



# CROSS CREEK SHOPPING CENTER

DOBY'S BRIDGE RD. & HWY. 521 (CHARLOTTE HWY.) | INDIAN LAND, SC



PROPERTY PHOTO



LOCATION MAP

## PROPERTY INFORMATION

AVAILABLE SPACE:	± 1,200 - 2,800 SF
AVAILABLE OUTPARCELS:	± 1 - 4 Acres
CAM:	\$3.00 / SF
INSURANCE	\$1.00 / SF
TAXES:	\$2.75 / SF
RATES / PRICES:	Please Call

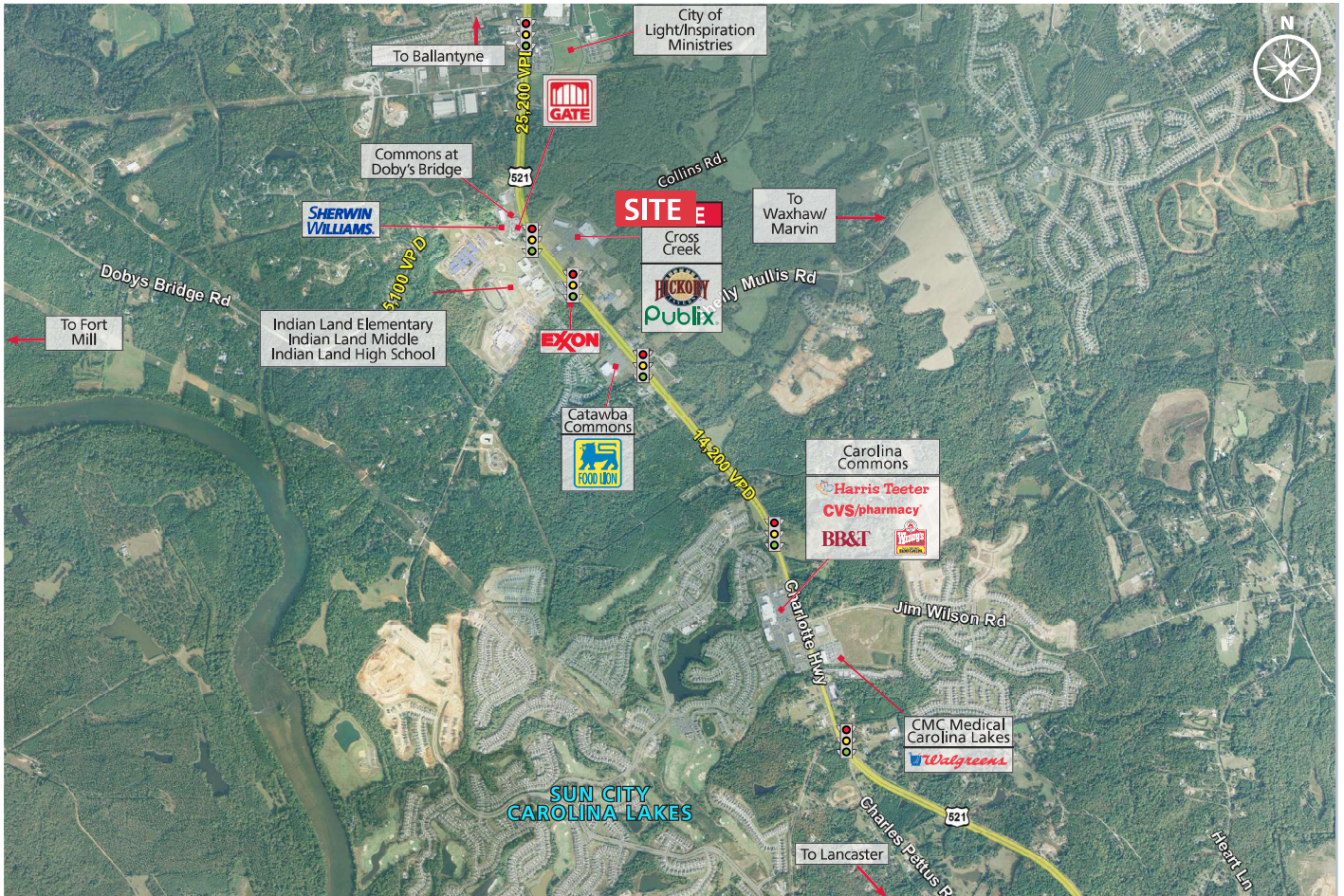
## PROPERTY HIGHLIGHTS

- Brand New Publix grocery anchored shopping center located on approximately 30 acres just 5 miles south of the NC state line in rapidly growing Indian Land (Fort Mill), northern Lancaster County, SC.
- Strategically located at the lighted intersection of Highway 521 (Charlotte Highway) and Dobys Bridge Road.
- Dobys Bridge Rd is one of two east west connectors in the panhandle that cross the Catawba and access the fort mill/ York county market
- Two signals located at the property for ease of access

DEMOGRAPHICS (2016)	1 MILE	3 MILE	5 MILE
POPULATION	764	15,332	44,914
AVERAGE HH INCOME	\$67,681	\$79,776	\$105,546
MEDIAN HH INCOME	\$60,843	\$63,980	\$83,256
BUSINESS ESTABLISHMENTS	14	362	979
DAYTIME EMPLOYMENT	99	6,217	11,994

