



RETAIL PROPERTY FOR LEASE

SHOPPES AT THE LANDING

221 LATITUDE LANE, LAKE WYLIE, SC 29710



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PROPERTY OVERVIEW



OFFERING SUMMARY

| | |
|-----------------------|-------------|
| Available SF: | 1,440 |
| Lease Rate: | Call Broker |
| Lease Type: | NNN |
| Lot Size: | 4.03 Acres |
| Year Built: | 2007 |
| Building Size: | 20,299 SF |
| Zoning: | GC |

PROPERTY OVERVIEW

1,440 SF available in the rapidly growing Lake Wylie community, near the intersection of Highway 49/Charlotte Hwy. and Highway 274; Located in the area's primary retail corridor, this property is along a heavily traveled thoroughfare for commuters entering Charlotte, NC. Lake Wylie is 17 miles from Charlotte, one of the nation's fastest growing commercial and financial centers and site of Charlotte Douglas International Airport; 15 miles from Rock Hill, strongly emerging as an economic hub of upstate South Carolina; and less than 75 miles from Columbia, the capital of the Palmetto State.

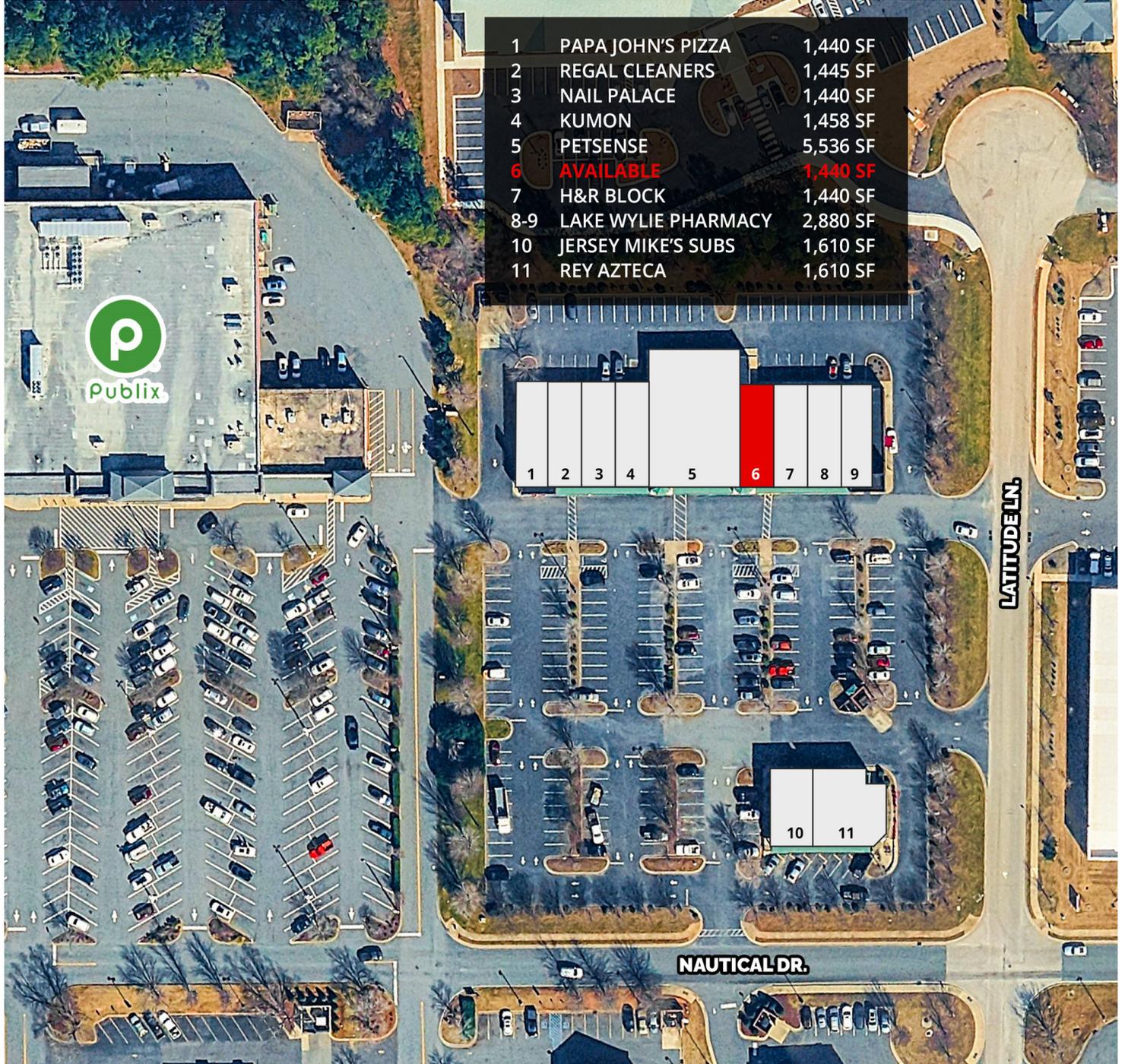
PROPERTY HIGHLIGHTS

- Co-tenants include: Petsense, Kumon, Jersey Mike's, Papa Johns, H&R Block, Azteca Mexican, Dry Cleaners and Lake Wylie Pharmacy
- Shadow anchor to Publix and adjacent to Walmart
- Many national tenants in the area such as: Lowe's Home Improvement, Food Lion, Autobell, AutoZone, Bank of America, Dunkin Donuts, Goodyear, McDonald's, Wells Fargo, Walgreen's, Wendy's, and Zaxby's
- Parking: 250 Spaces / 10.0 Ratio
- Multiple points of ingress/egress

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SITE PLAN



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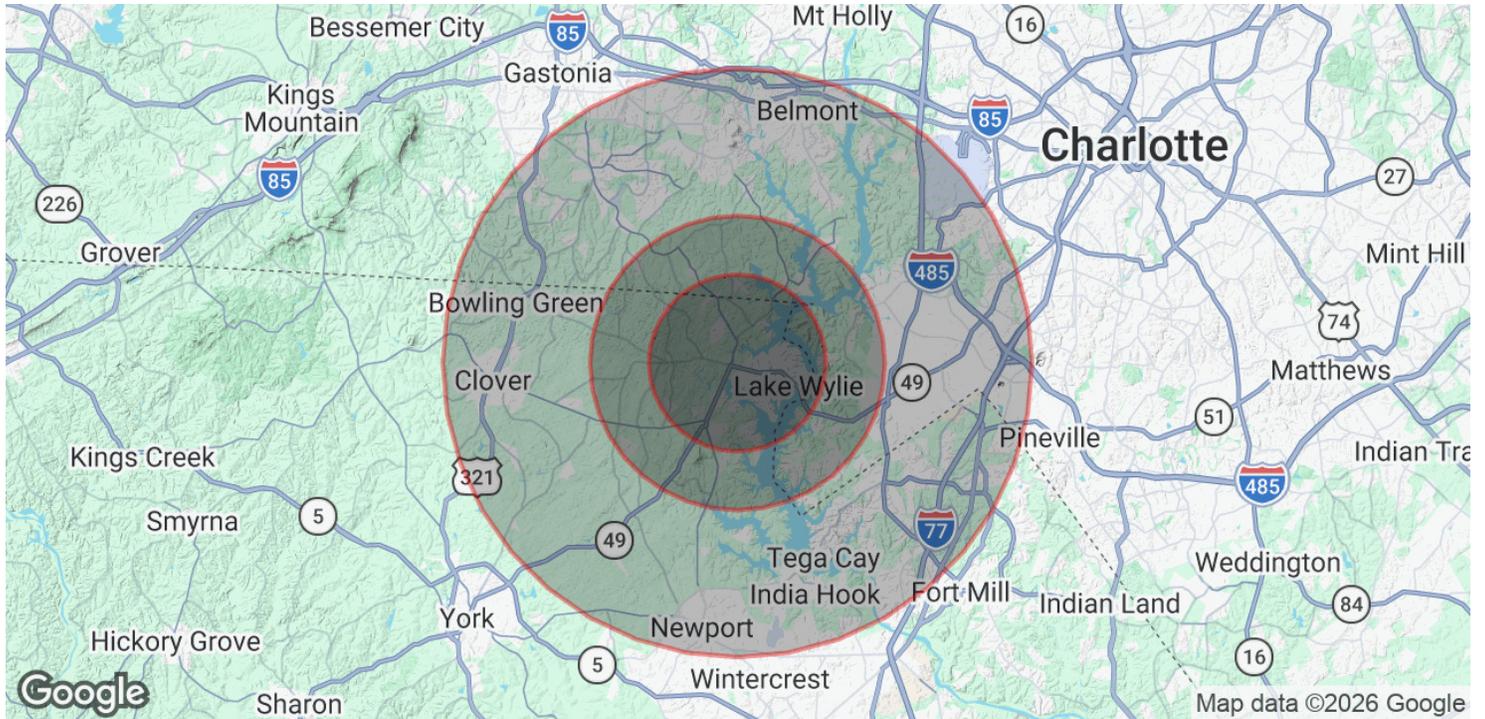
LOCAL AREA



