

Josh Beaver

The Nichols Company

704.373.9797 (Office) • 704.373.9798 (Fax)

josh@thenicholscompany.com

www.thenicholscompany.com

600 Queens Rd, Charlotte, NC 28207

Retail for Lease or Build-to-Suit



Front View



Rear View

RED MAPLE RETAIL at Lake Wylie

1700 Village Harbor Drive
Lake Wylie, SC 29710

LOCATION

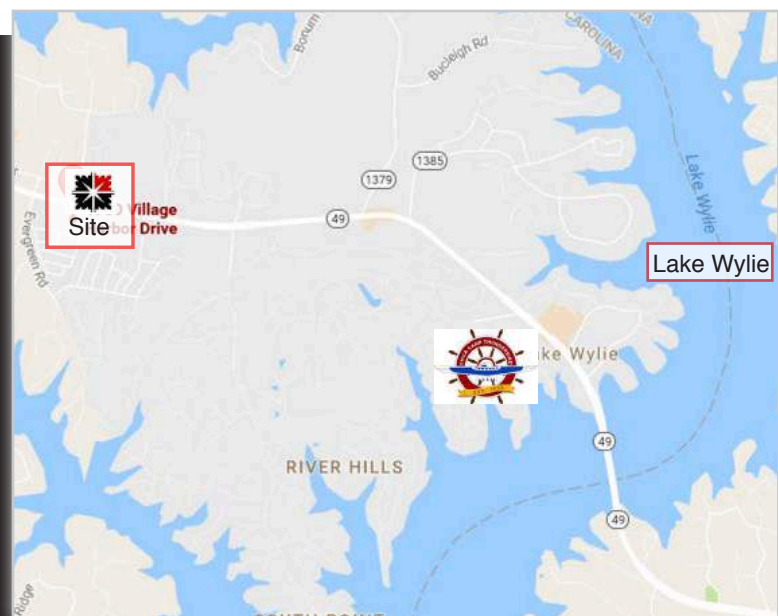


ABOUT

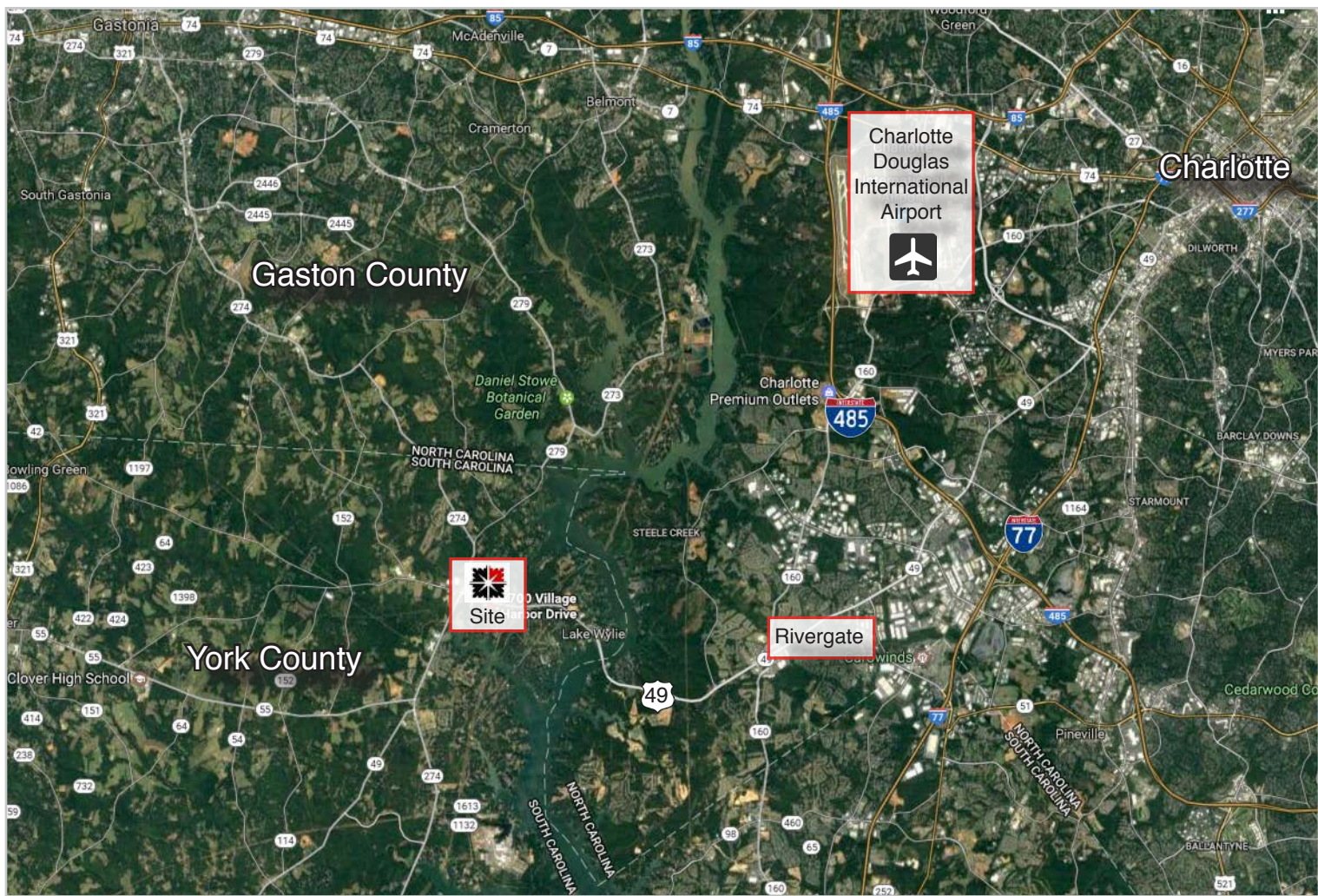
RED MAPLE RETAIL at Lake Wylie is a proposed multi-tenant +/-13,000 SF retail development available for shops, restaurant, ground lease or build-to-suit. The site is located off of Highway 49 and is in close proximity to numerous restaurants and retail establishments as well as Lake Wylie.

SITE ATTRIBUTES

- 2.1 Acres
- +/- 13,000 SF
- Zoning: BD-1
- Approved for Drive-thru
- Abundant Parking
- 310' Frontage on Hwy 49
- Parcel ID: 5620101014
- Delivery: Q2/Q3 2018
- Call for Lease Rates