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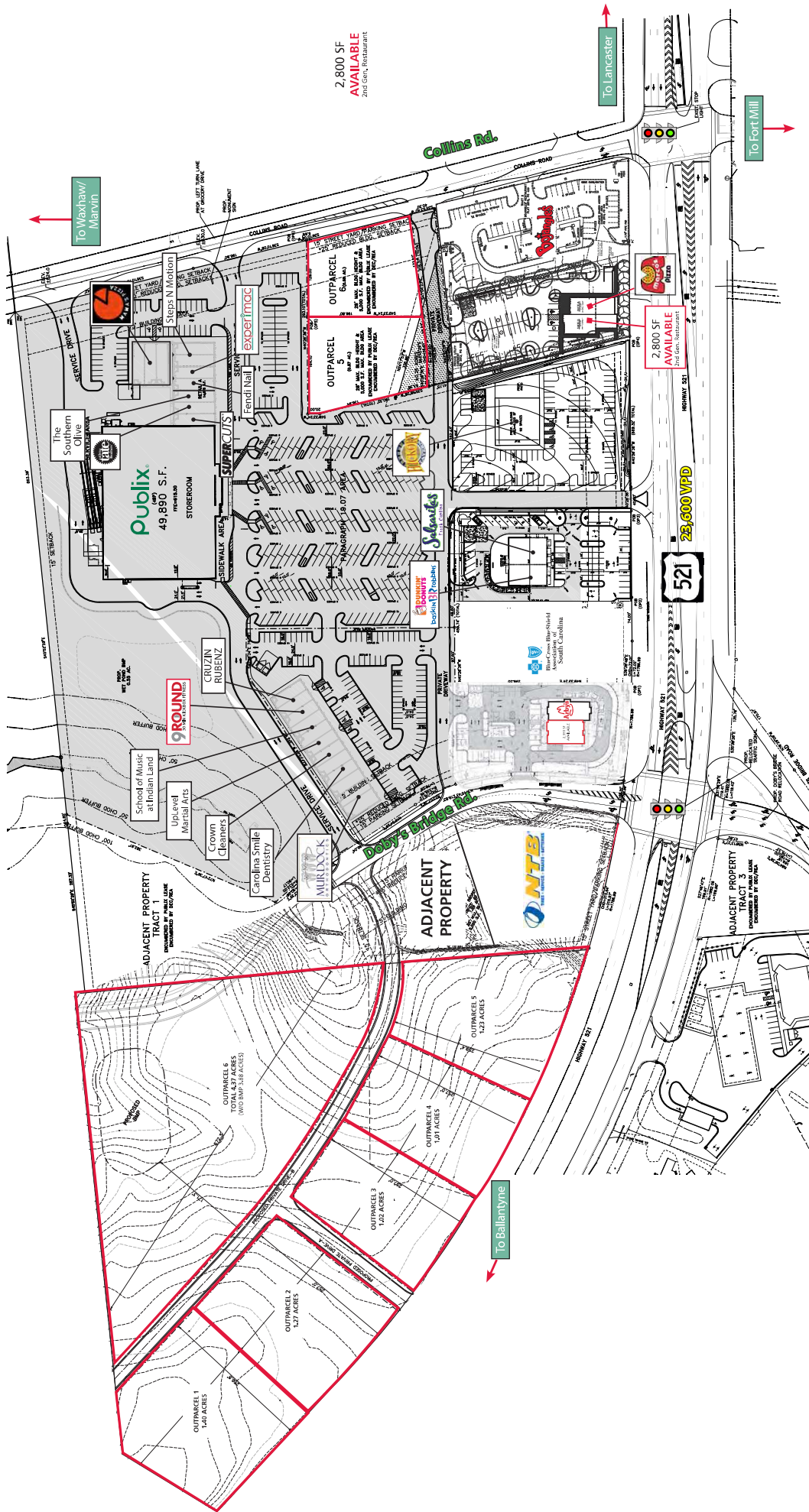
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## TRAFFIC COUNTS 2016 (SCDOT)

- 26,800 VPD on Hwy 521

1616 Camden Rd. Suite 550 | Charlotte, NC 28203 | Phone (704) 365-0820 | Fax (704) 973-0737 | [www.PROVIDENCEGROUP.COM](http://www.PROVIDENCEGROUP.COM)  
Bryan Wyker | [bwyker@providencegroup.com](mailto:bwyker@providencegroup.com) | John Varol | [jvarol@providencegroup.com](mailto:jvarol@providencegroup.com)



2,800 SF  
AVAILABLE  
And Gen. Restaurant

2,800 SF  
AVAILABLE

To Waxhaw/  
Marvin

To Lancaster

To Fort Mill

To Ballantyne

23,600 VPD  
521

ADJACENT PROPERTY  
TRACT 1

ADJACENT PROPERTY

ADJACENT PROPERTY  
TRACT 3

OUTPARCEL  
TOTAL 4.37 ACRES  
(AND BMP 3.8 ACRES)

OUTPARCEL 1  
1.40 ACRES

OUTPARCEL 2  
1.27 ACRES

OUTPARCEL 3  
1.02 ACRES

OUTPARCEL 4  
1.01 ACRES

OUTPARCEL 5  
0.67 ACRES

OUTPARCEL 6  
0.67 ACRES

Publix  
49,890 S.F.  
STOREHOUSE

The Southern  
Olive

Steps N Motion

exoer! mac

Fendi Nail

CRUZIN  
RUBENZ

Crown  
Cleaners

Carolina Smile  
Dentistry

MURDOCK

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