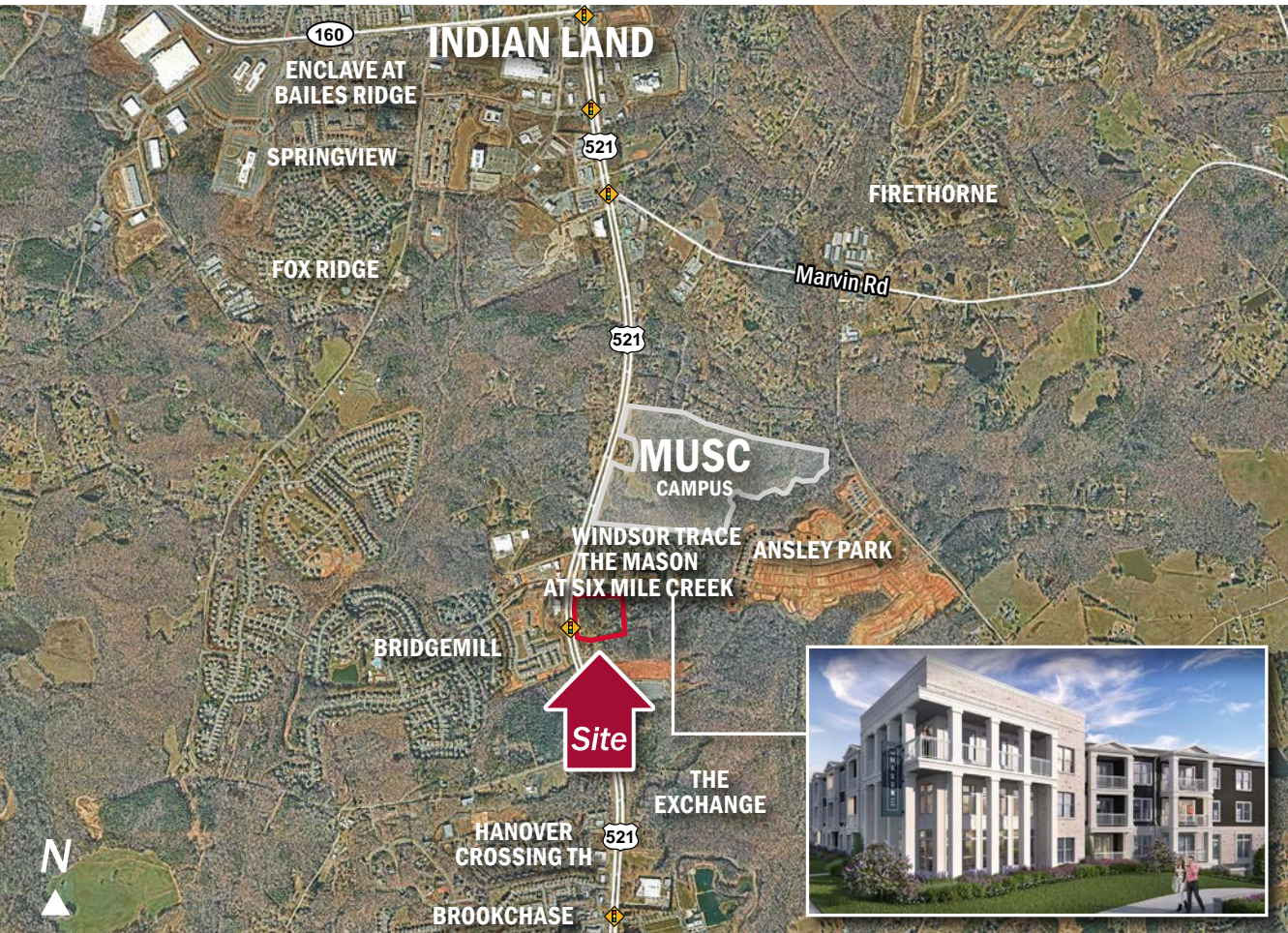


Ansley Commercial Site

HIGHWAY 521, INDIAN LAND, SC



Land	FOR	SIZE	PRICE
	Sale	9.3 AC	Call for Pricing



Overview

Zoned for retail, medical, and office use.

