



SALE

PHP Locker

4605 CHARLOTTE HWY

Lake Wylie, SC 29710

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$725,000
BUILDING SIZE:	3,500 SF
LOT SIZE:	1.3 Acres
PRICE / SF:	\$207.14
ZONING:	OI
MARKET:	Charlotte Metro
SUBMARKET:	Lake Wylie SC
APN:	5750000077

PROPERTY OVERVIEW

Well located office/warehouse fronting on Charlotte Hwy. In Lake Wylie, SC

PROPERTY HIGHLIGHTS

- Free-standing =\+/- 3,500 SF office/warehouse
- Fronts on Charlotte Hwy. in Lake Wylie SC
- Sits on +/-1.3 acres
- Office area is approx. 1,215 SF & small warehouse is approx. 2,300 SF
- 18 x 12 drive in/dock door
- Traffic Count 2022 Est. AADT 21500

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ADDITIONAL PHOTOS



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RETAILER MAP



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4605 Charlotte Hwy - Topography Map

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