

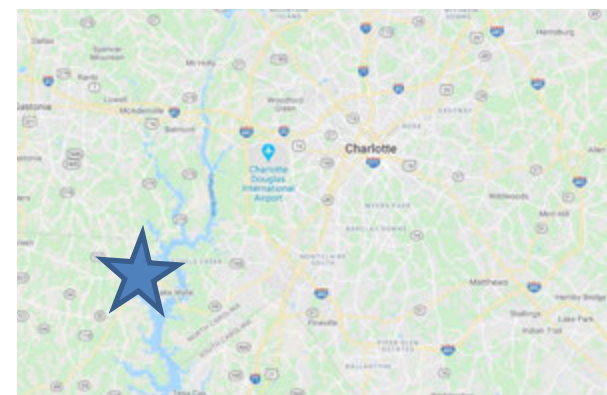
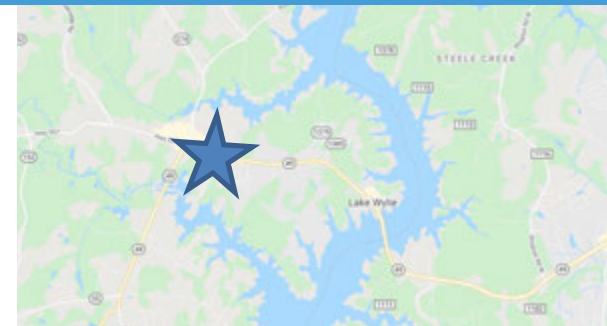
THE ANCHOR SHOPS PLACE

SC HWY 49 (CHARLOTTE HWY) AND EVERGREEN ROAD
LAKE WYLIE, SOUTH CAROLINA 29710

OUTPARCELS
FOR SALE

NS New South
Properties
NEWSOUTHPROP.COM

2 OUTPARCELS FOR SALE AT 100% LEASED CENTER



PROPERTY HIGHLIGHTS

- Center 100% leased
- Two outparcels available for sale
- 1.22 acres & .82 acres
- Located on Hwy. 49 and Evergreen Road, less than a half mile from, Publix, Super Walmart and Lowe's Home Improvement site
- Co-tenants include: Anytime Fitness, Domino's Pizza, Nationwide Insurance, Go Thai Fusion, Tucci Martial Arts, Vitamins 4 Less, Lily Nails, Imperial Pool and Spas, Mahalo Salon & Lake Wylie Dry Cleaners

DEMOGRAPHICS

POPULATION	AVG. HH INCOME	DAYTIME POP.
3 Miles: 22,887	3 Miles: \$108,951	3 Miles: 10,393
5 Miles: 46,168	5 Miles: \$106,170	5 Miles: 19,793
7 Miles: 126,928	7 Miles: \$102,833	7 Miles: 58,850

TRAFFIC COUNTS

Charlotte HWY (SC HWY 49): 35, 296VPD

Charlotte HWY (SC HWY 274): 26,406 VPD

BROKER CONTACT

DOWELL FINCH
704.927.2889
dfinch@newsouthprop.com



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THE ANCHOR SHOPS PLACE

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LAKE WYLIE, SOUTH CAROLINA 29710

AERIAL

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Properties
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2 OUTPARCELS FOR SALE AT 100% LEASED CENTER



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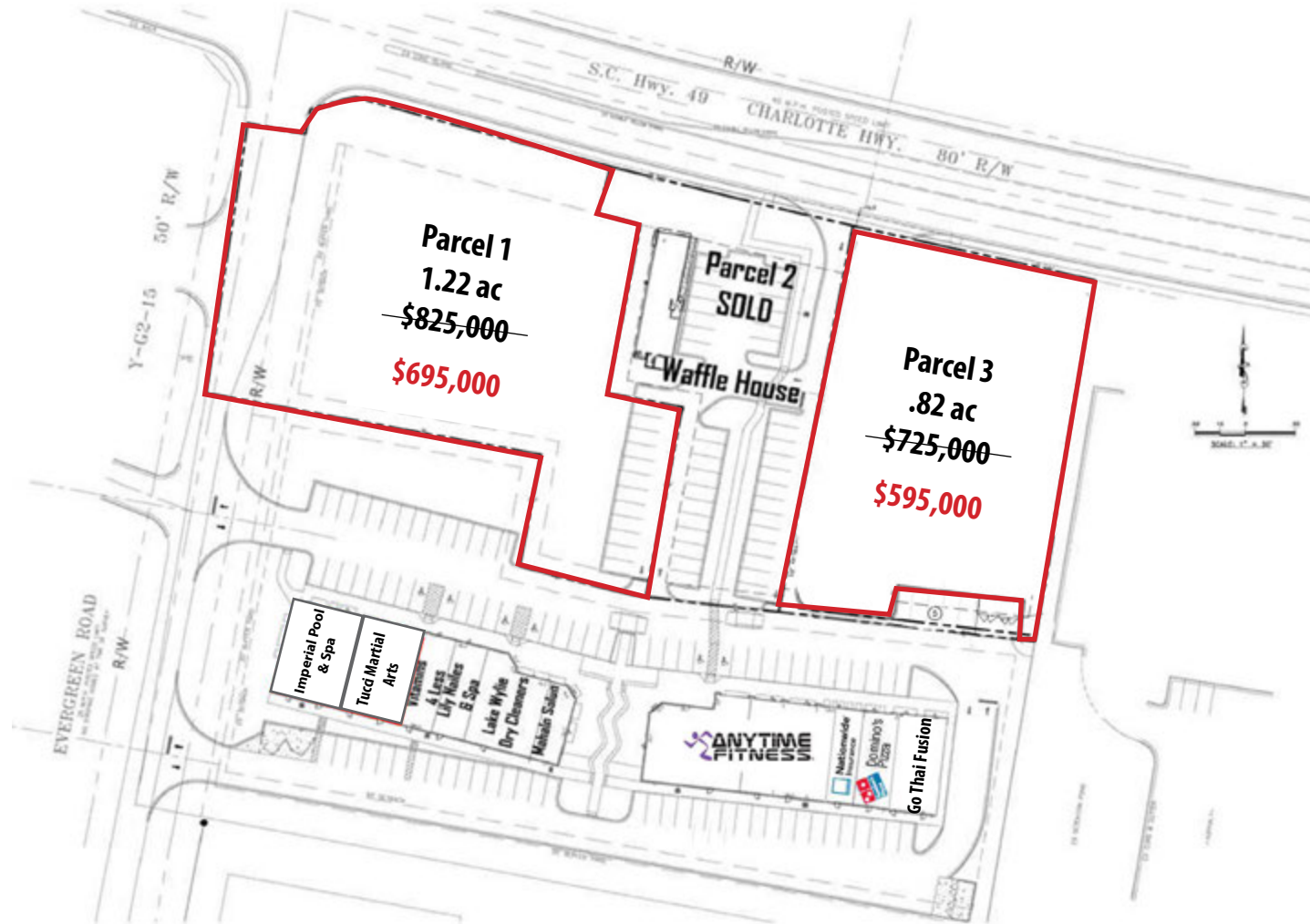
THE ANCHOR SHOPS PLACE

SC HWY 49 (CHARLOTTE HWY) AND EVERGREEN ROAD
LAKE WYLIE, SOUTH CAROLINA 29710

SITE PLAN

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2 OUTPARCELS FOR SALE AT 100% LEASED CENTER



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