

Lake Wylie Medical Office

FOR LEASE

439 Channel Rd Suite 102
Lake Wylie SC 29710

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THE SPACE

Location

439 Channel Rd Suite 102
Lake Wylie, SC 29710

County

York

HIGHLIGHTS

- ±2,657 SF medical office suite in a highly sought-after Lake Wylie location
- \$38/SF NNN
- Flexible layout with the ability to demise into two suites: ±1,755 SF and ±902 SF
- Fully built-out medical space with existing plumbing, helping reduce tenant improvement costs
- Former physical therapy office, ideal for medical, therapy, wellness, or similar users
- Abundant on-site parking with convenient common-area restrooms
- Covered entrance/drop-off area directly in front of the suite for easy patient access



PROPERTY FEATURES

TOTAL SF	2,655
MIN. RENTABLE SF	902
LAND ACRES	2
YEAR BUILT	2010
ZONING TYPE	GC
NUMBER OF STORIES	2
NUMBER OF PARKING SPACES	45

TENANT INFORMATION

LEASE TYPE	NNN
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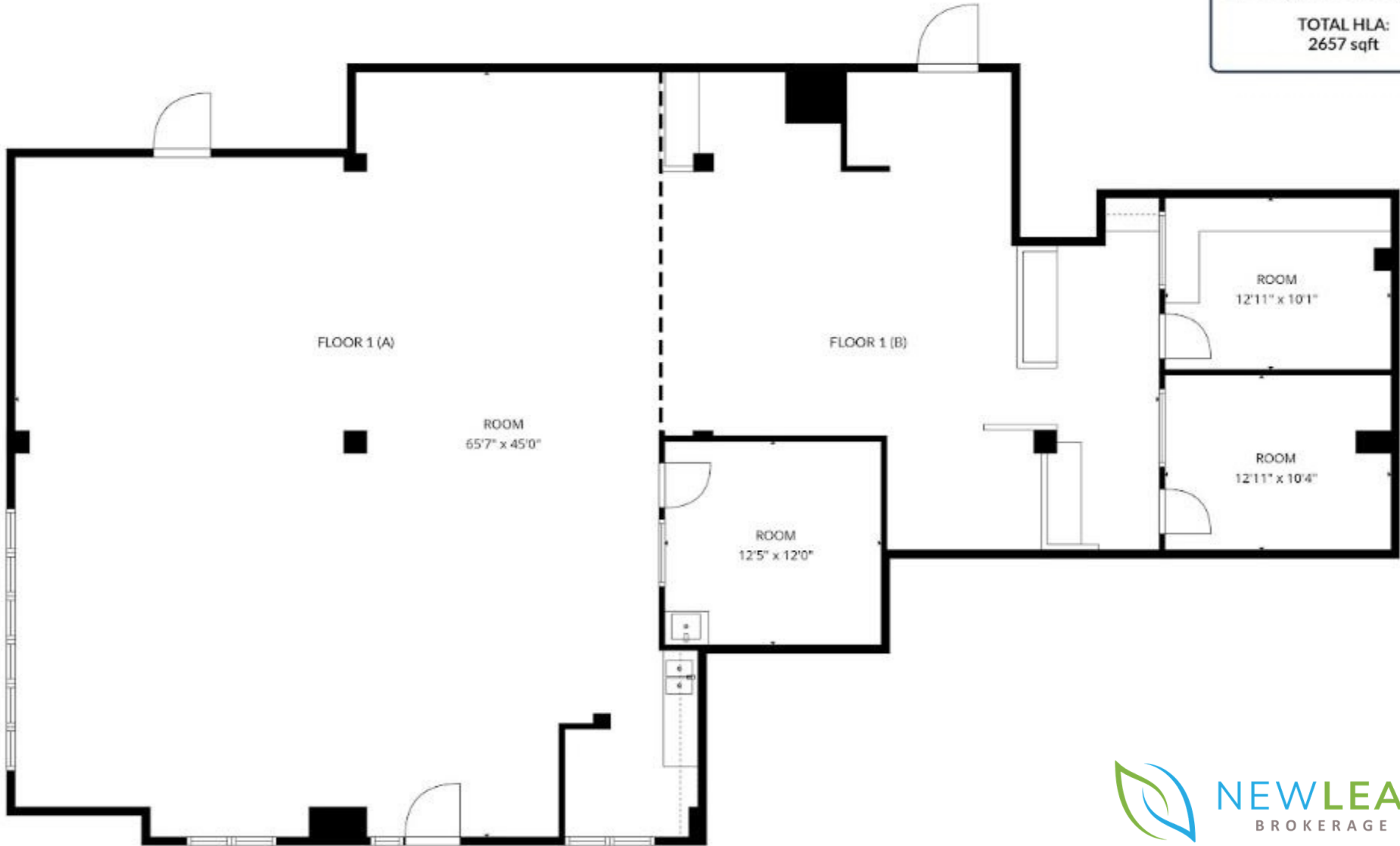


