

# WESTLAKE VILLAGE LAKE WYLIE, SOUTH CAROLINA



- Available
- Leased
- Under Negotiation

Shop	Tenant	Sq Ft
Anchor	Harris Teeter	61,000
<b>Retail A</b>		
1-3	Heartland Dental	3,600
4-5	<b>UNDER NEGOTIATION</b>	<b>2,400</b>
6-9	<b>AVAILABLE</b>	<b>1,200 ea</b>
<b>Retail B</b>		
1-2	<b>UNDER NEGOTIATION</b>	<b>2,400</b>
3-4	<b>UNDER NEGOTIATION</b>	<b>2,400</b>
5-9	<b>AVAILABLE</b>	<b>1,200 ea</b>
<b>Outparcel</b>		
A1	<b>AVAILABLE</b>	<b>1.02 ac</b>
A2	<b>AVAILABLE</b>	<b>1.18 ac</b>
A3	<b>UNDER NEGOTIATION</b>	<b>1.17 ac</b>
A4	<b>UNDER NEGOTIATION</b>	<b>1.07 ac</b>



State Hwy 55 & SC-49  
Clover, SC 29710

For more information, please contact:



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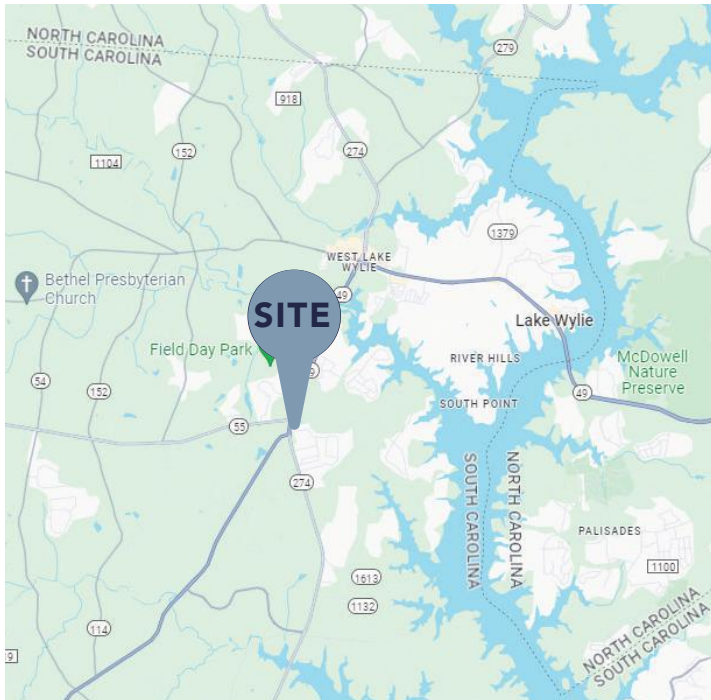
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## HIGHLIGHTS

- 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



# WESTLAKE VILLAGE LAKE WYLIE, SOUTH CAROLINA





This architectural elevation drawing shows the front facade of a long, single-story building. The structure is composed of several interconnected volumes. From left to right, it features: a section with a brick upper story and a large multi-paned window; a central section with a flat roof and a wide horizontal band of windows; another brick-clad section with a large window; a section with a flat roof and more windows; and a final brick-clad section on the right with a large window. The building is characterized by its use of brick for the upper stories and large, rectangular windows for the ground floor. A small human figure is shown on the far right for scale.

