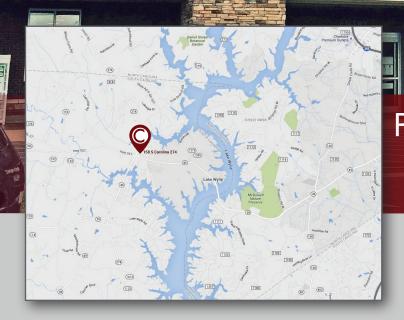
Publix FOOD & FHARMACY



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

Publix #1486 - Landing Station

STOP

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

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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Publix #1486 - Landing Station

158 Highway 274 Lake Wylie, SC 29710

Lat 35.121, Long -81.082

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
TOTA	L	60,868
AVAILABLE NOT OWNED		







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