Lake Wylie, SC 29710

4076 Charlotte Highway

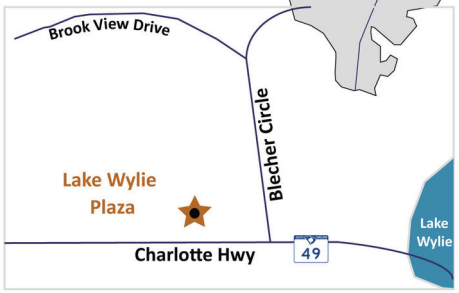
Lake Wylie Plaza





South Carolina





- **Key Tenants:** Dollar Tree, Rey Azteca, Keller Williams, Crossfit Lake Wylie
- **GLA:** 81,220
- **Located** near Charlotte, NC MSA
- **Year Built:** 1980
- **Parking Ratio:** 4.68/1,000 SF
- **Average Daily Traffic:** 34,700 VPD - Charlotte Hwy

Distance	7 Min	9 Min	13 Min
Population	12,982	20,456	75,976
Average Household Income	$156,911	$153,976	$143,006

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

Lake Wylie, SC 29710

4076 Charlotte Highway

Lake Wylie Plaza

Tenants

4046	Redevelopment Opportunity	2,450 SF
4052-101	Key Azteca	3,915 SF
4052-103	Just Hair Salon	1,647 SF
4052-104	State Farm Insurance	1,237 SF
4052-105	The Caddyshack	2,543 SF
4074	Lake Wylie Pizza & Italian	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	Available	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
4110-101	The Estate Boys	2,400 SF
4110-102	The Barber Lounge	1,222 SF
4110-103	Jo’s Pilates	1,276 SF
4110-104/105	Keller Williams	3,467 SF



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