

WESTLAKE VILLAGE LAKE WYLIE, SOUTH CAROLINA



Shop	Tenant	Sq Ft			
Anchor	Harris Teeter	61,000	A1	UNDER NEGOTIATION	1.07 ac
1-3, Retail A	Heartland Dental	3,600	A2	UNDER NEGOTIATION	1.17 ac
4-9, Retail A	AVAILABLE	1,200 ea	A3	AVAILABLE	1.18 ac
1-9, Retail B	AVAILABLE	1,200 ea	A4	AVAILABLE	1.02 ac



State Hwy 55 & SC-49
Clover, SC 29710

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HIGHLIGHTS

- The Lake Wylie submarket is one of the fastest growing areas of the Charlotte MSA, with expected 4.0% annual population growth over the next five years
- The site will draw from a large trade area that stretches south to Rock Hill and west to York and Clover
- Major developments are taking place to the south of the site making this site well positioned to redirect shoppers that would have previously driven north to the Publix at Hwy 49 & 274

OUTPARCEL OPPORTUNITIES SHOPS STARTING AT 1,200 SF



SITE FEATURES

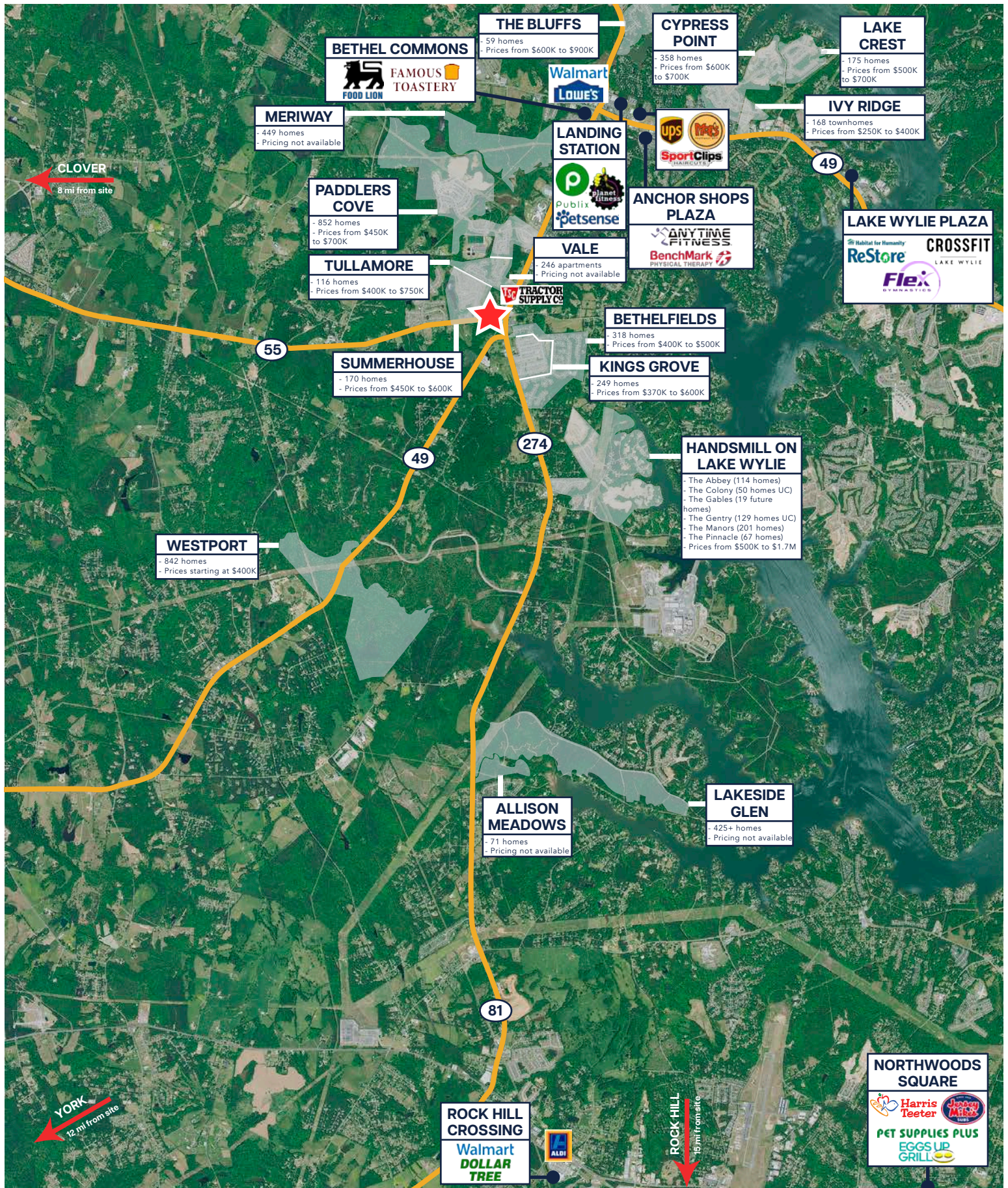
- The site is at a major traffic signal and intersection with a simple site layout, full access, and strong visibility
- Three outparcels available along Hwy 49 that are each just over one acre



