



**THE PROVIDENCE GROUP**  
EXCELLENCE IN RETAIL REAL ESTATE

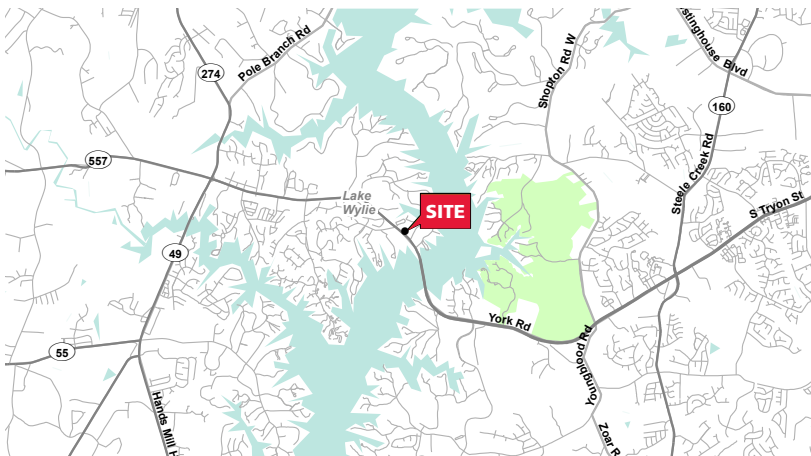
**Shop Space Available for Lease**

# LAKE WYLIE PLAZA

4076 CHARLOTTE HIGHWAY | LAKE WYLIE, SC 29170



PROPERTY PHOTO



## LEASE INFORMATION

AVAILABLE SPACE: 713 SF - 2,543 SF  
GLA: 81,220 SF  
PARKING RATIO: 4.68/1,000 SF  
RATE: **Please Call for Pricing**

## TRAFFIC COUNTS (2017 SCDOT)

32,500 VPD on Charlotte Hwy 49

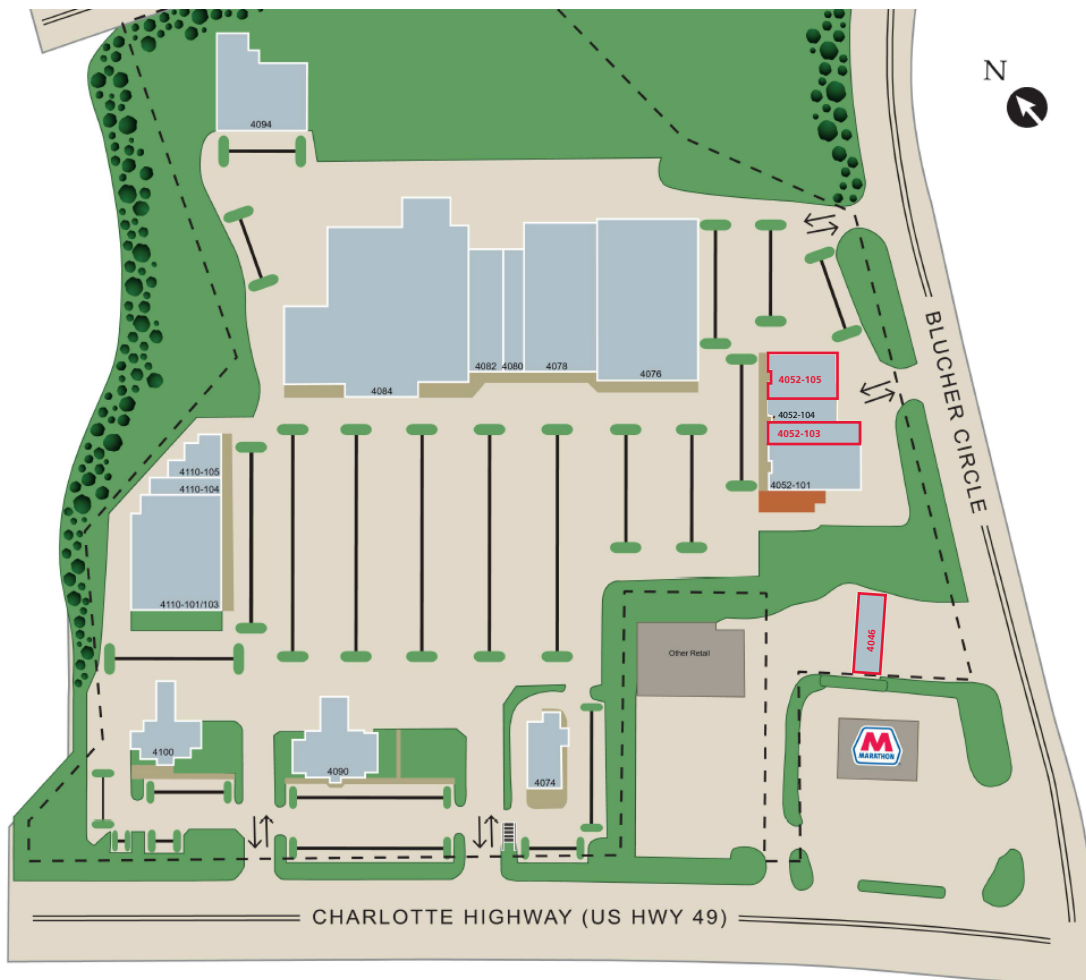
## DEMOGRAPHICS (2018)

	1 MILE	3 MILE	5 MILE
POPULATION	1,528	22,189	75,102
AVERAGE HH INCOME	\$127,949	\$119,710	\$106,572
MEDIAN HH INCOME	\$82,077	\$87,419	\$86,955
BUSINESS ESTABLISHMENTS	56	541	1,881
DAYTIME EMPLOYMENT	371	4,793	23,895

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<b>4046 AVAILABLE</b>	<b>713 SF</b>	4080 Charlotte Vapes	1,225 SF
4052-101 Rey Azteca	3,915 SF	4082 Sweet Repeat	3,771 SF
<b>4052-103 AVAILABLE</b>	<b>1,647 SF</b>	4084 Habitat for Humanity	22,131 SF
4052-104 State Farm Insurance	1,237 SF	4090 Bagel Boat	2,785 SF
<b>4052-105 COMING AVAILABLE</b>	<b>2,543 SF</b>	4094 Cheer Tumbling Academy	5,585 SF
4074 Lake Wylie Grill	1,889 SF	4100 R.P. Boggs & Co	1,874 SF
4076 Sports Center Athletic Club	14,560 SF	4110-101/103 The Estate Boys	6,859 SF
4078 Dollar Tree Store	8,513 SF	4110-104/105 Keller Williams Realty	2,059 SF

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