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DEMOGRAPHICS MAP & REPORT



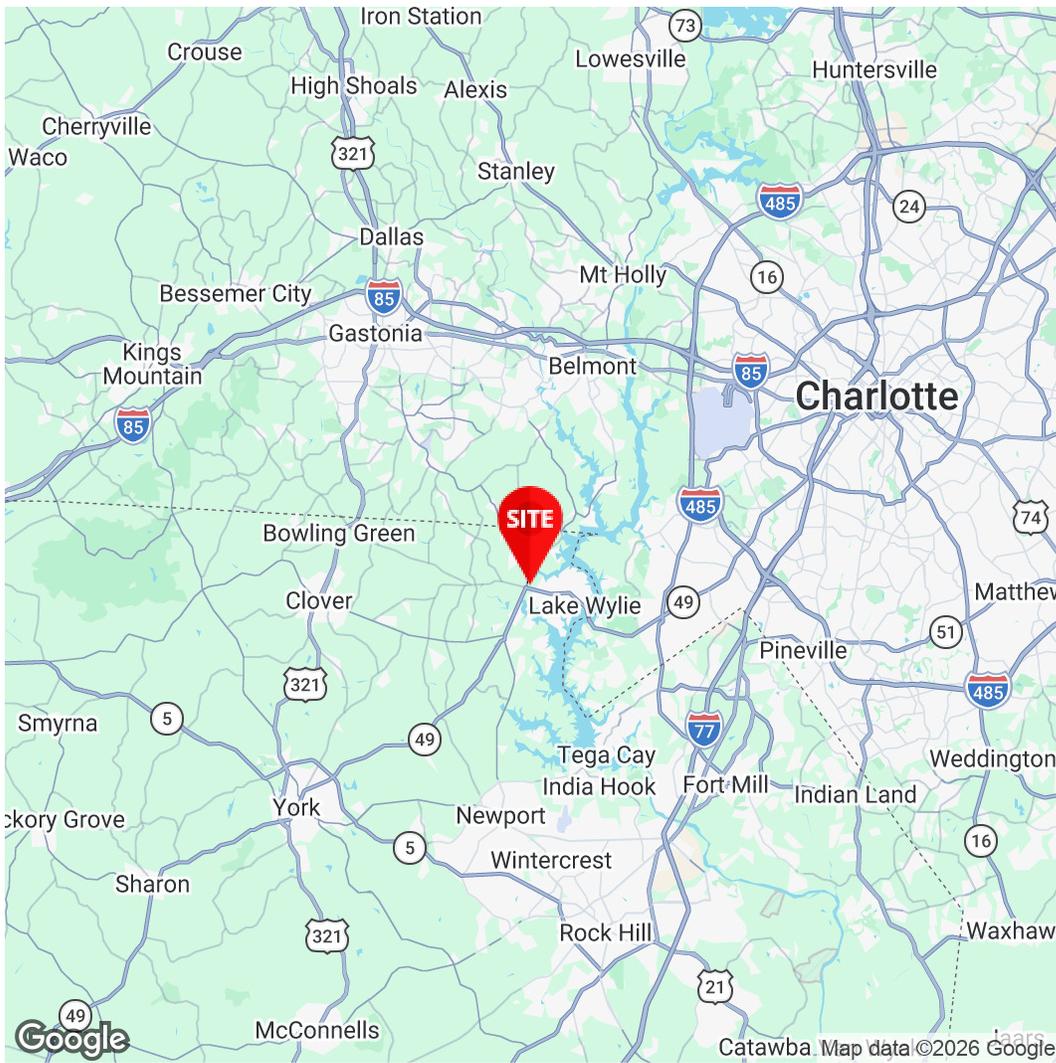
POPULATION

| | 3 MILES | 5 MILES | 10 MILES |
|--------------------|---------|---------|----------|
| Total Population | 22,747 | 52,010 | 290,027 |
| Daytime Population | 19,833 | 40,945 | 294,561 |

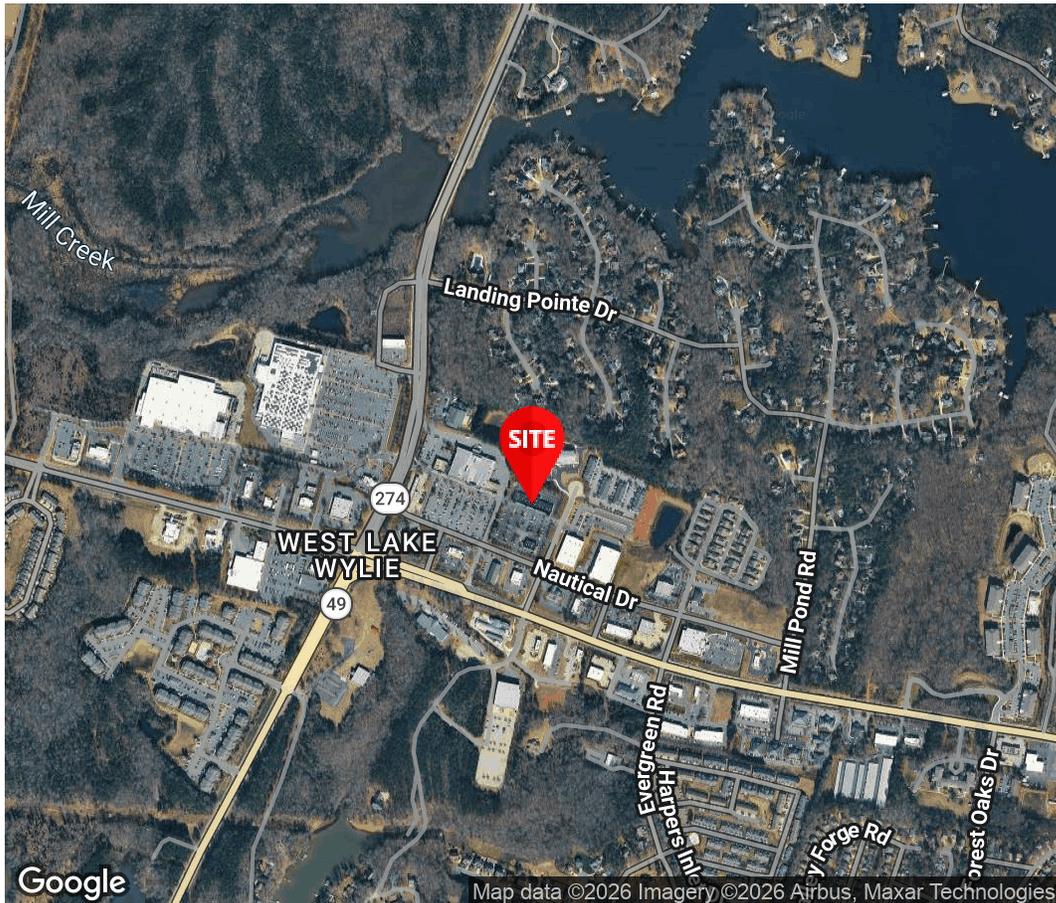
HOUSEHOLDS & INCOME

| | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 8,633 | 18,989 | 111,104 |
| # of Persons per HH | 2.6 | 2.7 | 2.6 |
| Average HH Income | \$131,378 | \$141,037 | \$121,653 |
| Average House Value | \$465,408 | \$493,489 | \$392,168 |

2023 American Community Survey (ACS)



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