Adjacent to The Mason at Six Mile Creek (300 apartment units) and Somerset (110 Townhomes).

Immediately south of MUSC's hospital campus, and directly north of The Exchange

Water, sewer, electricity and natural gas available to site.

Served by two full-service access roads from Hwy 521.

Close proximity to Sun City, Bridgemill, Tree Tops, and numerous other residential neighborhoods.

Signalized intersection; 32,900 cars per day (SCDOT).

9.3 Acres for Sale in Indian Land, SC



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Ansley Commercial Site

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Property Overview

Demographics

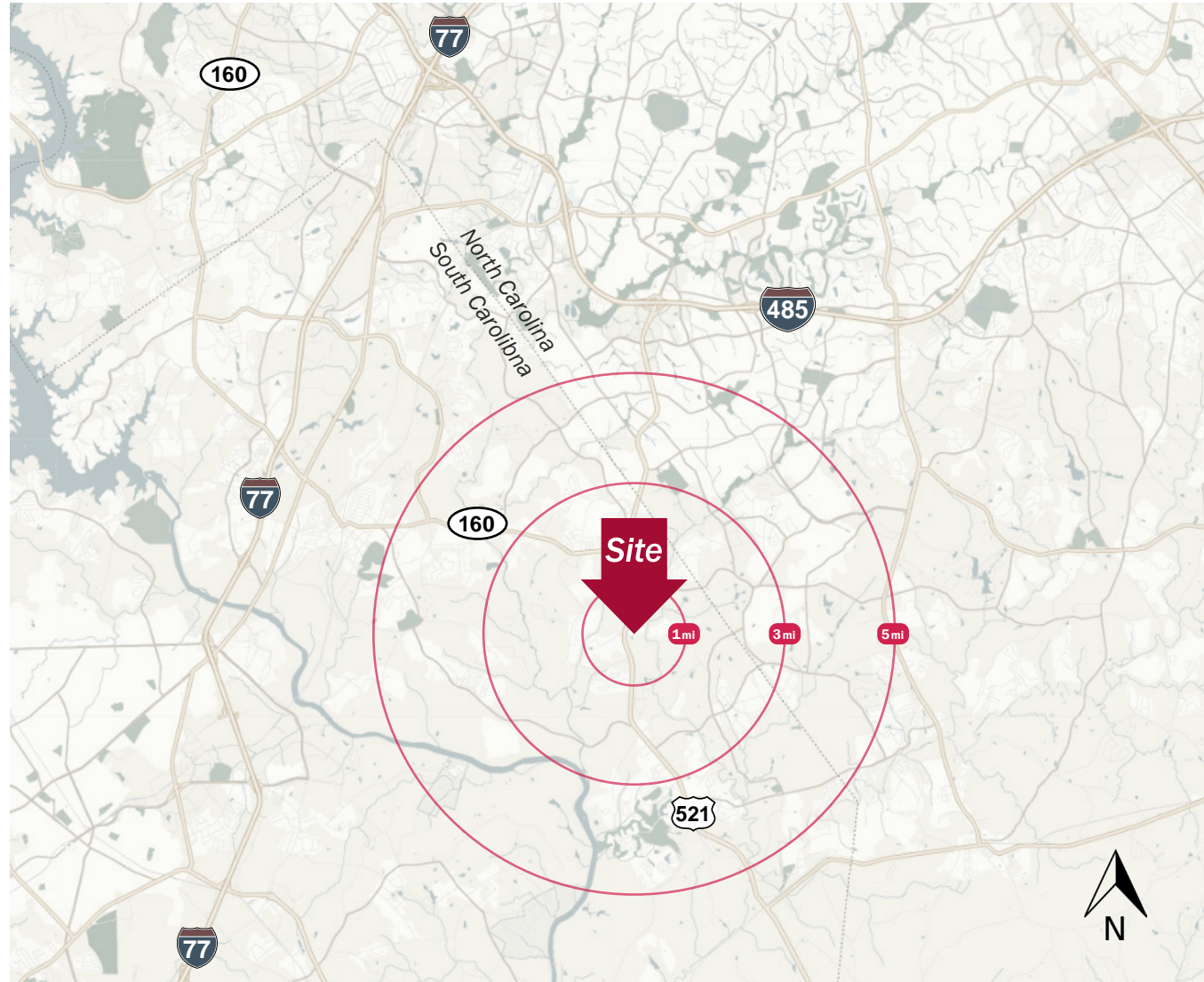
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	4,766	34,804	114,730
Growth Rate	8.80%	4.46%	2.78%
Avg. HH Income	\$139,152	\$148,026	\$166,179