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HEATED LIVING AREA

Floor 1 (A): 1755 sqft B/G
Floor 1 (B): 902 sqft B/G

TOTAL HLA:
2657 sqft



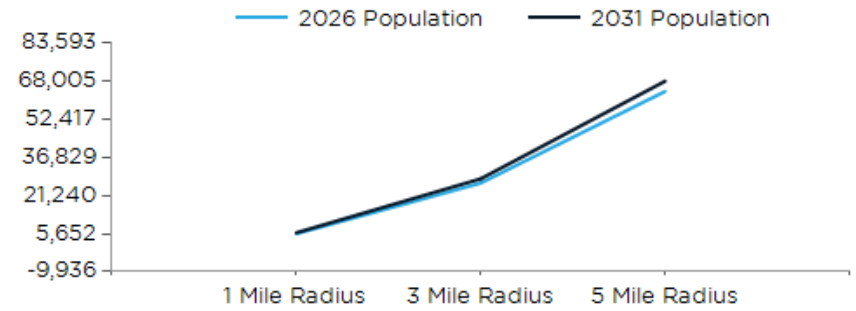
For a more accurate measurement, AK Media LLC adheres to current American National Standards Institute (ANSI) standards and the current "North Carolina Residential Square Footage Guideline" approved by ANSI and recognized by the North Carolina Real Estate Commission for single-family dwellings and townhouses for both North and South Carolina.

A/G= Above Grade
B/G= Below Grade
FINAL HLA IS ROUNDED TO NEAREST FOOT

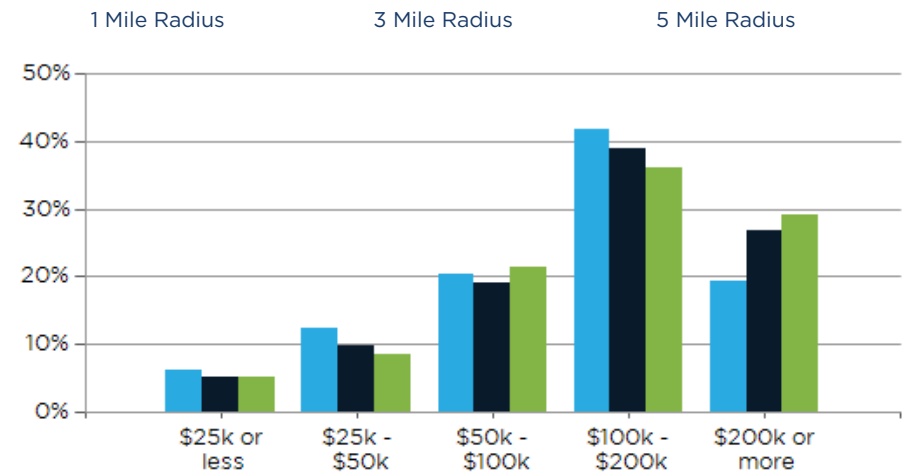


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,538	7,435	17,002
2010 Population	3,040	13,250	32,516
2026 Population	5,652	26,366	63,808
2031 Population	6,058	28,102	68,005
2026 African American	588	2,887	10,384
2026 American Indian	23	101	239
2026 Asian	129	686	2,577
2026 Hispanic	441	1,951	6,206
2026 Other Race	164	779	2,707
2026 White	4,278	19,733	42,173
2026 Multiracial	466	2,167	5,689
2026-2031: Population: Growth Rate	7.00%	6.40%	6.40%

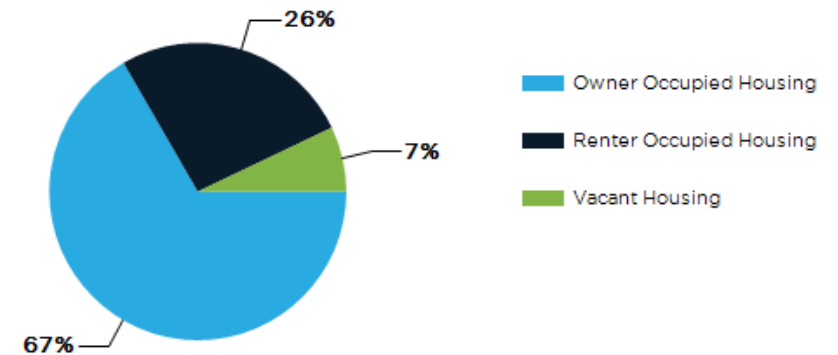
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	95	323	678
\$15,000-\$24,999	59	239	582
\$25,000-\$34,999	157	514	820
\$35,000-\$49,999	150	543	1,299
\$50,000-\$74,999	334	1,238	3,127
\$75,000-\$99,999	177	819	2,295
\$100,000-\$149,999	593	2,189	5,001
\$150,000-\$199,999	457	1,993	4,106
\$200,000 or greater	487	2,866	7,333
Median HH Income	\$116,947	\$134,654	\$135,752
Average HH Income	\$149,081	\$167,407	\$170,321



