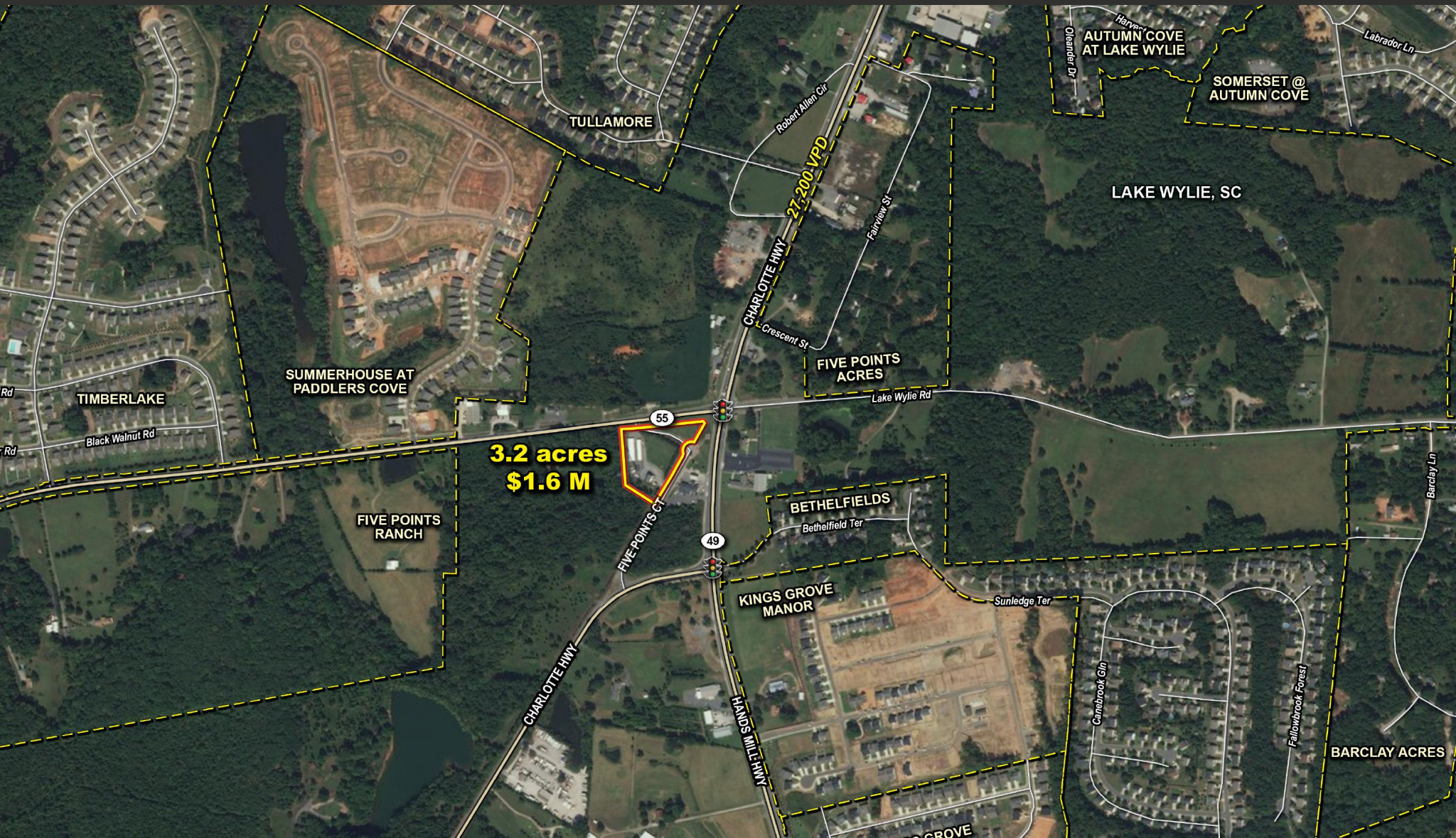


# LAND AVAILABLE FOR SALE OR LEASE

Southwest Corner of Hwy. 55 and Charlotte Hwy. | Lake Wylie, SC



THE CHAMBERS GROUP  
ACCELERATING RETAIL SUCCESS™

**XTEAM**  
RETAIL ADVISORS

For more info, please contact:

**PHILIP CORRIHER, CCIM, CRX**

phil@chambers-group.com  
(704) 752-8350



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## MARKET DETAILS

Lake Wylie is a man-made lake located in North Carolina and South Carolina. The lake covers a surface area of about 13,400 acres has 325 miles of shore line. Lake Wylie is located in three different counties: York (SC), Gaston (NC), and Mecklenburg (NC). The unique diversity in the three counties offers potential residents a wide variety of lifestyle choices. Tega Cay, Fort Mill, Rock Hill, Lake Wylie, Belmont, and southern Charlotte have different "personalities", different school opportunities, variety in shopping and amenities.