Traffic Count

Source: SCDOT

	AADT
Hwy 521	37,300 (2022)



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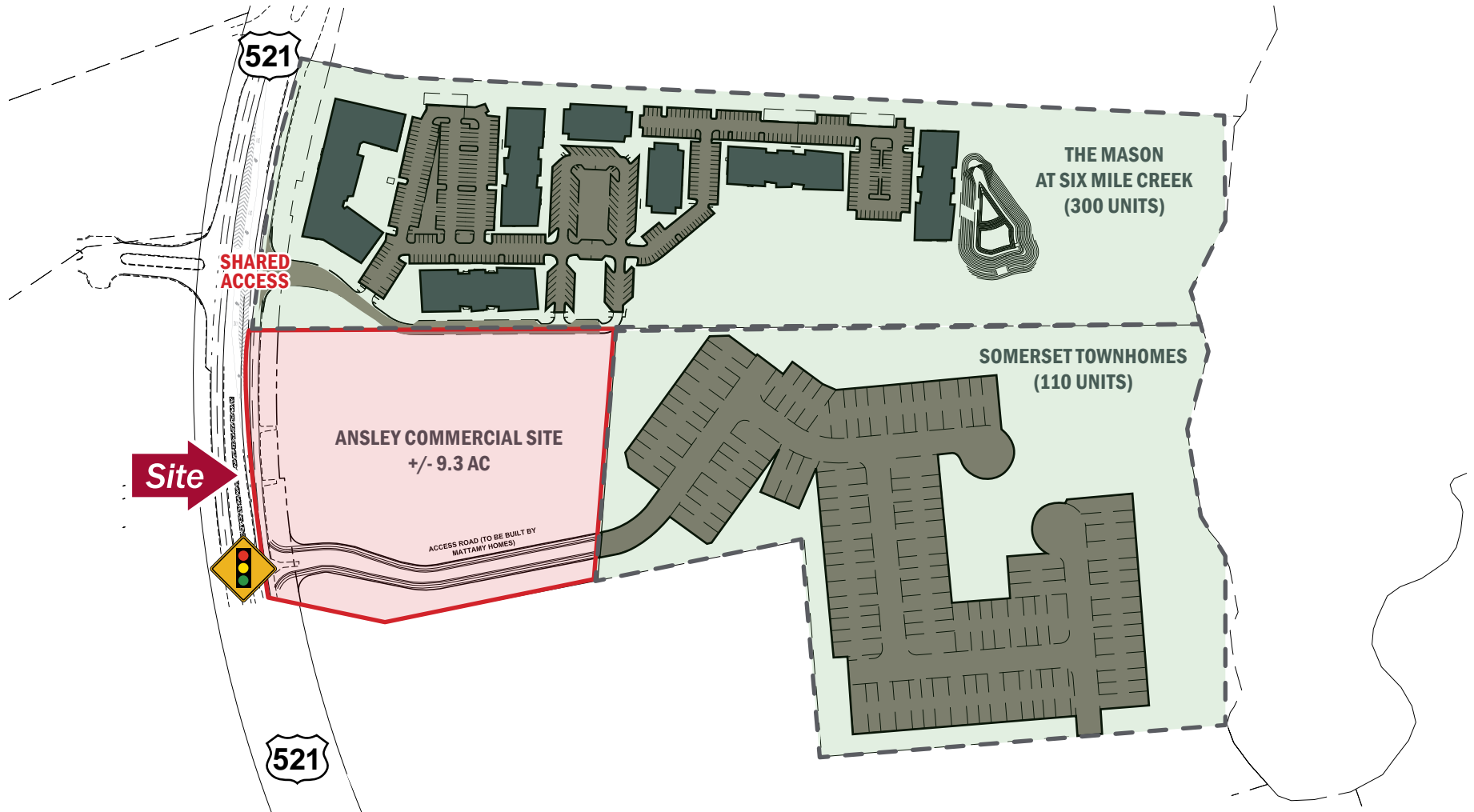
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Site Plan



