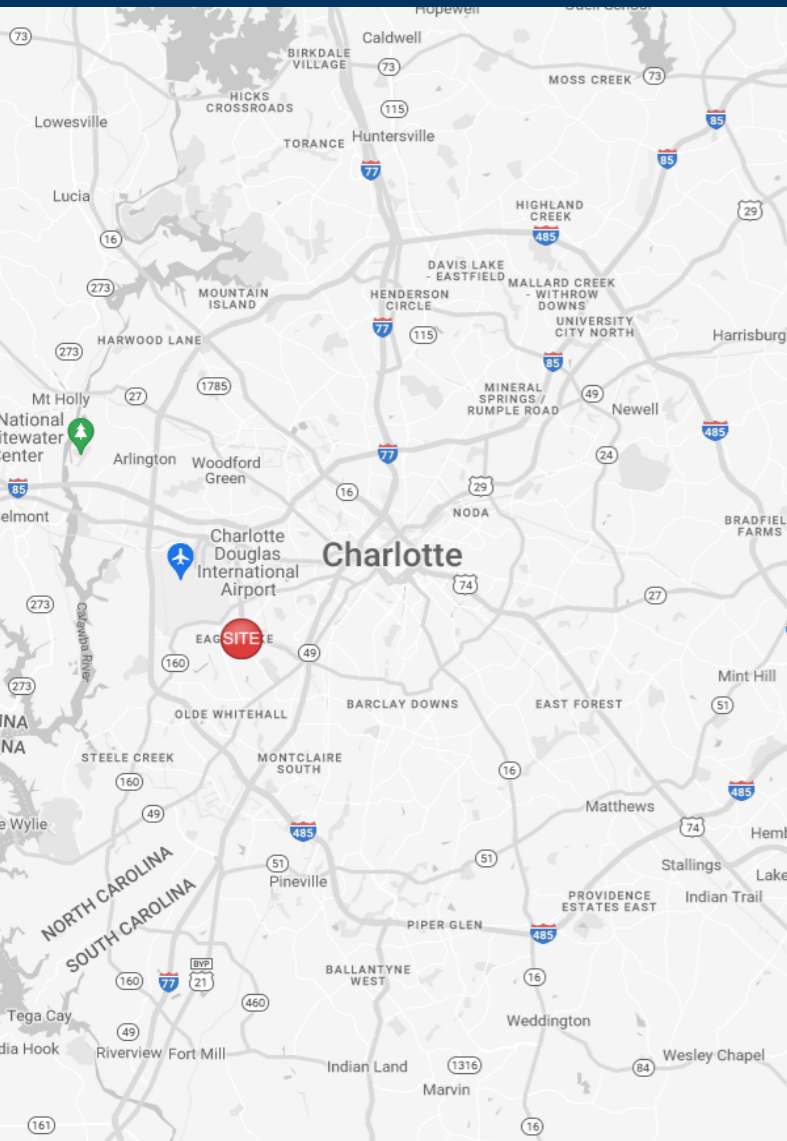


The Shops at Lake Pointe

2908 Oak Lake Blvd.
Charlotte, NC 28208



RIVERWOOD
PROPERTIES, LLC

Property Highlights

Property Management

Danni Dunn
678-501-5357
danni@riverwoodproperties.com

- Located at the intersection of Yorkmonte Road and Tyvola Road.
- Signalized intersection with points of ingress/egress on Albemarle Rd. and Circumferential Rd.
- Offers strong mix of service, retail and restaurant tenants,
- Over 30,000 VPD between Yorkmonte Road and Tyvola Road.
- 100% Leased

The Shops at Lake Pointe

TENANTS

101	Jersey Mike's Subs	1,800
102	Krustaceans Seafood	2,120
104	State Farm Insurance	1,140
105	Taco y Mas	2,648
106	Nana Morrison's Soul Food	2,690
107	Fedex	2,040
108	Hibachi Express & Grill	2,150
201	Lake Pointe Family Dentistry	2,632
203	Hair by D	4,881
205	Carefirst Medical	1,747
	GLA	23,848



THE SHOPS AT LAKE POINTE

Site Plan

AREA DEMOGRAPHICS



2022
Population

3 MILE	37,732
5 MILE	171,043
10 MILE	645,867



2022 Daytime
Population

3 MILE	51,008
5 MILE	159,136
10 MILE	403,418



Household 2022

3 MILE	15,416
5 MILE	74,540
10 MILE	273,816



Household
Income

3 MILE	\$82,160
5 MILE	\$118,373
10 MILE	\$126,787



THE SHOPS AT LAKE POINTE

Trade Area Overview