



Carolina Crossing

8459, 8445, & 8451 Collins Road
Indian Land, SC 29707



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

SJPI.COM/CHARLOTTE | 704.817.0400

About Carolina Crossing

- ▶ New 24-acre business community located off Charlotte Highway (US 521) in the growing commercial and residential hub of Indian Land, South Carolina
- ▶ Conveniently located near a variety of retail amenities, as well as a diverse residential area featuring both mature and new communities

Building Features:

- ▶ Flexible suite sizes ranging from 2,550 square feet up to 45,120 square feet with full-building opportunities
- ▶ Expansive glass lines allow for abundant natural lighting
- ▶ Direct-entry suites provide 24/7 tenant access

Flex/Multi-Use Buildings

8445 Collins Road	45,120 SF	FUTURE
8451 Collins Road	29,040 SF	FUTURE

Flex/Multi-Use Specifications

Suite Sizes	2,550 up to 45,120 SF
Ceiling Height	18 ft. clear height
Loading	Dock or drive-in
Construction	Brick on block
Parking	4 spaces per 1,000 SF
Zoning	PDD-26

Single-Story Office Building

8495 Collins Road	13,600 SF	FUTURE
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Single-Story Office Specifications

Suite Sizes	2,720 up to 13,600 SF
Ceiling Height	10 ft. clear height
Construction	Brick on block
Parking	5.3 spaces per 1,000 SF
Zoning	PDD-26

Traffic Counts

Carolina Hwy (US 521) at Collins Rd: 32,790 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	4,112	31,694	94,184
Avg. Household Income	\$132,437	\$173,475	\$197,232



Pictured Above: Example of office interior build-out

Pictured Below: Flex/multi-use interior build-out



For more information on Carolina Crossing, visit:
sjpi.com/carolinacrossing



Carolina Crossing | Site Plan

CROSSRIDGE



PARKWAY DRIVE

WORLDREACH DRIVE

FOREST PRESERVATION

SERVICE COURT
8451 COLLINS RD
29,040 SF

SERVICE COURT
8445 COLLINS ROAD
45,120 SF

8445 COLLINS RD
13,600 SF



UPSCALE APARTMENTS

CROSS CREEK SHOPPING CENTER



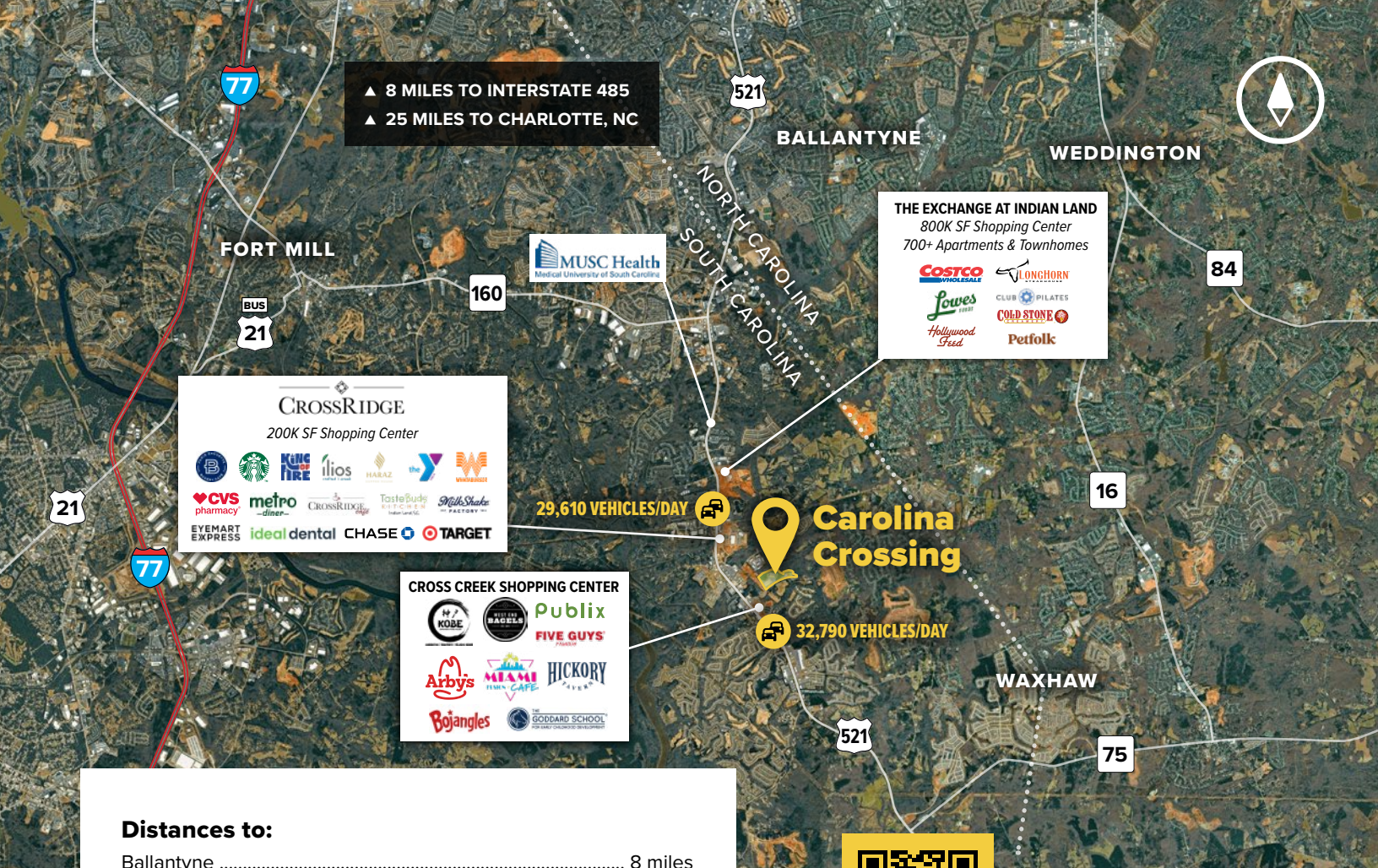
CREEK WATER TOWNHOMES



521



32,790 VEHICLES/DAY



Distances to:

Ballantyne	8 miles
Fort Mill	8 miles
Interstate 485	8 miles
Interstate 77	9 miles
South Park, NC	15 miles
Monroe Executive Airport	16 miles
South End, NC	22 miles
Charlotte, NC (Uptown)	25 miles
Charlotte Douglas International Airport	26 miles
Columbia, SC	84 miles

Contact Us

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Scan with your mobile device to take a virtual tour, download floor plans and more!

About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/multi-use, warehouse, retail and multifamily space nationwide.



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