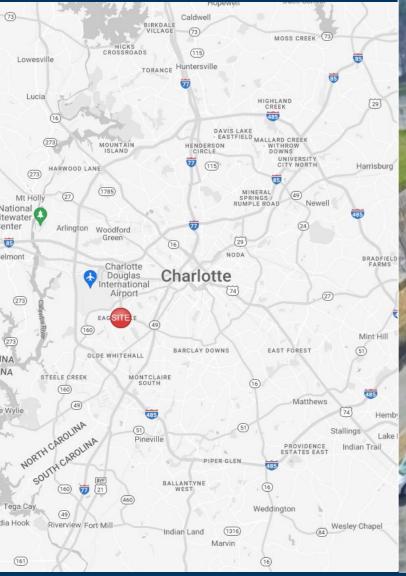
# The Shops at Lake Pointe

2908 Oak Lake Blvd. Charlotte, NC 28208





#### Property Management

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

#### **Property Highlights**

- 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

<u>Site Access:</u> Property is accessible via the signalized intersection at Yorkmonte and Tyvola Road.

# The Shops at Lake Pointe TENANTS

101       Jersey Mike's Subs       1,800         102       King of Krabs       2,120         104       Josh Ross Agency       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         205       Carefirst Medical Associates       4,881         203       Vacant       1,747         GLA       23,848			
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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         205       Carefirst Medical Associates       4,881         203       Vacant       1,747	102	King of Krabs	2,120
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  205 Carefirst Medical Associates 4,881  203 Vacant 1,747	104	Josh Ross Agency	1,140
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<u> </u>	205	Carefirst Medical Associates	4,881
GLA 23,848	203	Vacant	1,747
		GLA	23,848



## THE SHOPS AT LAKE POINTE

Site Plan



### AREA DEMOGRAPHICS

Population

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



2022 Daytime Population

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

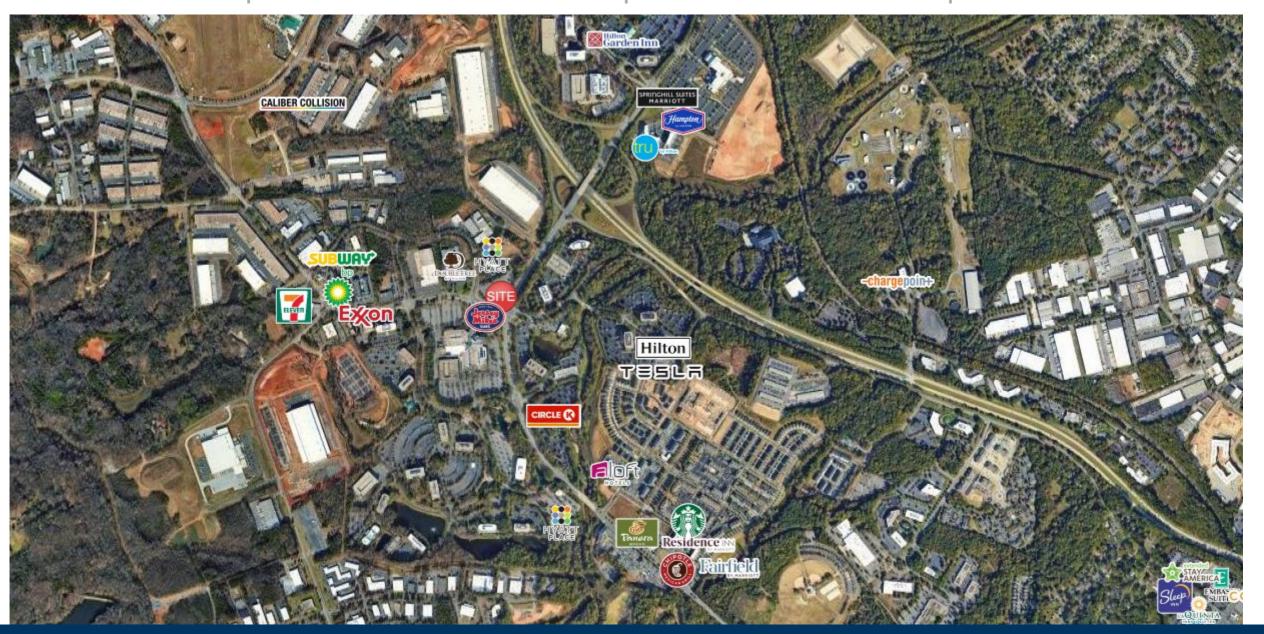


3 MILE 15,416 5 MILE 74,540 Household 2022 10 MILE 273,816



Household Income

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



## THE SHOPS AT LAKE POINTE

Trade Area Overview

