

Village Harbor Office

1414 VILLAGE HARBOR DRIVE | LAKE WYLIE, SC 29710



Office/Medical

FOR

Sale or Lease

SIZE

1,800 SF

PRICE

Call for pricing



Overview

Newly remodeled, move-in ready

3 spacious offices, a conference room, waiting room, and a breakroom

Located along Highway 49 in Lake Wyle, SC

Close to both Palisades and River Hills masterplanned communities

Abundant parking

Pylon signage available



1,800 SF move-in ready
condo on Highway 49 in
Lake Wylie



Rebecca Herron
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Property Overview

Demographics

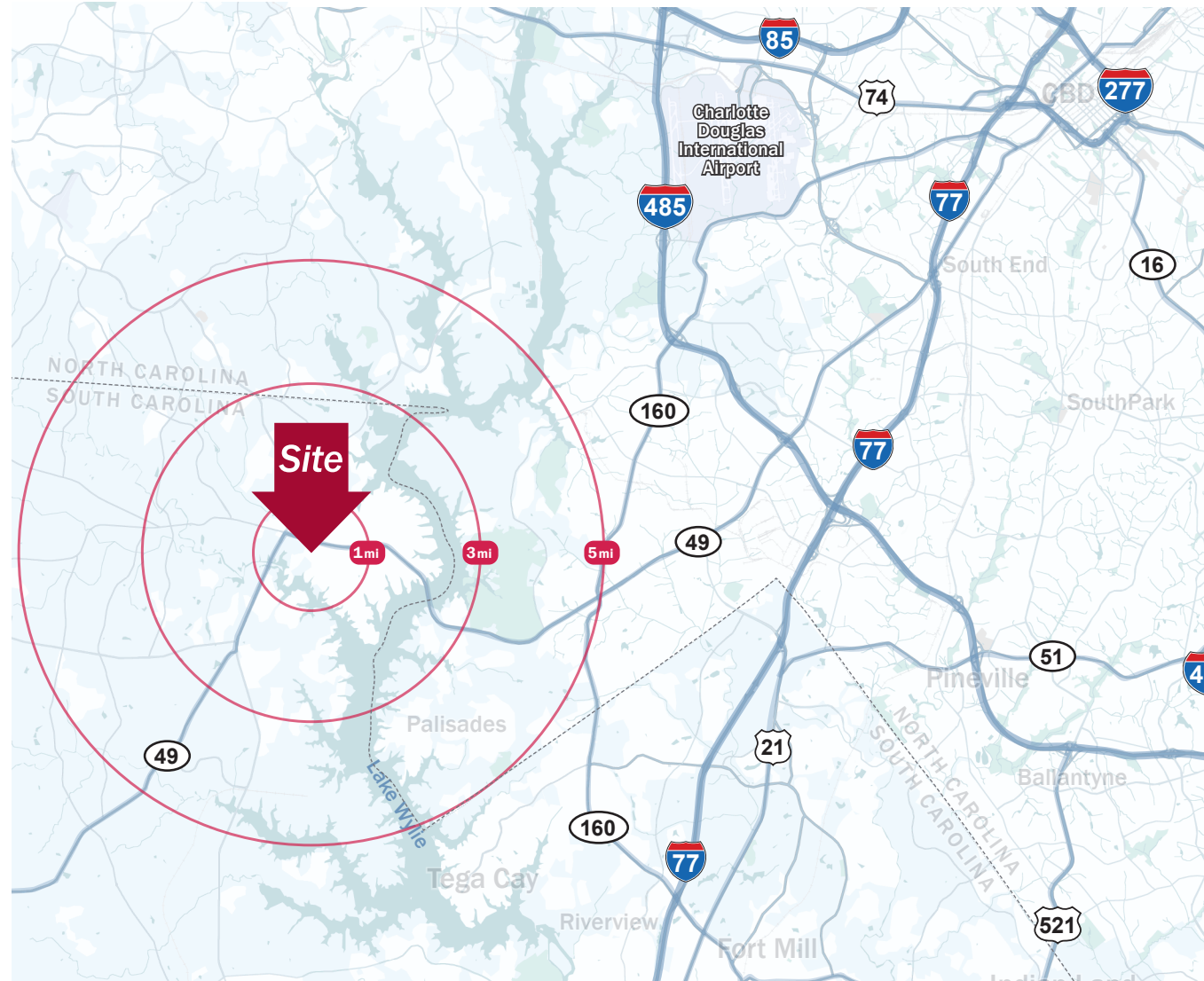
Source: Esri® 2023

| | 1 mile | 3 mile | 5 mile |
|----------------|-----------|-----------|-----------|
| Population | 5,279 | 27,661 | 61,547 |
| Growth Rate | +2.32% | +4.62% | +4.16% |
| Avg. HH Income | \$130,695 | \$147,138 | \$155,171 |

