

WESTLAKE VILLAGE LAKE WYLIE, SOUTH CAROLINA



State Hwy 55 & SC-49 | Clover, SC 29710



OUTPARCEL OPPORTUNITIES | SHOPS STARTING AT 1,200 SF

HIGHLIGHTS

- 4.0% projected annual population growth in Lake Wylie
- Strong regional draw, pulling from Rock Hill, York, and Clover
- High-visibility site at major signalized intersection with full access

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



For more information, please contact:



LAUREN HANSEN
704.319.4937
lahansen@astonprop.com

MOLLY MORGAN
704.319.4936
mmmorgan@astonprop.com

2825 South Blvd, Ste 300 | Charlotte, NC 28209 | www.astonprop.com



Shop	Tenant	Sq Ft
Anchor	Harris Teeter	61,000
Retail A		
1-5	AVAILABLE	1,200 ea
6-7	Zen Nail Spa	2,400
8-9	UNDER NEGOTIATION	2,400

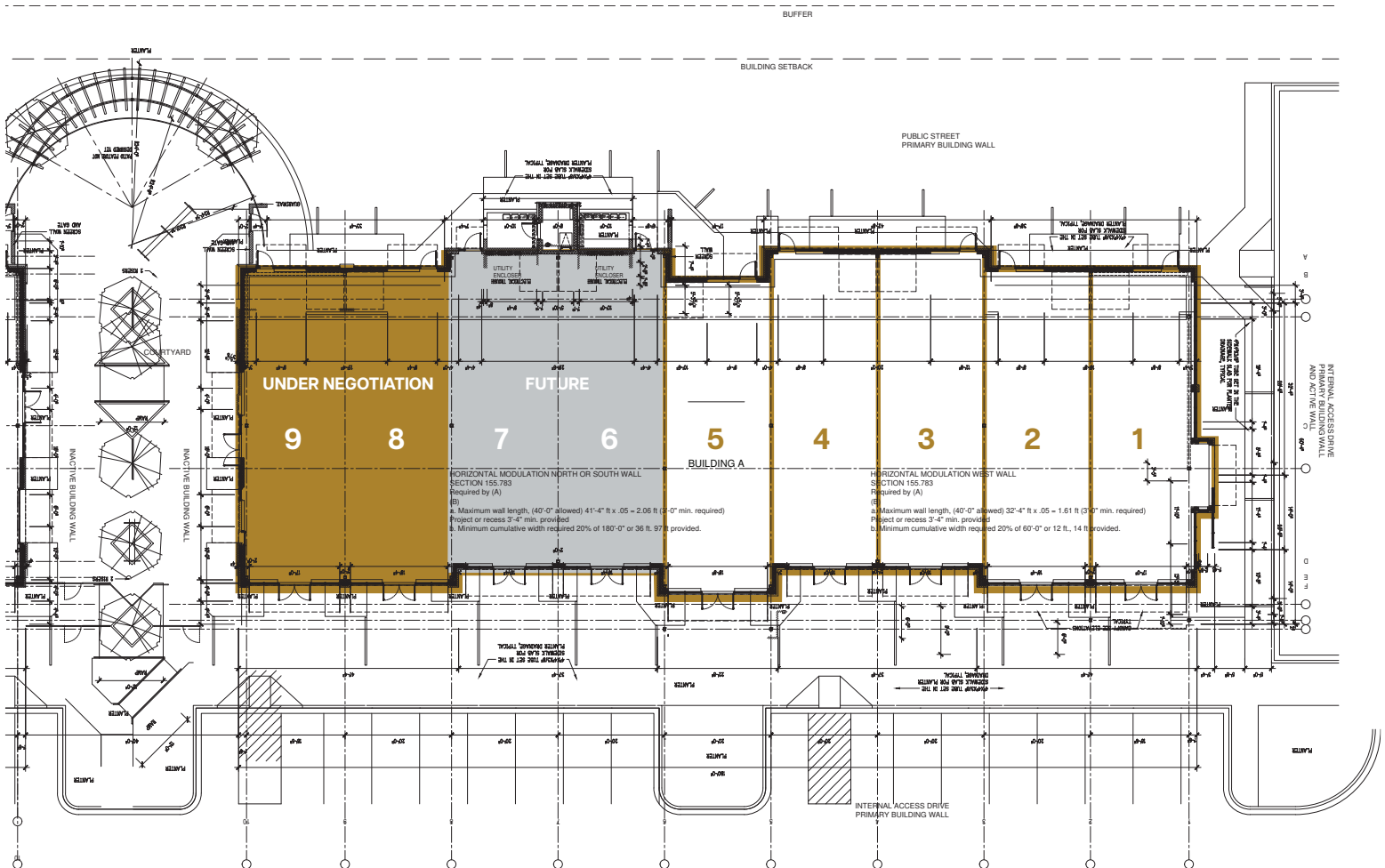
Retail B		
1-4	AVAILABLE	1,200 ea
5-6	UNDER NEGOTIATION	2,400
7-9	Heartland Dental	3,600

Outparcel		
1	UNDER NEGOTIATION	1.07 ac
2	UNDER NEGOTIATION	1.17 ac
3	AVAILABLE	1.18 ac
4	AVAILABLE	1.02 ac

WESTLAKE VILLAGE LAKE WYLIE, SOUTH CAROLINA



BUILDING A
NORTH ELEVATION



This architectural elevation drawing shows a long, low building facade. The structure is composed of several interconnected volumes. From left to right, there are two large window units, a central section with a gabled roof and a smaller window, and two more large window units. The windows are multi-paned and set within dark frames. The building is rendered in a simple, line-art style with some cross-hatching for shading. A small figure of a person is visible on the far right for scale.

