

# 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



**COMING SOON**

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](http://www.astonprop.com)

# WESTLAKE VILLAGE LAKE WYLIE, SOUTH CAROLINA



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Clover, SC 29710

- Available
- Leased
- Under Negotiation



Shop	Tenant	Sq Ft
Anchor	Harris Teeter	61,000
<b>Retail B</b>		
<b>1</b>	<b>UNDER NEGOTIATION</b>	<b>1,247</b>
<b>2</b>	<b>AVAILABLE</b>	<b>1,209</b>
3-4	Sets Hybrid Training	2,416
<b>5</b>	<b>AVAILABLE</b>	<b>1,221</b>
6-7	Zen Nail Spa	2,403
8-9	Ledo Pizza	2,402

Retail A	Sq Ft
1-3	Heartland Dental 3,620
4	Expedia 1,207
5	AT&T 1,221
<b>6</b>	<b>AVAILABLE 1,202</b>
<b>7</b>	<b>AVAILABLE 1,203</b>
<b>8-9</b>	<b>AVAILABLE 2,401</b>

Outparcel	Area
1	Harris Teeter Fuel 1.07 ac
2	Chase Bank 1.17 ac
<b>3</b>	<b>AVAILABLE 1.18 ac</b>
<b>4</b>	<b>UNDER NEGOTIATION 1.02 ac</b>

# WESTLAKE VILLAGE LAKE WYLIE, SOUTH CAROLINA



## RESIDENTIAL DEVELOPMENTS

- 1 THE BLUFFS  
59 homes w/ prices \$600K-\$900k
- 2 CYPRESS POINT  
358 homes w/ prices \$600K-\$700K
- 3 LAKE CREST  
175 homes w/ prices \$500K-\$700K
- 4 IVY RIDGE  
168 townhomes w/ prices \$250K-\$400K
- 5 MERIWAY  
449 homes, pricing not available
- 6 PADDLERS COVE  
852 homes w/ prices \$450K-\$750K
- 7 TULLAMORE  
116 homes w/ prices from \$400K-\$750K
- 8 VALE  
246 apartments, pricing not available
- 9 SUMMERHOUSE  
170 homes w/ prices from \$450K-\$600K
- 10 KINGS GROVE  
249 homes w/ prices from \$370K-\$600K
- 11 BETHELFIELDS  
318 homes w/ prices from \$400K-\$500k
- 12 HANDSMILL ON LAKE WYLIE  
580 homes w/ prices from \$500K-\$1.7M  
The Abbey (114 homes)  
The Colony (50 homes)  
The Gables (19 homes)  
The Manors (201 homes)  
The Pinnacle (67 homes)
- 13 WESTPORT  
842 homes w/ prices \$400K+
- 14 ALLISON MEADOWS  
71 homes, pricing not available
- 15 LAKESIDE GLEN  
425+ homes, pricing not available

