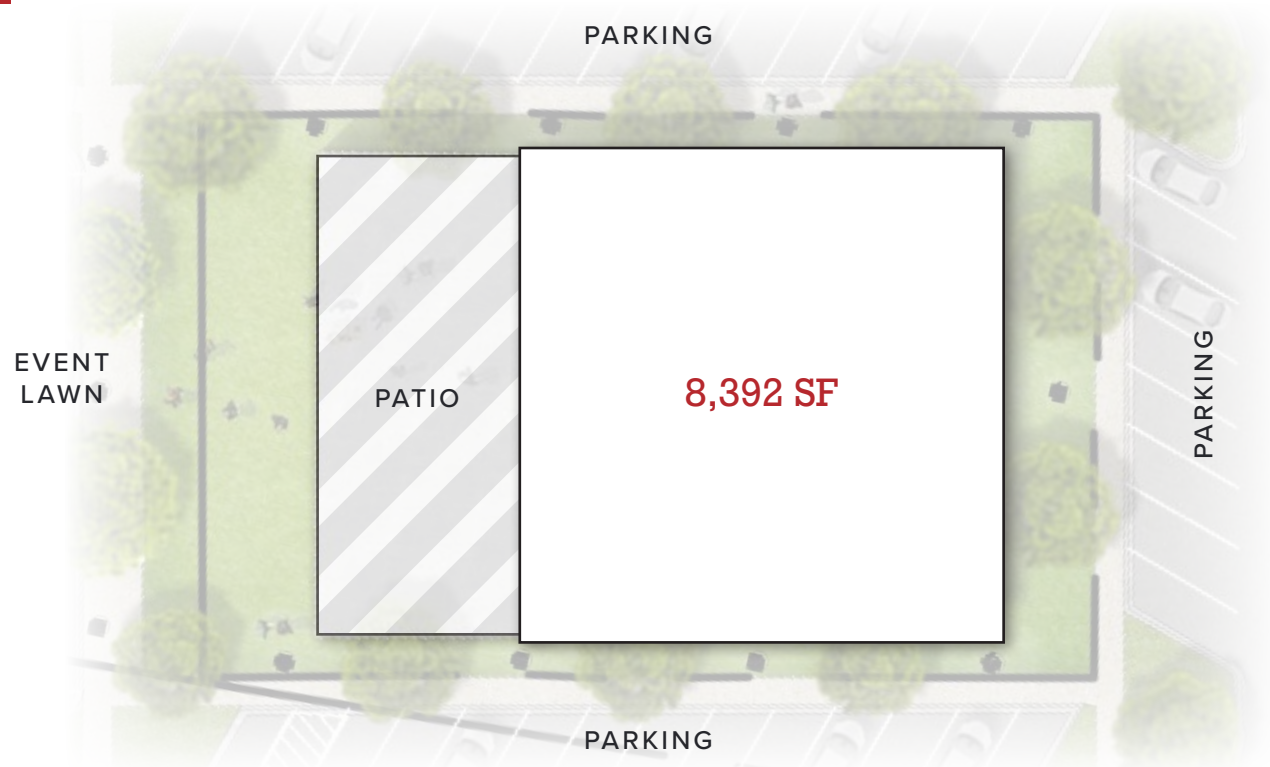


Phase II - Building H

Now leasing with patio &
1,200 SF – 8,392 SF available

Building H offers RedStone visitors and residents convenient accessibility, while overlooking RedStone's common area Event Lawn.

