



Publix #1486 - Landing Station

158 Highway 274
 Lake Wylie, SC 29710
 Lat 35.121, Long -81.082

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2018 Population	3,518	18,411	36,137
2023 Population	3,991	21,114	41,338
2018 Average HH Income	\$109,113	\$103,351	\$104,577
2018 Median HH Income	\$80,995	\$79,640	\$80,917

PROPERTY HIGHLIGHTS

- Publix anchored Shopping Center
- Only one opportunity available with 2,985sf
- Well positioned along Highway 49, just south of Lake Wylie at the northeast corner of S. Carolina Hwy 274 and Charlotte Hwy
- Abundance of Residential nearby, around the Lake
- Walmart and Lowe's Home Improvement across the street
- Combined Traffic Count: 41,300 CPD

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 Licensed Real Estate Broker

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SITE PLAN

STE	TENANT	SIZE
10A	AVAILABLE	2,985
10B	ABC Phones/Verizon	3,000
20	Panda Hut	1,200
50	Publix	49,098
60	Echo Consignment	961
70	Echo Consignment	1,207
80	Great Clips	1,200
90	AIM Mail Center	1,217
TOTAL		60,868

AVAILABLE
 NOT OWNED



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