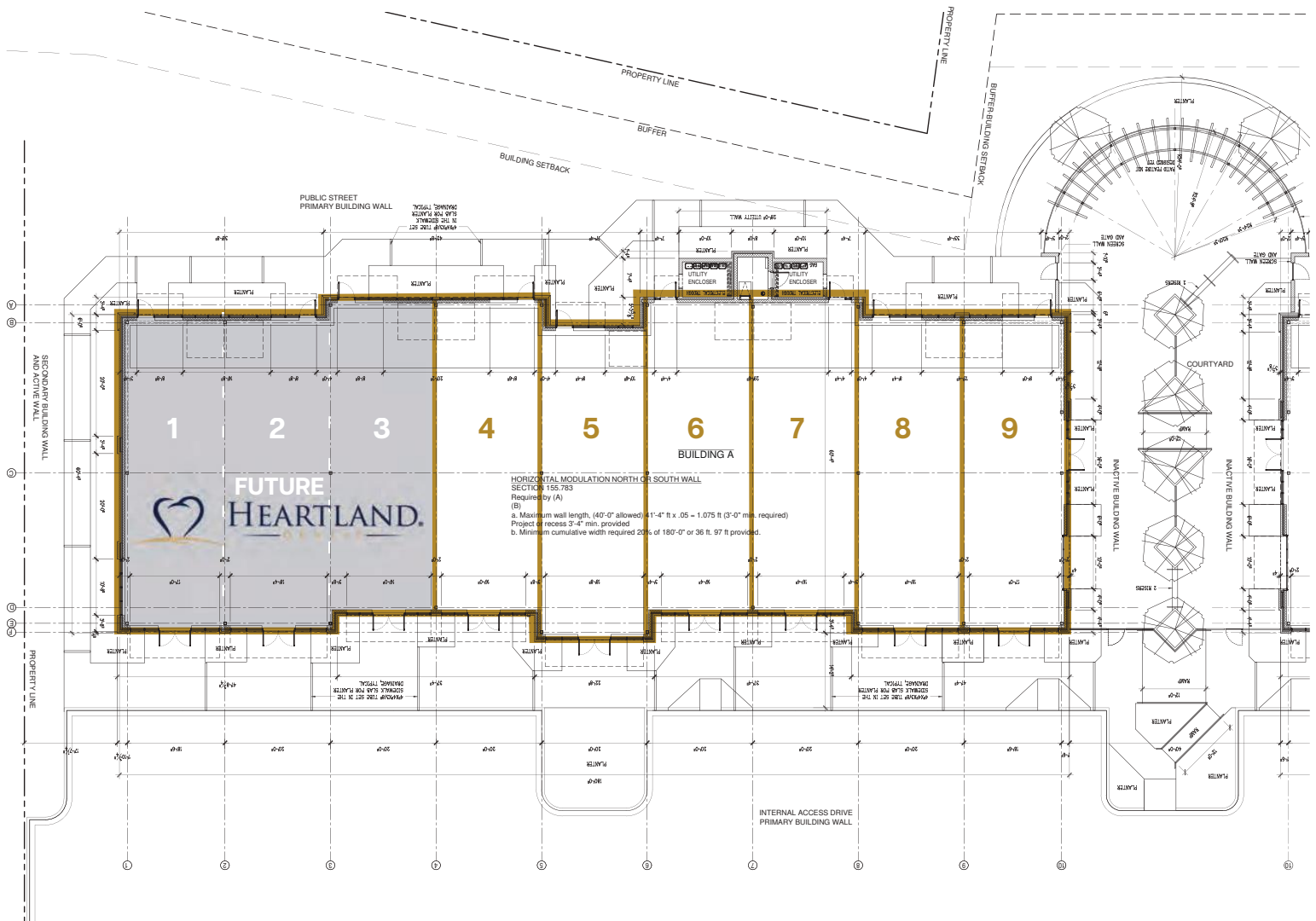
DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	6,603	19,805	47,710
DAYTIME POPULATION	656	3,206	5,719
AVG HH INCOME	\$110,894	\$123,170	\$128,468

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BUILDING A
NORTH ELEVATION



Architectural elevation drawing of a long, single-story commercial building. The building features a red brick upper section and large glass windows. The facade is divided into several bays by vertical brick piers. Each bay contains a set of double doors and large display windows. The roofline is flat. A small figure of a person is visible on the far left for scale.

