

THE ANCHOR SHOPS PLACE

FOR LEASE OR SALE



Property Overview

PROPERTY HIGHLIGHTS

Phase II retail construction was completed in June 2014

Big boxes in trade area include Super WalMart, Lowe's, Bi-Lo, Food Lion

Numerous residential/retail projects new to area

Outparcels available for sale

5 - 6% historical growth

AREA DEMOGRAPHICS

	3 MILES	6 MILES	7 MILES
Population	13,614	33,287	33,287
Average HH Income	\$97,380	\$92,124	\$85,926

Traffic Counts: Highway 49 - 28,400 VPD

TERMS & PRICING INFORMATION

RETAIL & PARCEL	COST
Retail Space 1 - ±1,200 - 2,365 SF available	\$20.00/SF NNN
Retail Space 2 - 1,805 SF available	\$20.00/SF NNN
Parcel 1 - 1.22 Acres	\$750,000
Parcel 3 - .82 Acres	\$650,000

Retail for lease | Outparcels for sale or groundlease

PROPERTY OVERVIEW

CONTACT

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LOCATION

125 Evergreen Road
Lake Wylie, SC

NEIGHBORS

WalMart
Lowe's
Bi-Lo
Food Lion

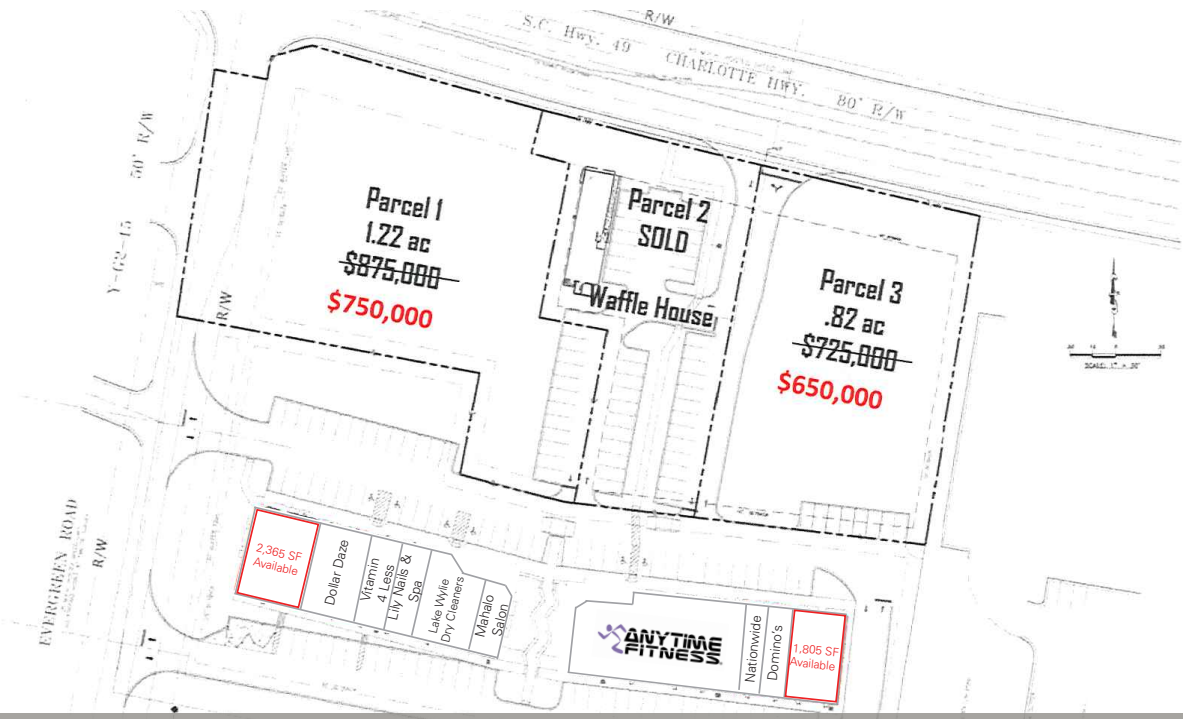
ACCESS/EGRESS

Highways
Railines
Waterways



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Parcel Map