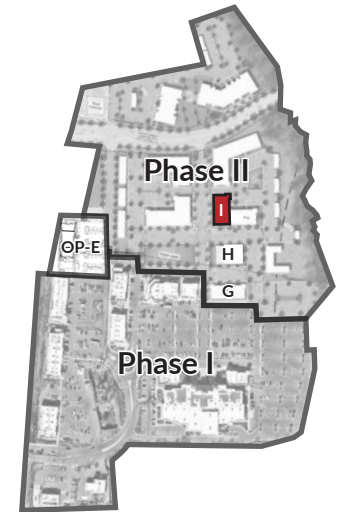
Delivering Q3 2026



Building I Availability



CONCEPTUAL RENDERING

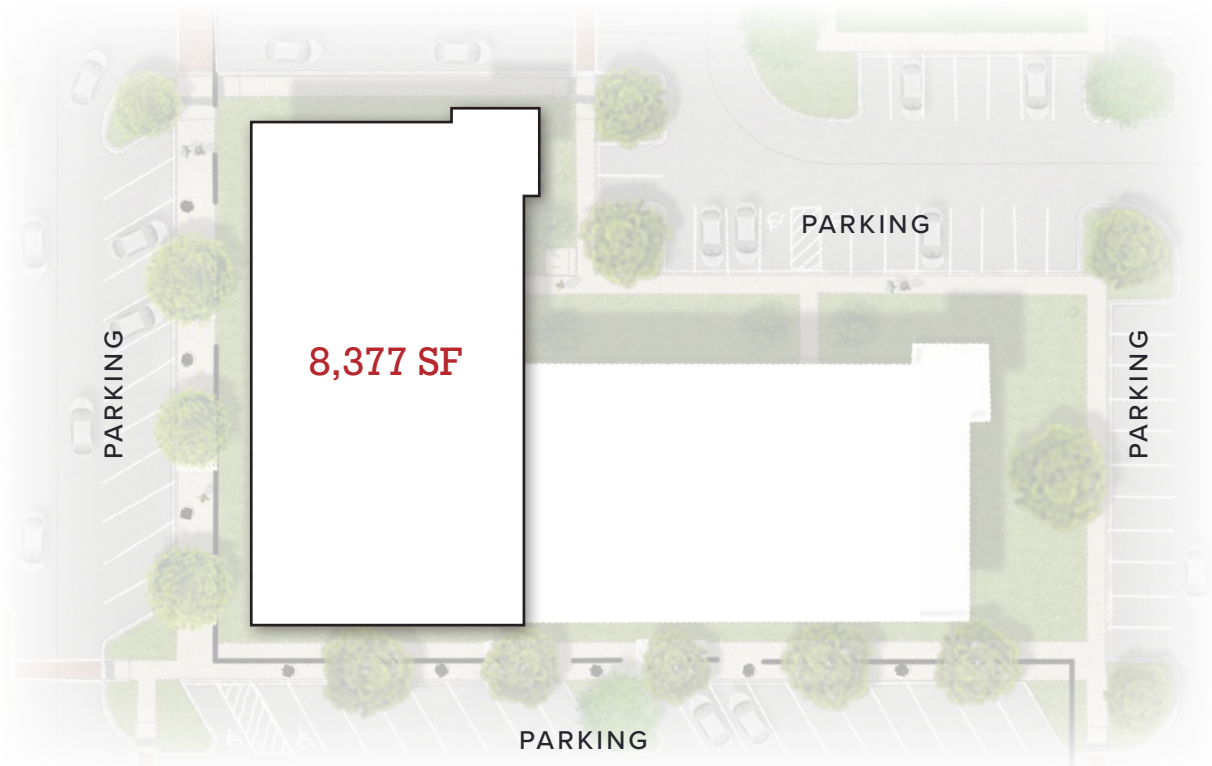


Phase II - Building I

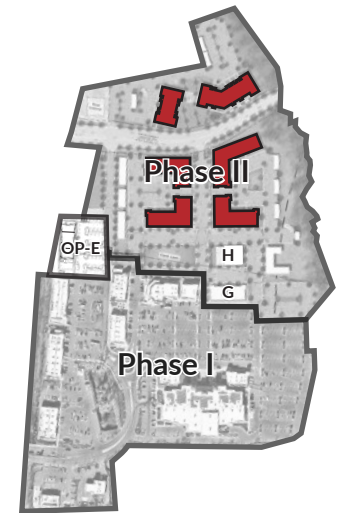
Mixed-Use building with ground level retail up to 8,377 SF

Building I provides ground floor space to one of RedStone's multi-family buildings. It is the perfect commercial location for tenants seeking a central location and a mixed-use ground floor setting.

Delivering Q3 2026



Multi-family



Residential

363 residential units in
9 multi-family buildings

Pedestrian connection to
633 apartment units* will
provide abundant support for
RedStone tenants

4-story with interior hallways,
high-level finishes and top tier
amenities

*Includes 260 units from The Court at Red Stone



RedStone Event Lawn



Amenities & Events

RedStone will be host to many community events such as:

- Concerts
- Yoga
- Farmer's Markets
- Holiday Events



RedStone by the Numbers

1.1M

visits over the past 12 mos.

\$75k - \$100k

average income of visitors

90 MIN

average dwell time



*SOURCE Placer.ai - DATA Range 1APR2021 - 31MAR2022



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