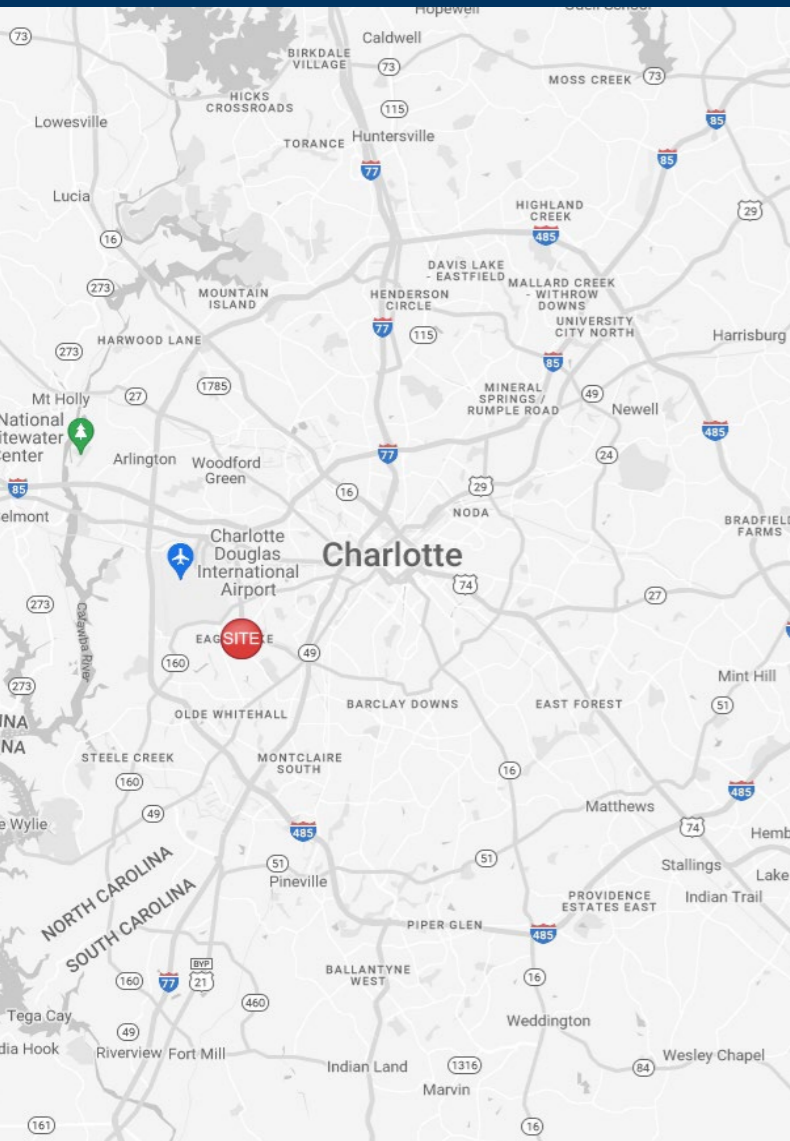


# The Shops at Lake Pointe

2908 Oak Lake Blvd.  
Charlotte, NC 28208

RIVERWOOD  
PROPERTIES, LLC



## Property Highlights

### Property Management

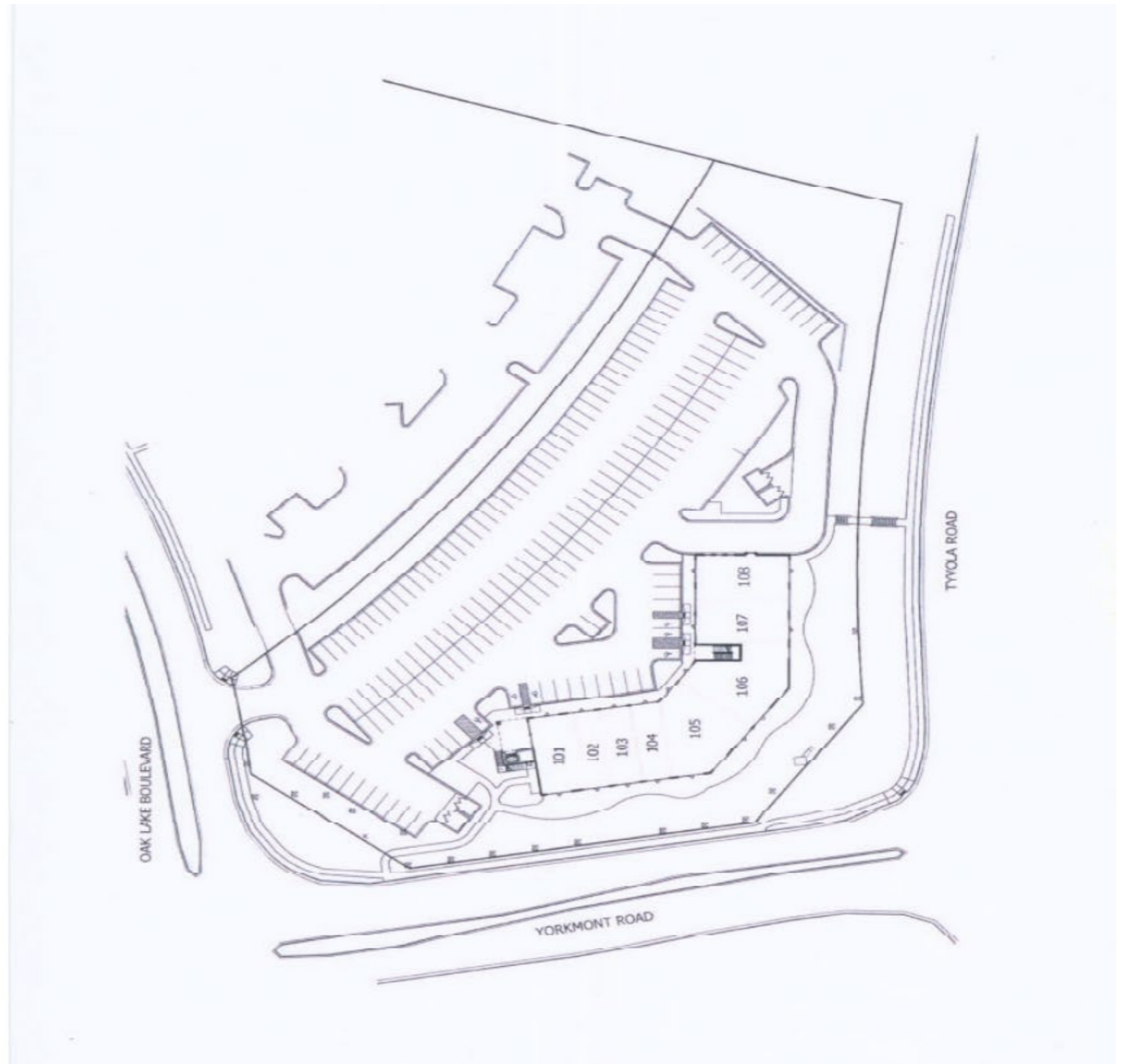
Danni Dunn  
678-501-5357  
danni@riverwoodproperties.com

- 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	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



# 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