**BETHEL COMMONS**

**Walmart**  
**Lowe's**

**LANDING STATION**

**ups**  
**M&S**  
**Sport Clips**

**ANCHOR SHOPS PLAZA**

**LAKE WYLIE PLAZA**

**TRACTOR SUPPLY CO.**

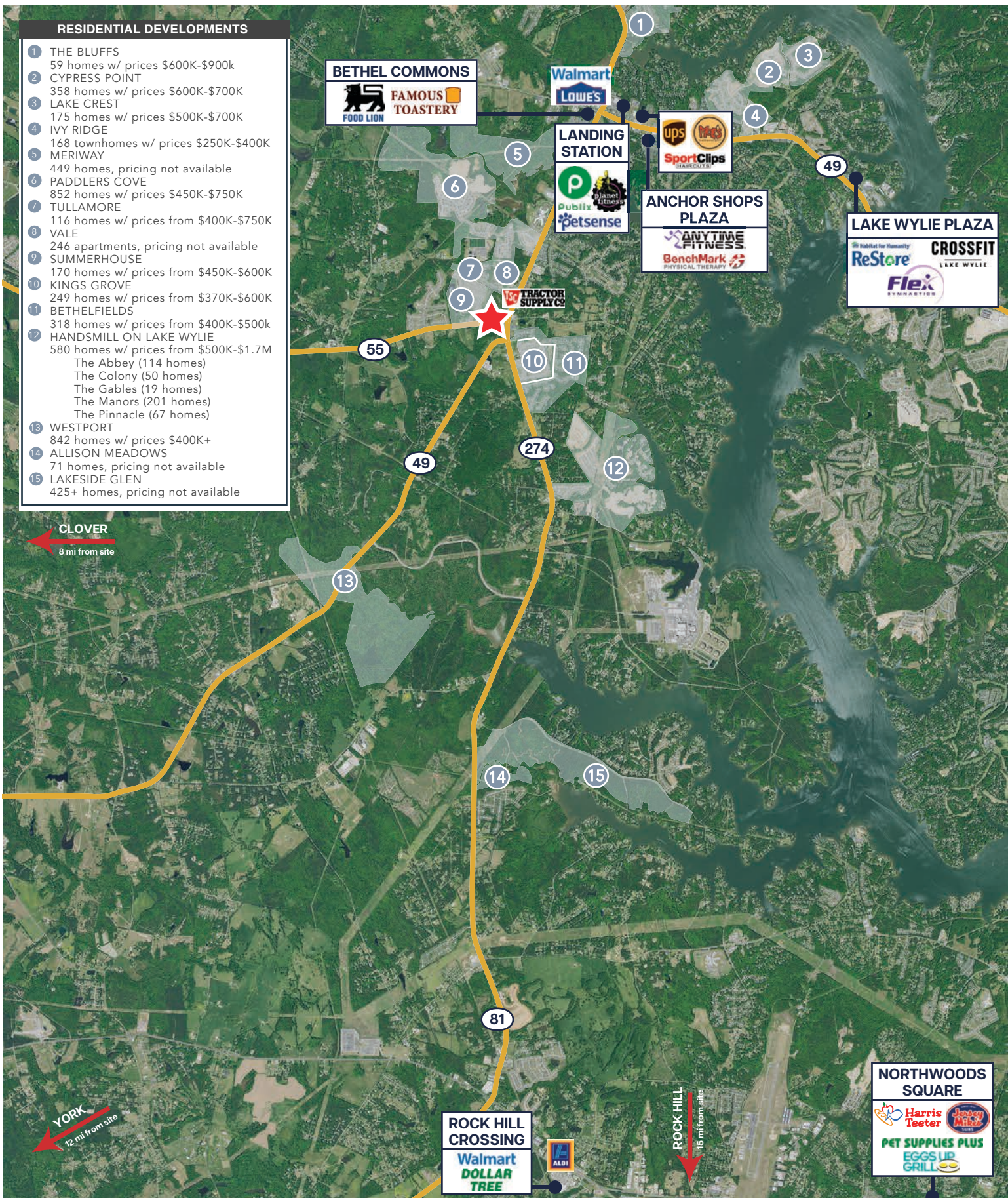
**CLOVER**  
8 mi from site