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

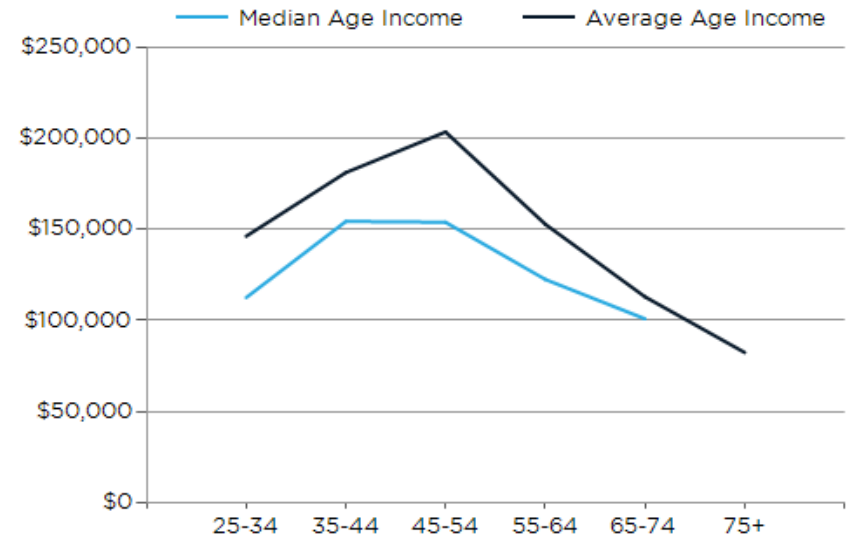
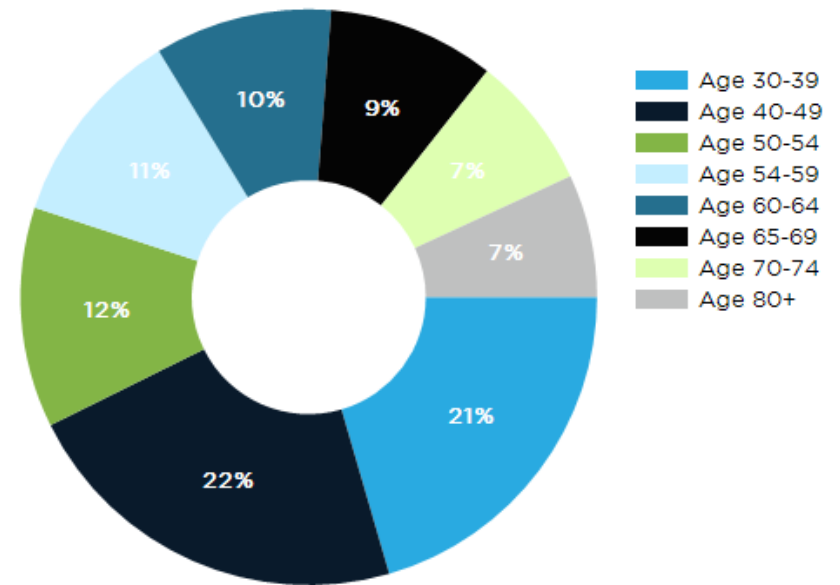


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	323	1,302	3,473
2026 Population Age 35-39	390	1,705	4,357
2026 Population Age 40-44	422	1,827	4,579
2026 Population Age 45-49	349	1,765	4,349
2026 Population Age 50-54	430	1,939	4,606
2026 Population Age 55-59	392	1,905	4,535
2026 Population Age 60-64	346	1,682	4,100
2026 Population Age 65-69	326	1,523	3,653
2026 Population Age 70-74	260	1,276	2,948
2026 Population Age 75-79	240	1,108	2,422
2026 Population Age 80-84	122	638	1,295
2026 Population Age 85+	82	386	751
2026 Population Age 18+	4,461	20,672	49,545
2026 Median Age	42	42	42
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	\$126,471
Average Household Income 25-34	\$146,430	\$166,436	\$165,186
Median Household Income 35-44	\$154,599	\$164,300	\$169,138
Average Household Income 35-44	\$181,485	\$199,888	\$207,243
Median Household Income 45-54	\$154,125	\$172,486	\$162,883
Average Household Income 45-54	\$203,853	\$210,434	\$199,076
Median Household Income 55-64	\$122,655	\$151,674	\$153,364
Average Household Income 55-64	\$153,052	\$170,664	\$178,279
Median Household Income 65-74	\$100,949	\$107,911	\$104,046
Average Household Income 65-74	\$113,107	\$137,427	\$139,045
Average Household Income 75+	\$82,402	\$107,862	\$110,267

Population By Age



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