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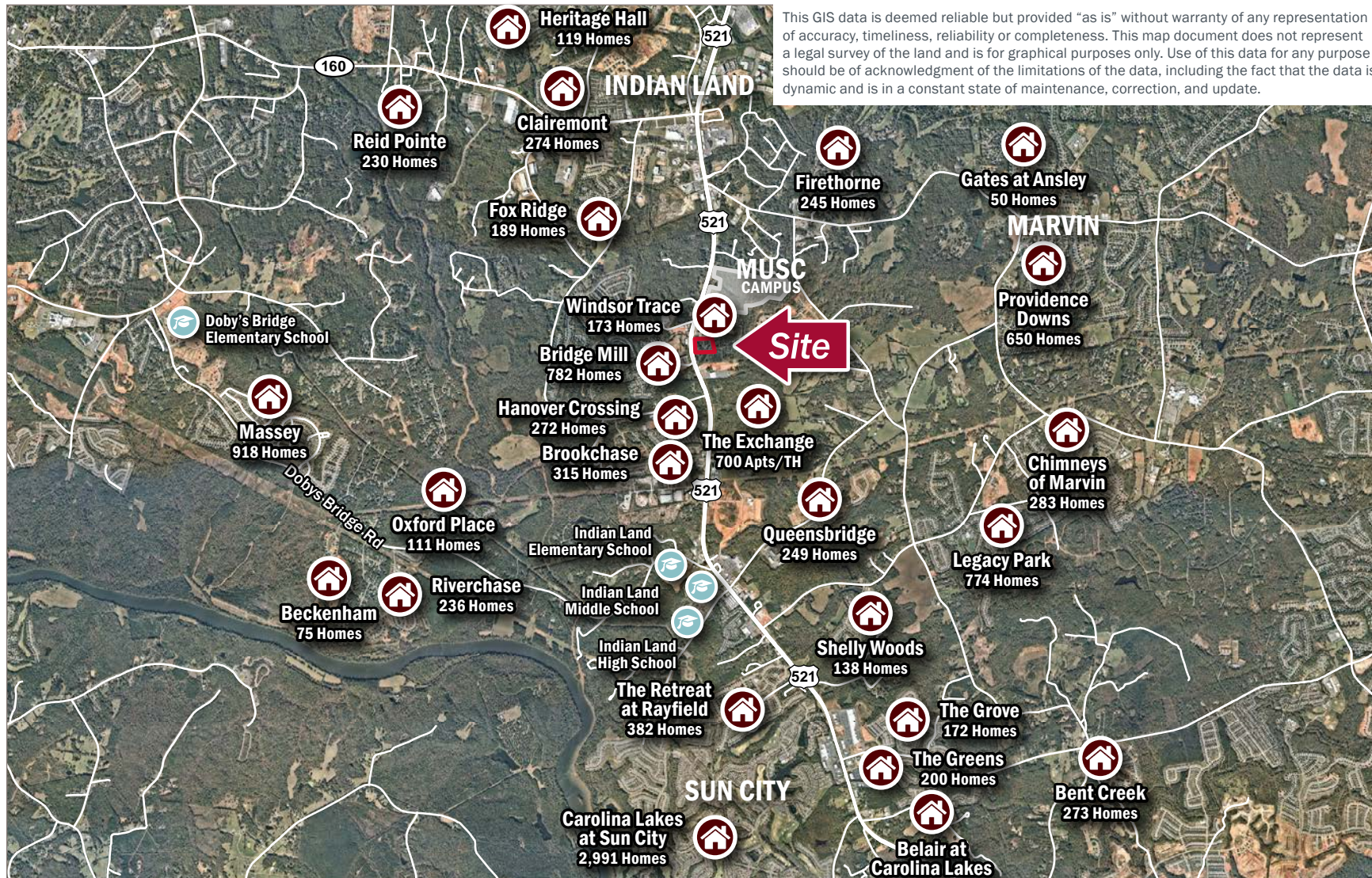
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Nearby Residential