**YORK**  
12 mi from site

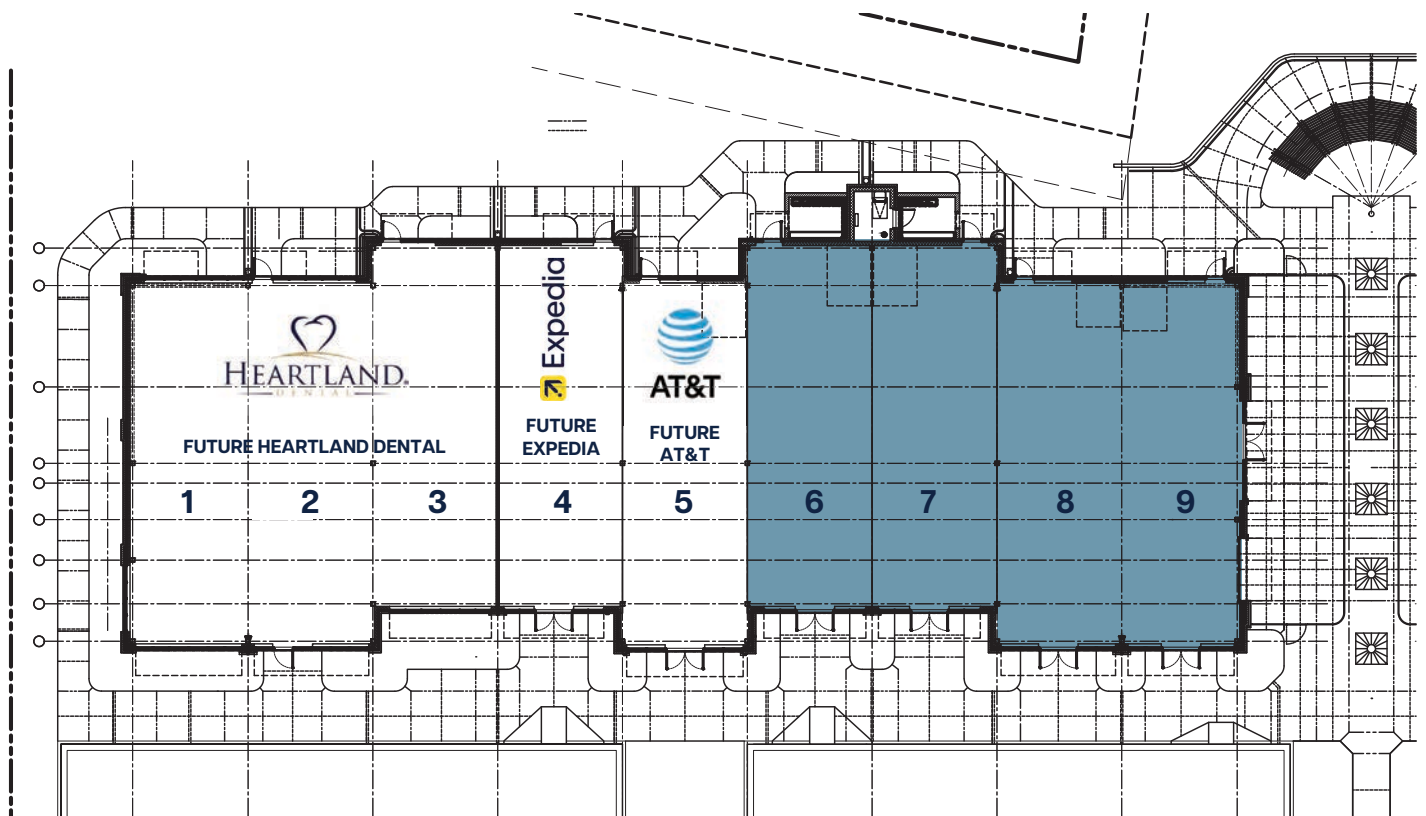
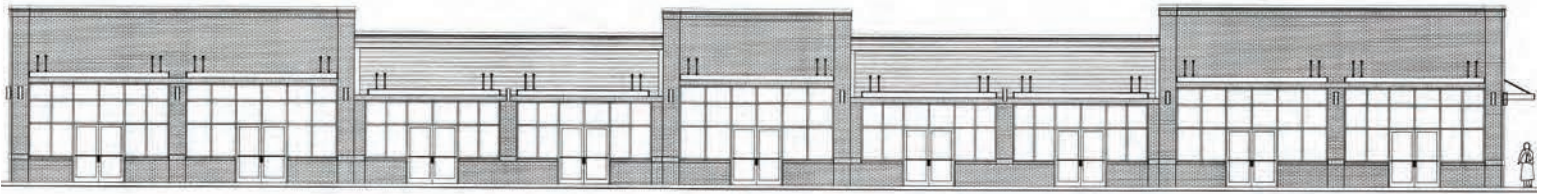
**ROCK HILL CROSSING**

**ROCK HILL**  
16 mi from site

**NORTHWOODS SQUARE**



BUILDING A  
NORTH ELEVATION



**BUILDING B  
NORTH ELEVATION**