Traffic Count

Source: SCDOT

| | AADT |
|------------|---------------|
| Highway 49 | 36,200 (2023) |



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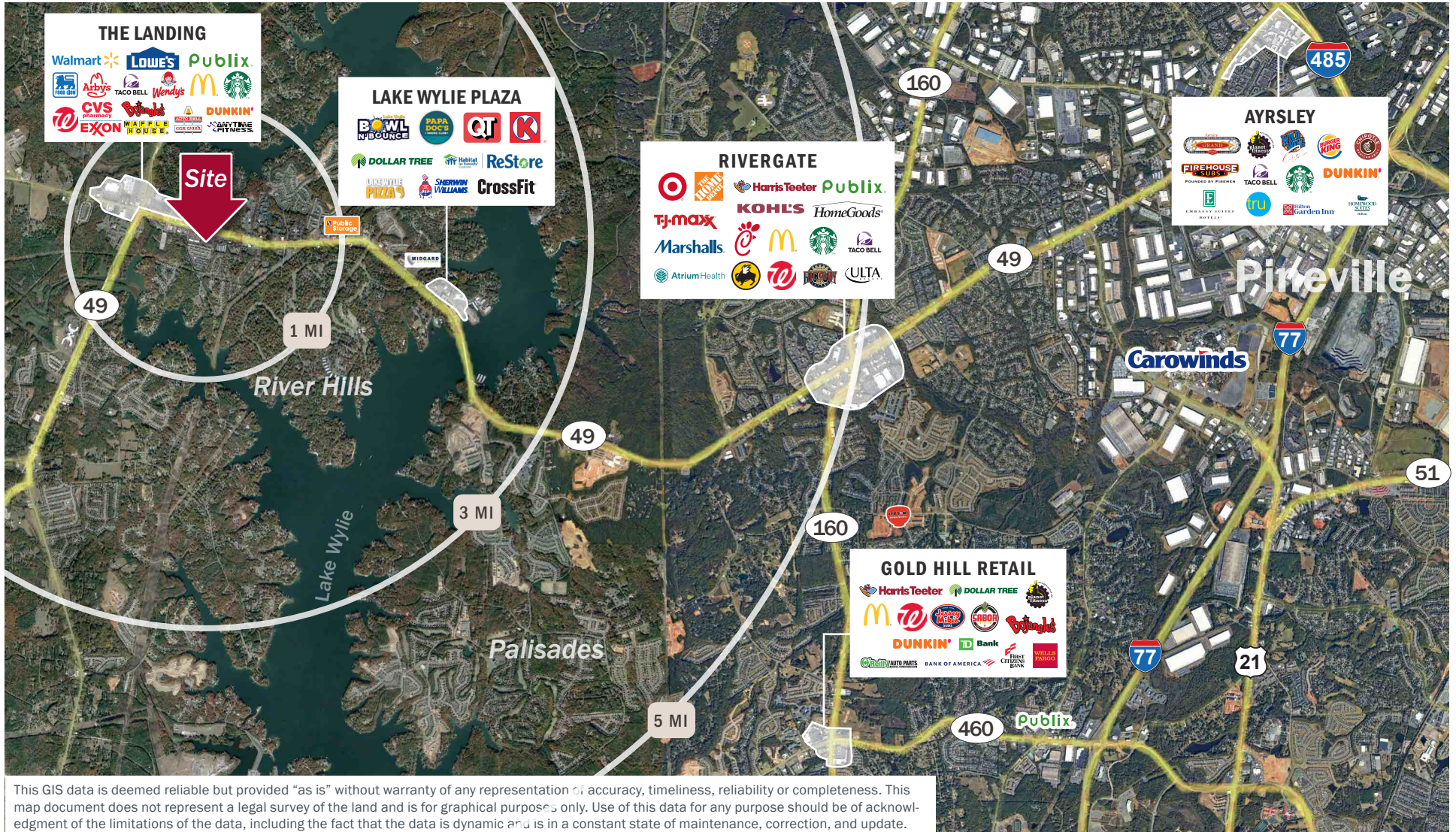
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Market Aerial



