

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

WESTLAKE VILLAGE LAKE WYLIE, SOUTH CAROLINA



State Hwy 55 & SC-49
Clover, SC 29710

Available
Leased
Under Negotiation



Shop
Anchor
Tenant
Harris Teeter
Sq Ft
61,000

Retail B

Shop	Tenant	Sq Ft
1	UNDER NEGOTIATION	1,200
2	AVAILABLE	1,200
3-4	UNDER NEGOTIATION	2,400
5	AVAILABLE	1,200
6-7	Zen Nail Spa	2,400
8-9	UNDER NEGOTIATION	2,400

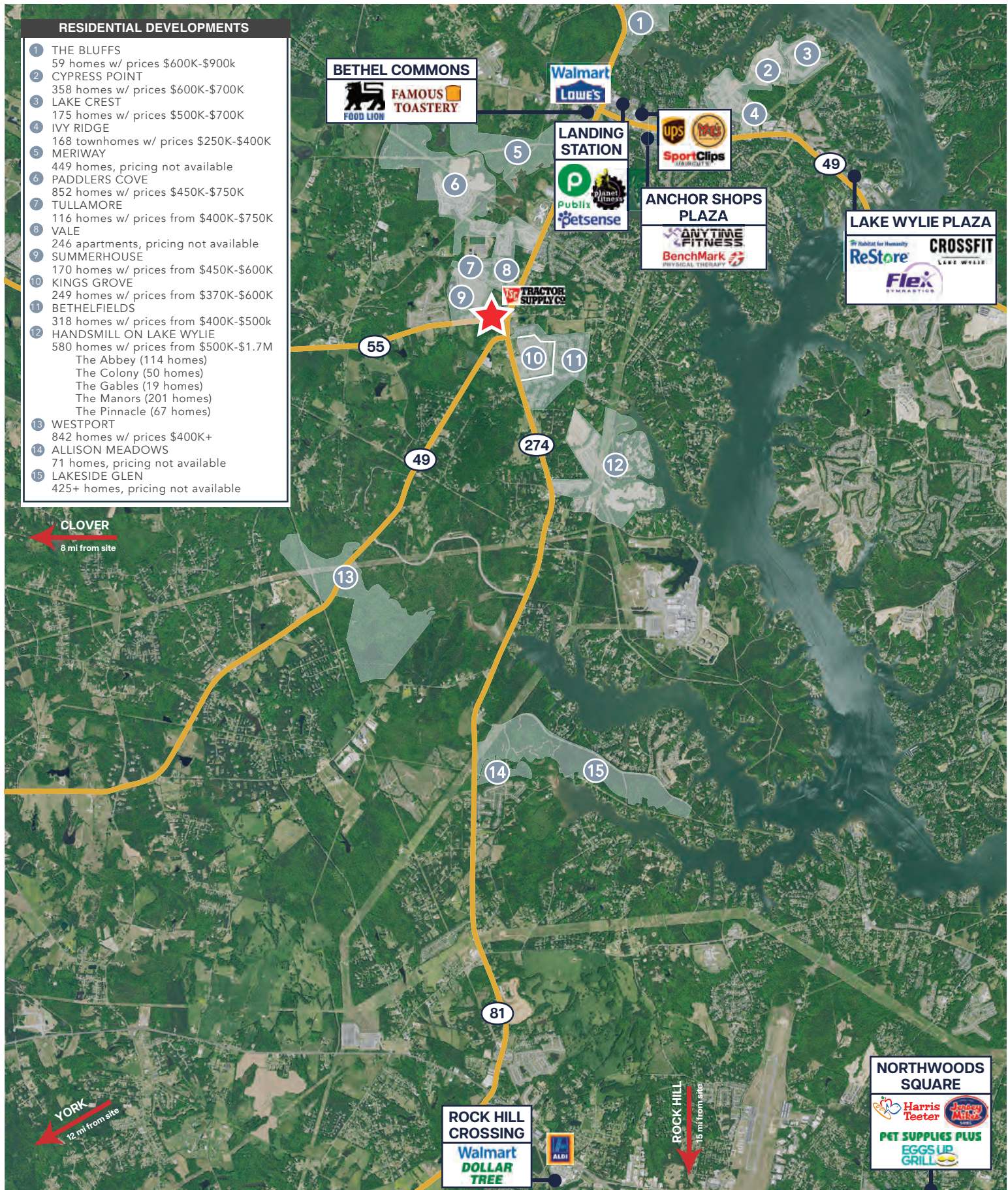
Retail A

Shop	Tenant	Sq Ft
1-4	AVAILABLE	1,200 ea
5-6	UNDER NEGOTIATION	2,400
7-9	Heartland Dental	3,600

