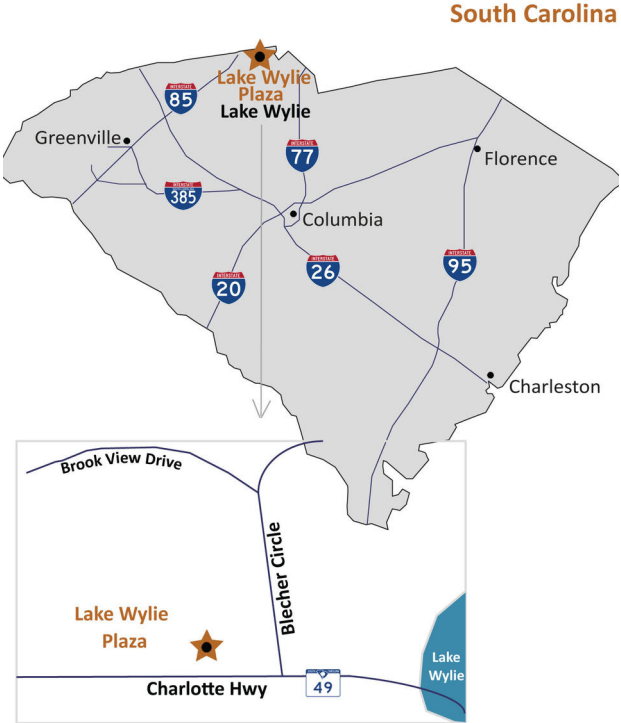


# Lake Wylie, SC 29710

4076 Charlotte Highway

## Lake Wylie Plaza



- **Year Built:** 1980
- **Key Anchors:** Habitat for Humanity Restore
- **Key Tenants:** Dollar Tree, Rey Azteca, Keller Williams, Crossfit Lake Wylie
- **Parking Ratio:** 4.68/1,000 SF
- **GLA:** 81,220
- **Average Daily Traffic:** 34,345 VPD - Charlotte Hwy
- **Located** near Charlotte, NC MSA

Distance	7 Min	10 Min	13 Min
Population	12,736	34,605	76,335
Average Household Income	\$152,543	\$143,535	\$140,360

**Leasing contact:** Heather Smith-Stewart · (919) 926-3097 · hstewart@rivercrestrealty.com

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4076 Charlotte Highway



## Lake Wylie Plaza

### Tenants

4046	GoPro Auto	713 SF
4052-10	Key Azteca	3,915 SF
4052-10	Just Hair Salon	1,647 SF
4052-10	State Farm Insurance	1,237 SF
4052-10	The Caddyshack	2,543 SF
4074	Lake Wylie Grill	1,889 SF
4076	Flex Gymnastics	13,066 SF
4078	Dollar Tree	8,513 SF
4080	Buddha's Bazaar	1,592 SF
4082	Sweet Repeat	3,771 SF
4084	Habitat for Humanity ReStore	22,131 SF
4090	Bagel Boat	2,785 SF
4094	Crossfit Lake Wylie	2,438 SF
4096	The Cheer Gem	3,147 SF
4100	R.P. Boggs & Co	1,874 SF
4110-10	The Estate Boys	2,400 SF
4110-10	The Barber Lounge	1,222 SF
4110-10	Pet Wants Lake Wylie	1,276 SF
4110-10	Keller Williams 105	3,467 SF



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