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



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Property Photos



View From Entrance



Rear Entrance



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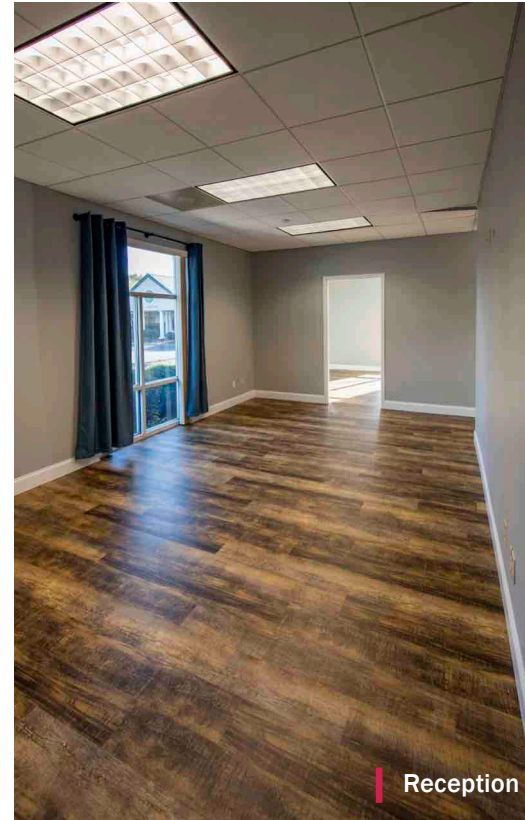
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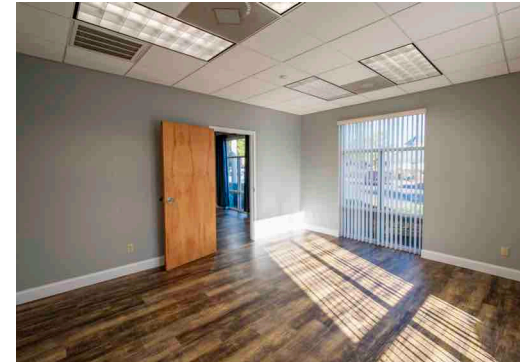
Property Photos



