



Lake Wylie Professional Center

FOR LEASE

548 Nautical Dr Suite 202
Lake Wylie SC 29710

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THE SPACE

Location

548 Nautical Dr Suite 202
Lake Wylie, SC 29710

County

York

HIGHLIGHTS

- » ±1,525 SF medical office suite in a highly sought-after Lake Wylie location
- » \$38/SF NNN
- » Fully built-out medical space with existing plumbing in place
- » Former physical therapy office, well suited for medical, therapy, wellness, or similar users
- » Move-in-ready layout that can significantly reduce tenant improvement costs
- » Abundant on-site parking for staff and patients
- » Common-area restrooms within the building



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
5,652	26,366	64,337

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$149,081	\$167,407	\$170,120

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,510	10,724	25,471

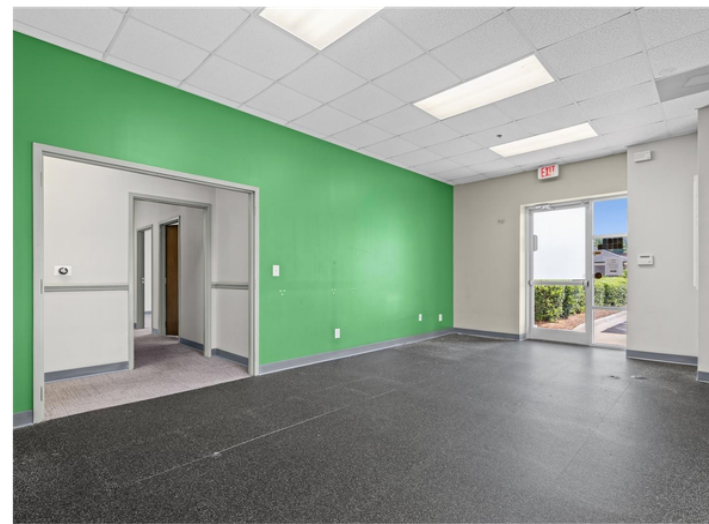
PROPERTY FEATURES

BUILDING SF	16,000
AVAILABLE (SF)	1,525
LAND ACRES	1.55
YEAR BUILT	2009
ZONING TYPE	BD-III
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

TENANT INFORMATION

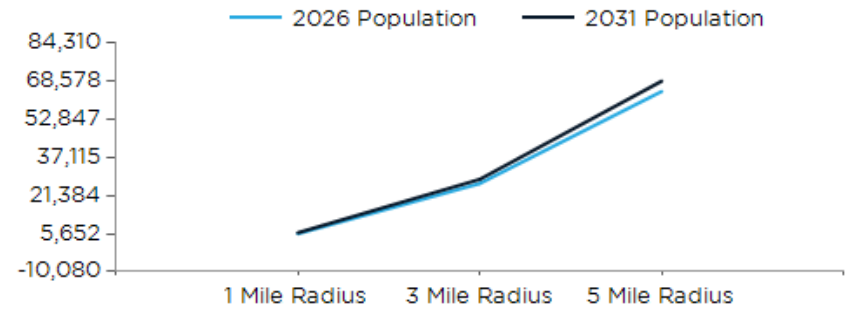
LEASE TYPE	NNN
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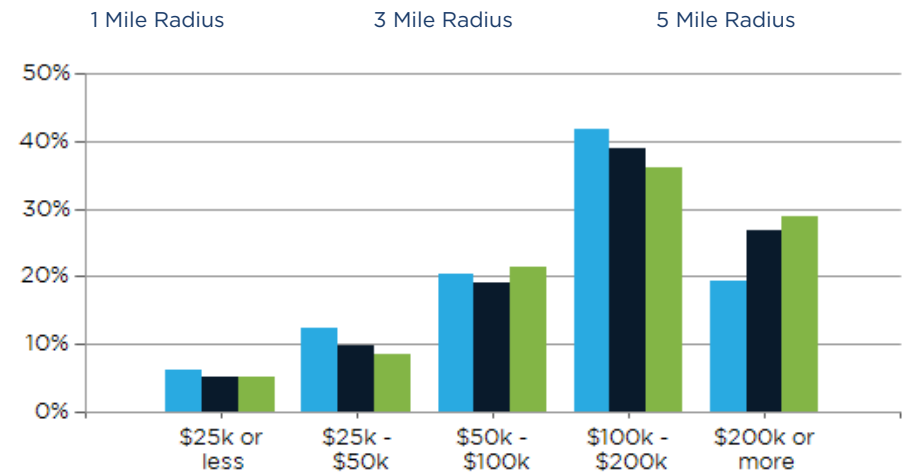


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,538	7,435	17,040
2010 Population	3,040	13,250	32,590
2026 Population	5,652	26,366	64,337
2031 Population	6,058	28,102	68,578
2026 African American	588	2,887	10,550
2026 American Indian	23	101	241
2026 Asian	129	686	2,614
2026 Hispanic	441	1,951	6,269
2026 Other Race	164	779	2,739
2026 White	4,278	19,733	42,414
2026 Multiracial	466	2,167	5,740
2026-2031: Population: Growth Rate	7.00%	6.40%	6.40%

