






# Carolina Exchange

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

ST. JOHN PROPERTIES

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

SJPI.COM/CHARLOTTE | 704.817.0400

# About Carolina Exchange

- 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 |

| **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 |



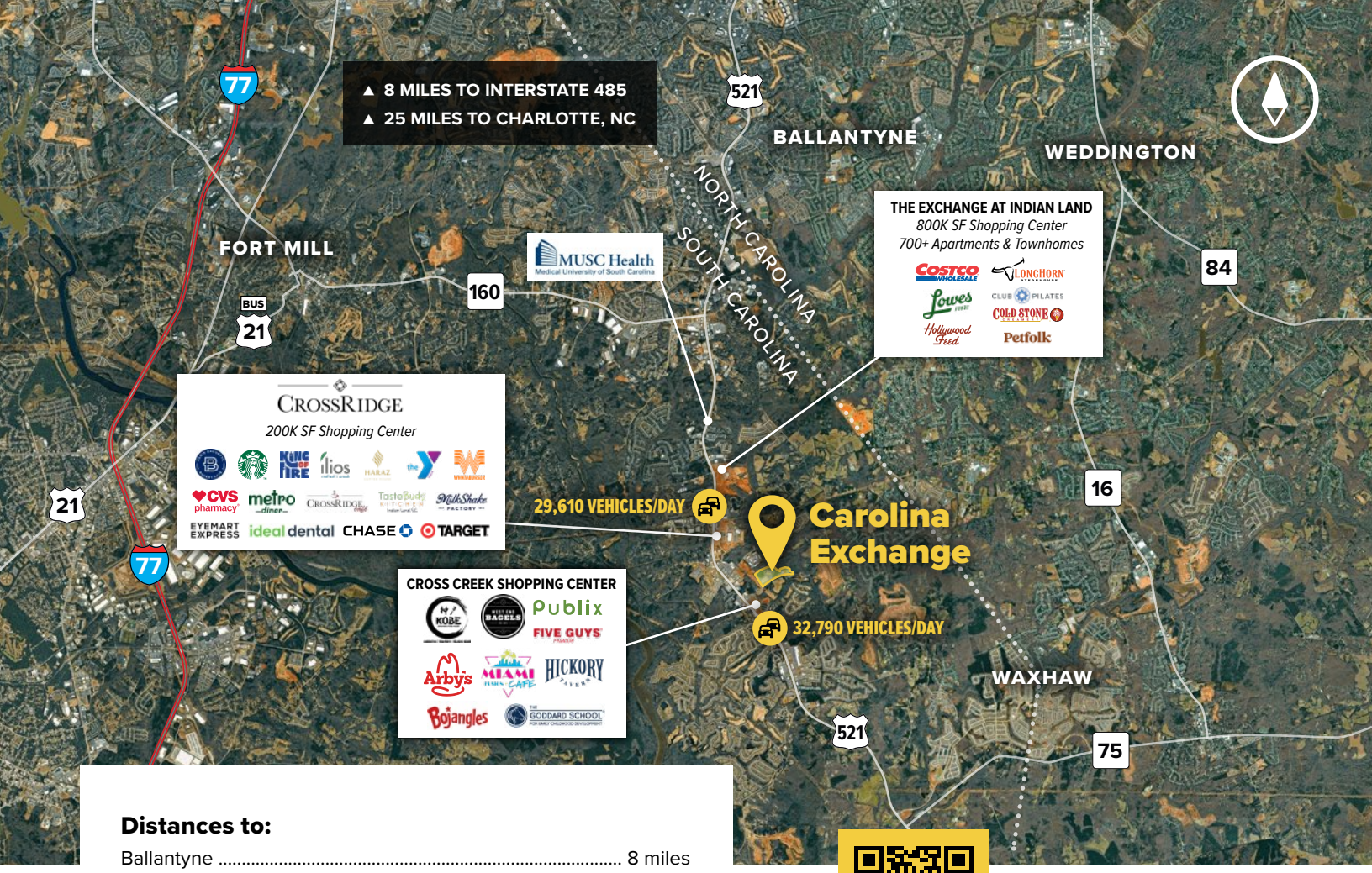
***Pictured Above:*** *Example of office interior build-out*
***Pictured Below:*** *Flex/multi-use interior build-out*

***For more information on Carolina Exchange, visit:***
***sjpi.com/carolinaexchange***



# Carolina Exchange | Site Plan






## 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 |

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

# Contact Us

**Alaina Kiewit,** *Regional Partner*
**AKiewit@sjpi.com** | 704.817.0400

**Charlotte Regional Office:**
6000 Fairview Road | Suite 1200
Charlotte, NC 28210

**704.817.0400 | SJPI.COM/CHARLOTTE**

ST. JOHN PROPERTIES

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

### 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.

Connect with us **@stjohnprop**

USGBC MEMBER

*This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 11/26*