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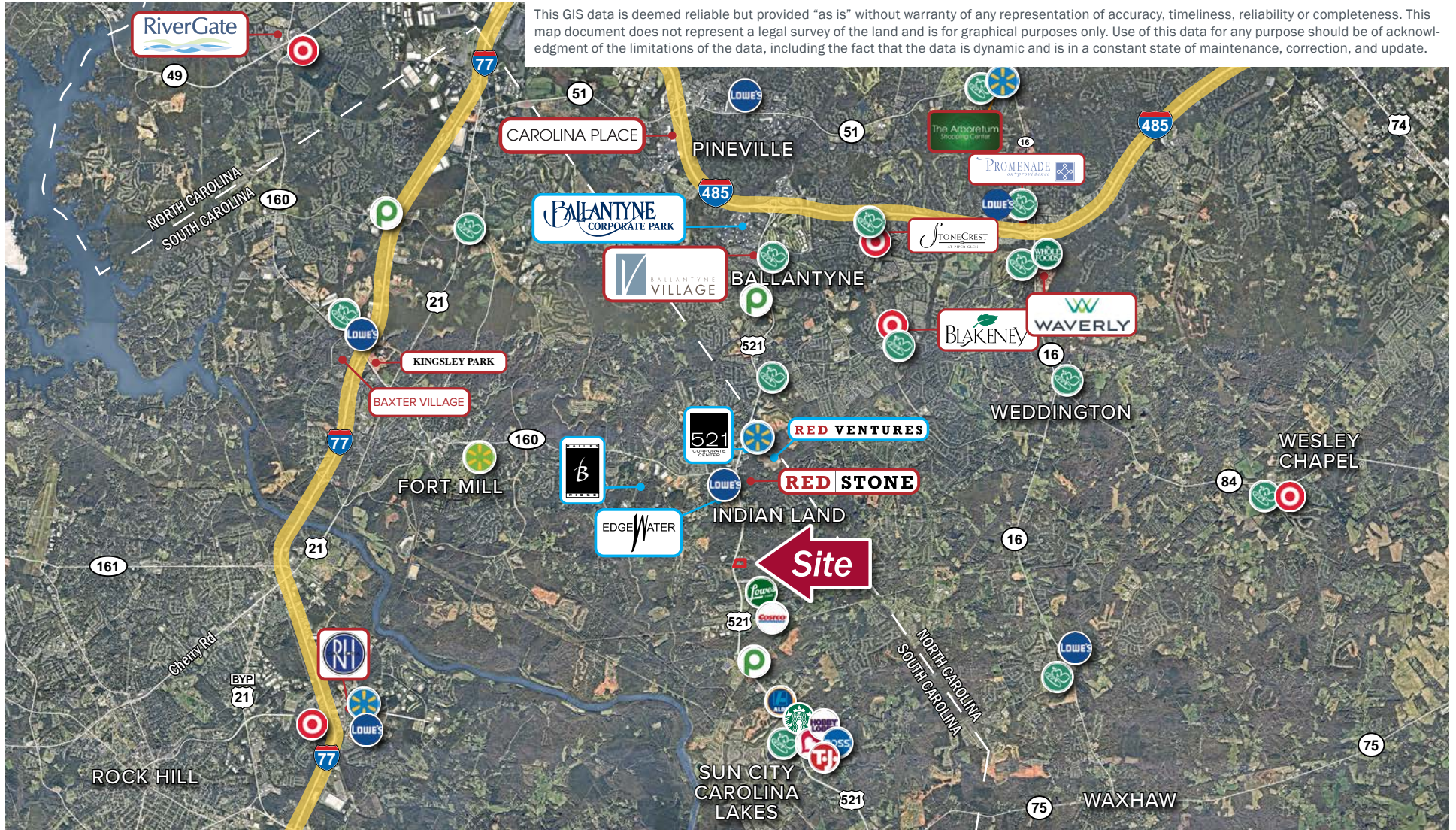
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Nearby Retail Amenities



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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