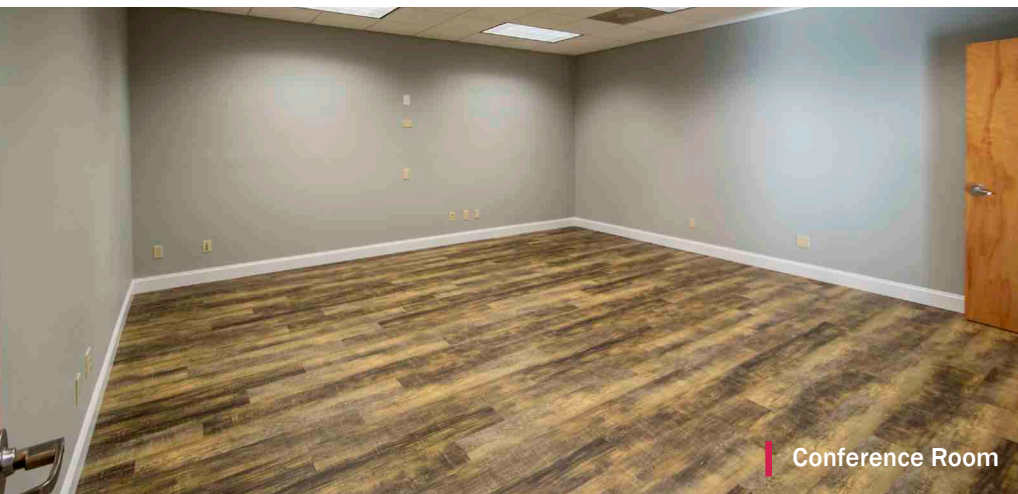
Shared Lobby



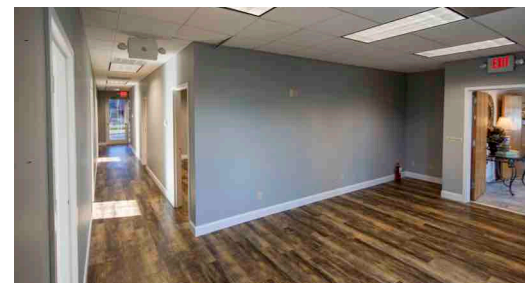
Reception



Office



Conference Room



Break Room



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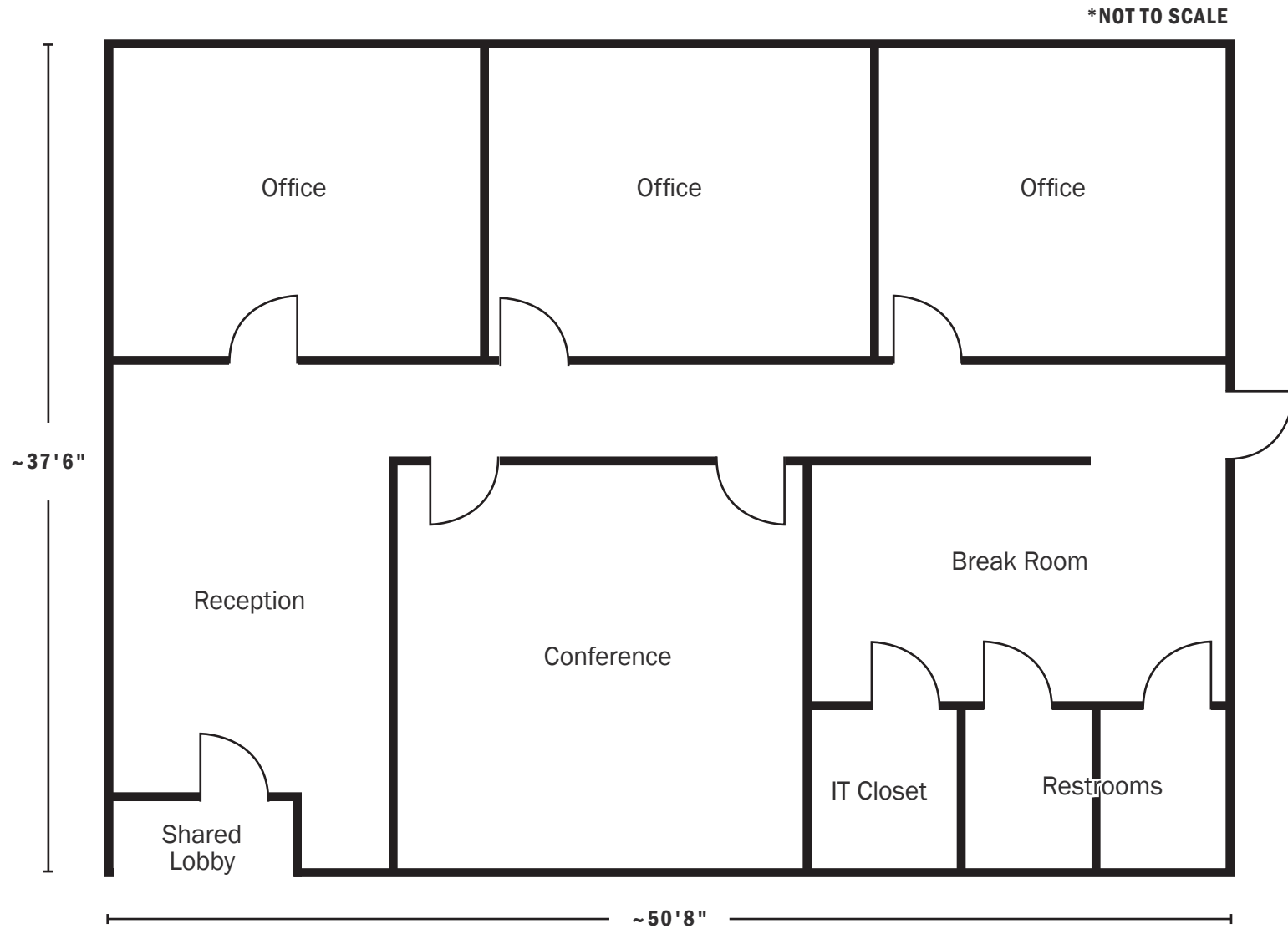
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Floor Plan



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About The Palisades

THE PALISADES™

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The Palisades is an award-winning 1,600-acre master-planned community located along ecologically sensitive Lake Wylie in Southwest Charlotte. The 13,400-acre Lake Wylie is Charlotte's second-largest lake and a popular recreational destination for residents of Charlotte. The community boasts a country club with a sports and tennis complex, swim and fitness center, a world-class Jack Nicklaus designed 18 hole golf course, soccer, and equestrian facilities. In total there are 20 neighborhoods, each with unique builders and styles, within The Palisades community.



Sources: <https://thepalisadescharlottenc.com> and <https://thepalisadescc.com>



 **20**
Neighborhood
Communities



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Medical | Industrial | Retail | Land | Investment | Office

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