Whether you're looking for a rural lifestyle, upscale neighborhoods with amenities, or somewhere in between, you can find a home in the Lake Wylie area.

York County's population has jumped by more than 8,500 people from 2010 through 2012, at a rate nearly twice that of the state as a whole. The county's population grew to 234,635, up by 3.8 percent from two years earlier. South Carolina's population rose to 4.7 million, up by 2.1 percent over the same time.

## PROPERTY DETAILS

- 3.2 Acres Available for Sale or Lease
- Corner lot available at signal intersection for neighborhood use
- \$500k per acre
- Additional acreage can be assembled
- New Super Wal-Mart 2 miles north of site
- Zoned commercial
- Water & sewer on site

## DEMOGRAPHICS

POPULATION	AVG. HH INCOME	HOUSEHOLDS
2,482 1 mi	\$95,817 1 mi	1,180 1 mi
14,445 3 mi	\$103,690 3 mi	5,431 3 mi
35,100 5 mi	\$80,382 5 mi	13,122 5 mi



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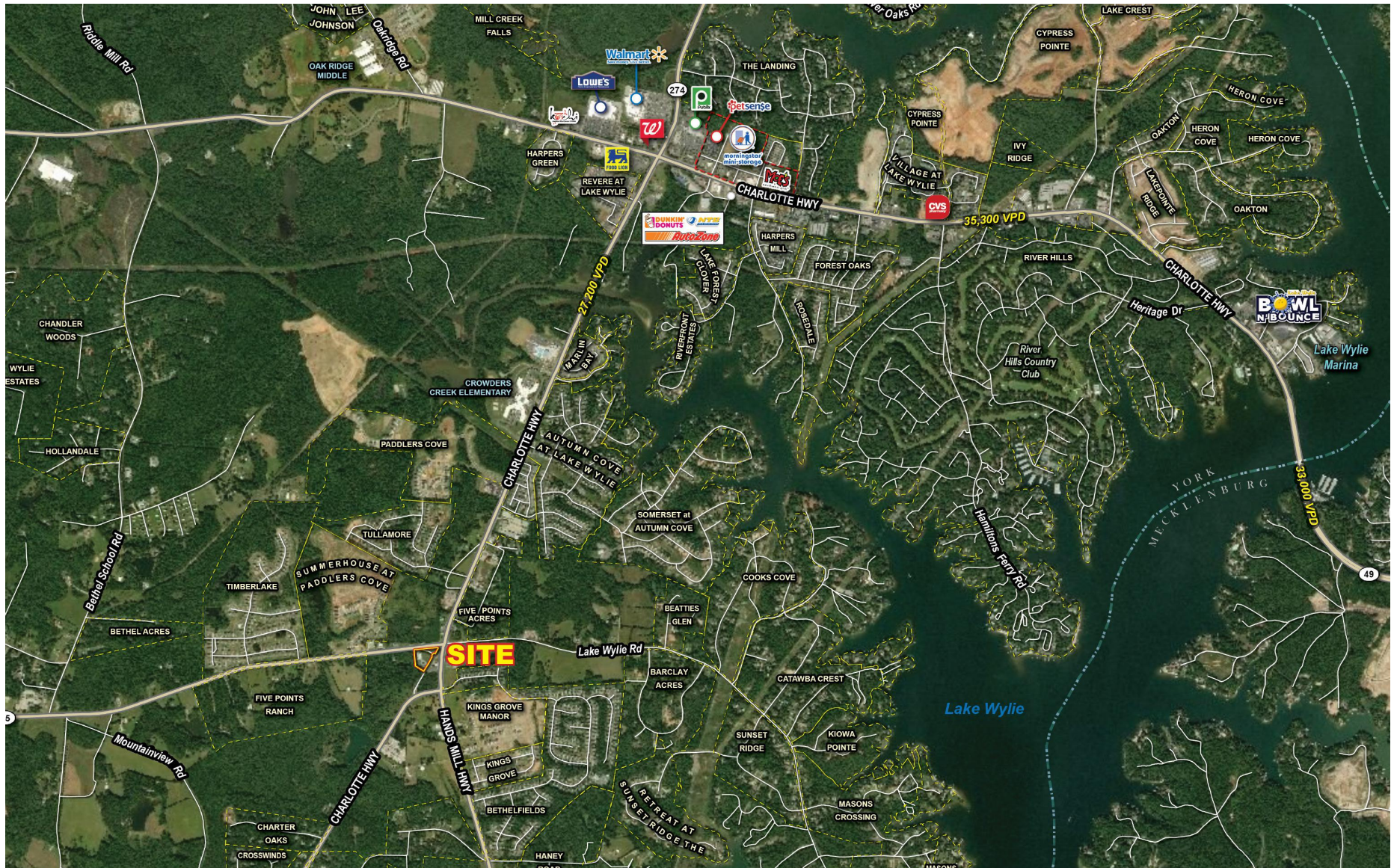
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