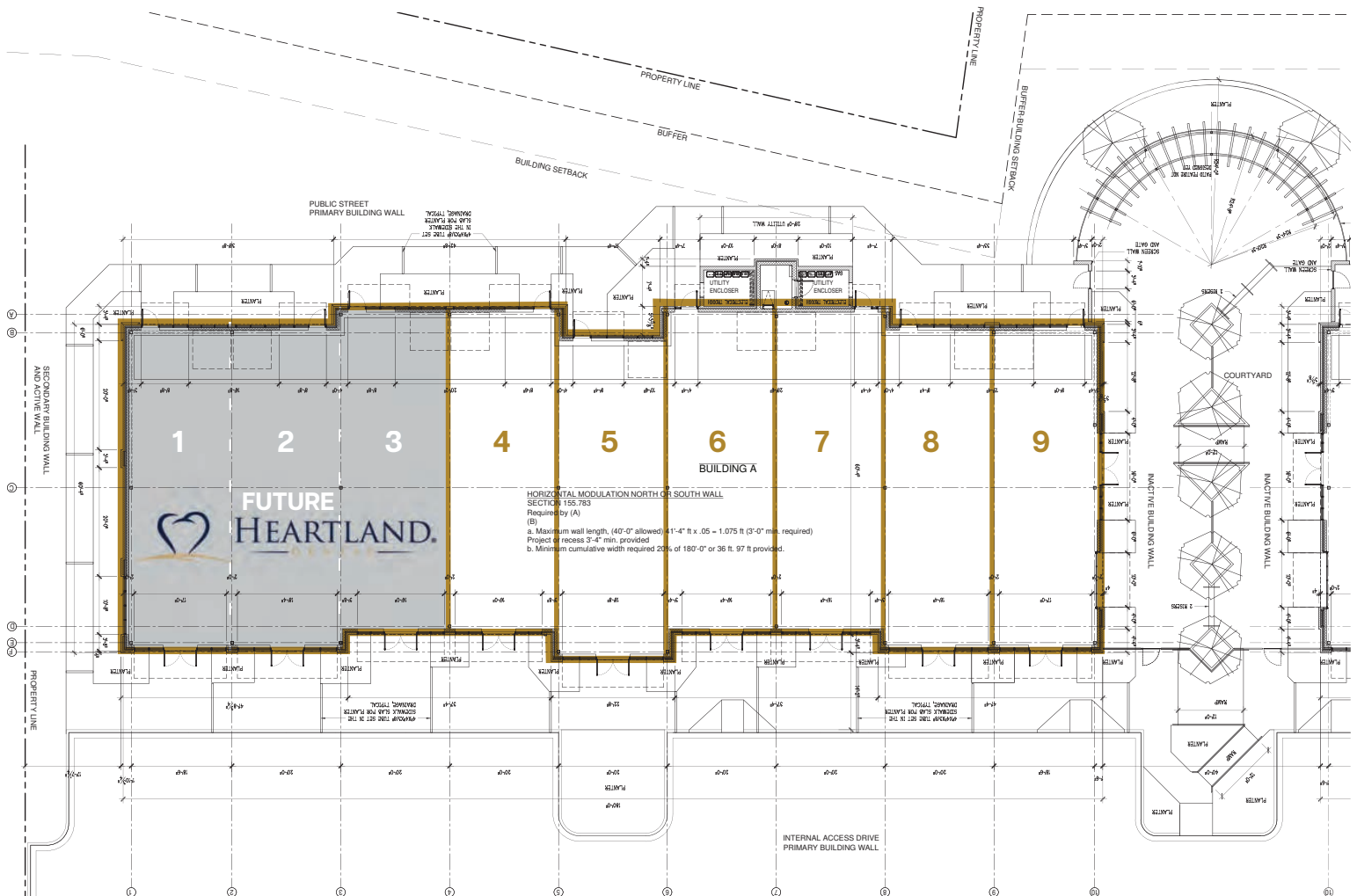
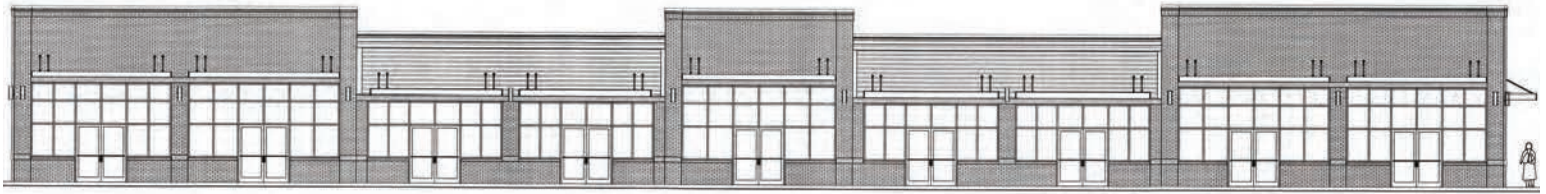
Outparcel

Shop	Tenant	Sq Ft
1	Harris Teeter Fuel	1.07 ac
2	Chase Bank	1.17 ac
3	AVAILABLE	1.18 ac
4	UNDER NEGOTIATION	1.02 ac

WESTLAKE VILLAGE LAKE WYLIE, SOUTH CAROLINA



BUILDING A
NORTH ELEVATION



BUILDING B
NORTH ELEVATION