AREA MAP

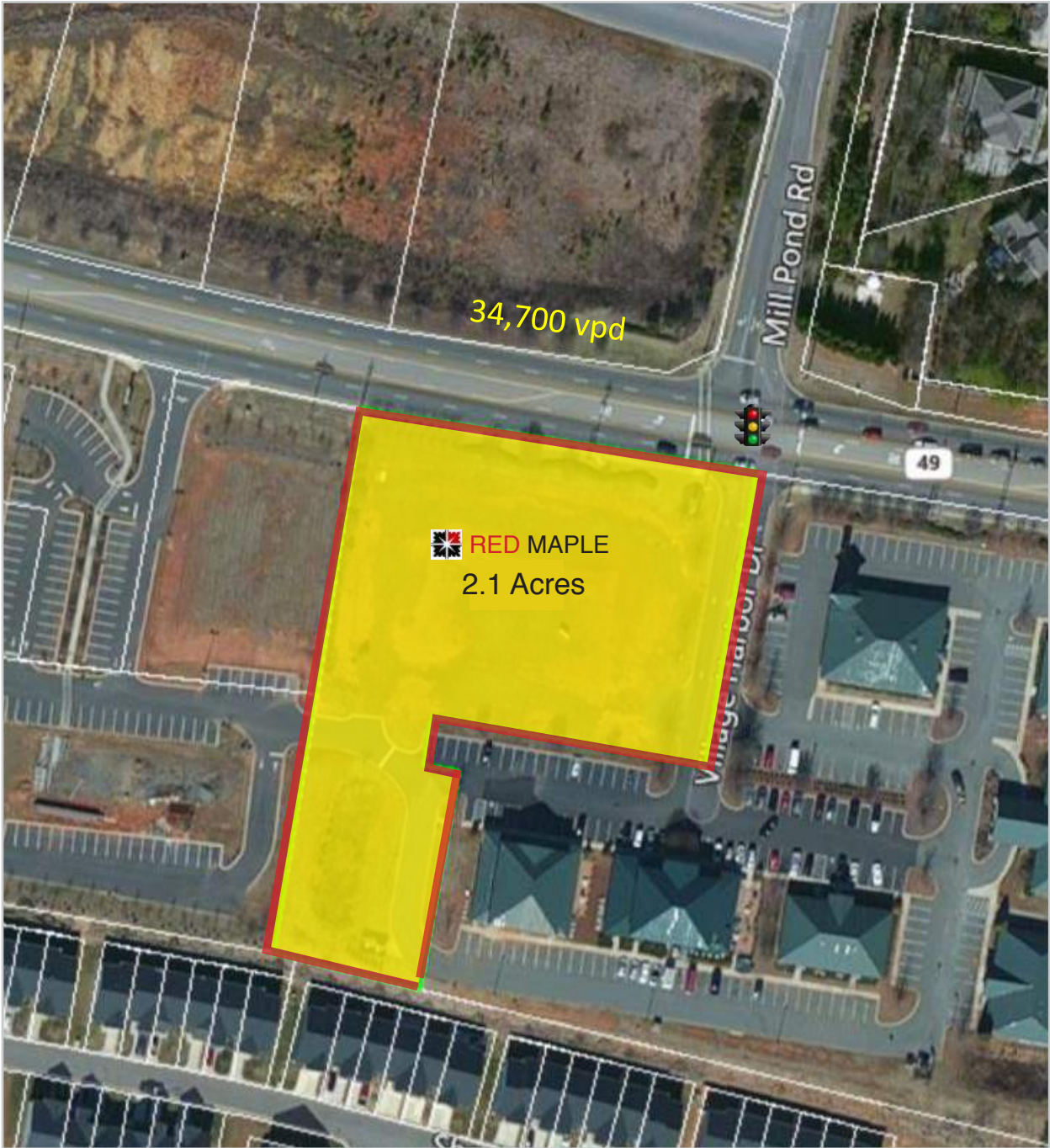


DEMOGRAPHICS

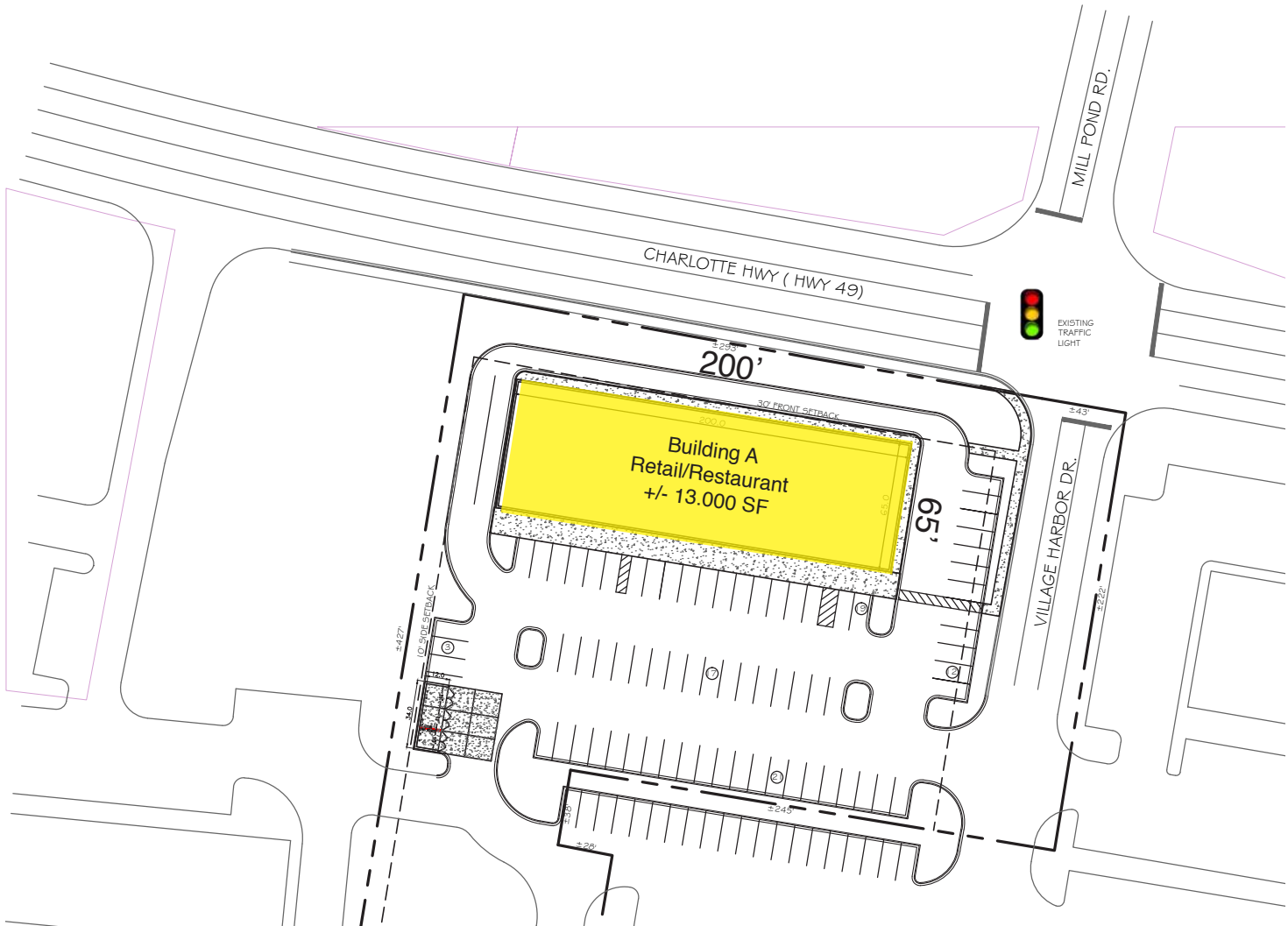
<u>In Miles</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population	3,846	17,834	39,879
Total Households	1,612	6,722	14,553
Avg. Household Income	\$87,855	\$93,571	\$96,572

<u>In Drive Time</u>	<u>5 Min</u>	<u>10 Min</u>
Median Income:	\$71,274	\$82,528
Daytime Population:	2,776	5,630
Residential Population	9,035	23,184

Traffic Counts: 34,700 Estimated VPD on Highway 49



SITE PLAN



Building Dimensions: 200' Wide x 65' Deep



LAKE WYLIE



Located on the border of North and South Carolina, Lake Wylie offers a mix of big-city opportunity and small-town living. Lake Wylie is a high-income, popular bedroom community for the greater Charlotte metro. The area offers a multitude of outdoor attractions as well as abundant shopping and dining. Lake Wylie itself is a 12,455 acre man-made lake that offers 325 miles of shoreline, numerous marinas and boat landings.



For more information please contact:
Josh Beaver
Josh@TheNicholsCompany.com
704.373.9797

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness. Red Maple Retail Corners and the Red Maple logo are the property of Red Maple Retail Corners, Inc.