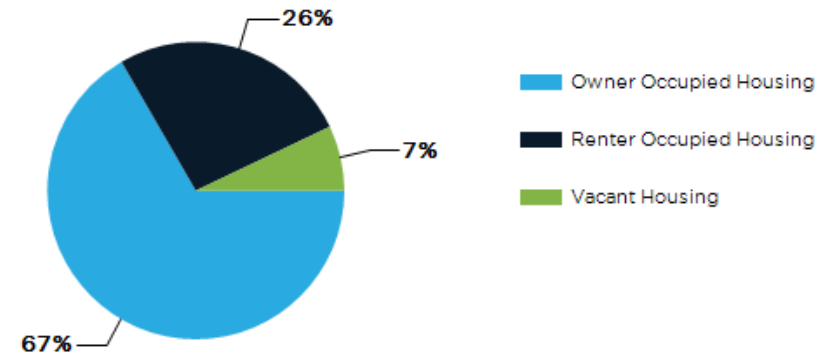
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	95	323	690
\$15,000-\$24,999	59	239	584
\$25,000-\$34,999	157	514	825
\$35,000-\$49,999	150	543	1,303
\$50,000-\$74,999	334	1,238	3,158
\$75,000-\$99,999	177	819	2,319
\$100,000-\$149,999	593	2,189	5,064
\$150,000-\$199,999	457	1,993	4,153
\$200,000 or greater	487	2,866	7,374
Median HH Income	\$116,947	\$134,654	\$135,656
Average HH Income	\$149,081	\$167,407	\$170,120



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

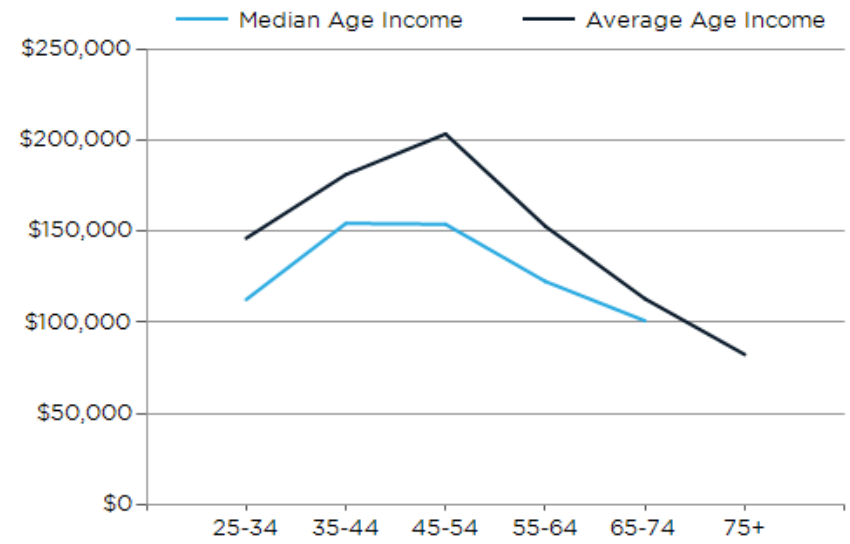
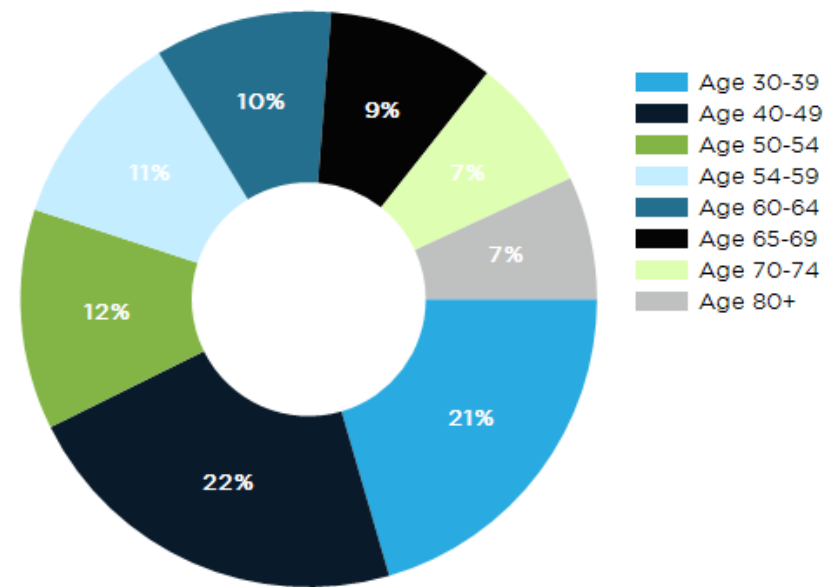


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	323	1,302	3,505
2026 Population Age 35-39	390	1,705	4,398
2026 Population Age 40-44	422	1,827	4,620
2026 Population Age 45-49	349	1,765	4,391
2026 Population Age 50-54	430	1,939	4,644
2026 Population Age 55-59	392	1,905	4,571
2026 Population Age 60-64	346	1,682	4,130
2026 Population Age 65-69	326	1,523	3,680
2026 Population Age 70-74	260	1,276	2,969
2026 Population Age 75-79	240	1,108	2,438
2026 Population Age 80-84	122	638	1,303
2026 Population Age 85+	82	386	755
2026 Population Age 18+	4,461	20,672	49,948
2026 Median Age	42	42	41
2031 Median Age	43	43	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$112,649	\$127,610	\$126,614
Average Household Income 25-34	\$146,430	\$166,436	\$165,083
Median Household Income 35-44	\$154,599	\$164,300	\$169,048
Average Household Income 35-44	\$181,485	\$199,888	\$207,105
Median Household Income 45-54	\$154,125	\$172,486	\$162,421
Average Household Income 45-54	\$203,853	\$210,434	\$198,492
Median Household Income 55-64	\$122,655	\$151,674	\$153,020
Average Household Income 55-64	\$153,052	\$170,664	\$177,856
Median Household Income 65-74	\$100,949	\$107,911	\$104,033
Average Household Income 65-74	\$113,107	\$137,427	\$138,946
Average Household Income 75+	\$82,402	\$107,862	\$110,091

Population By Age



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Exclusively Marketed by:

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