



±1,200 SF Office Unit

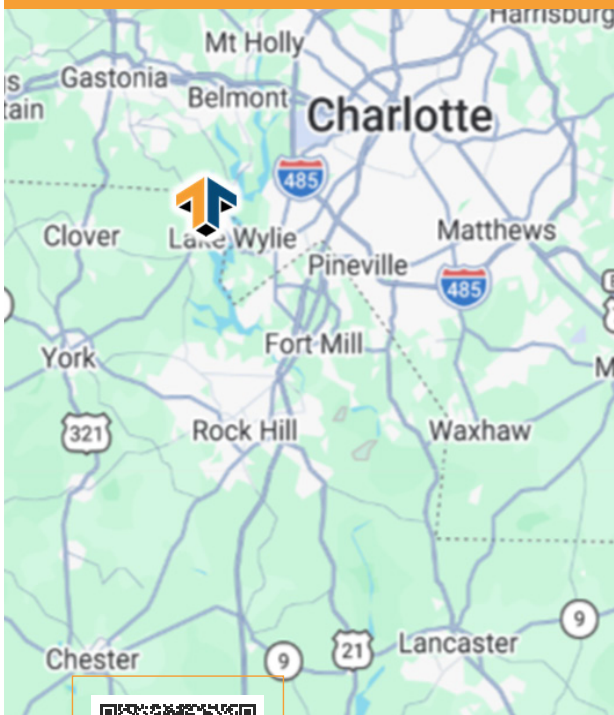
1308 Village Harbor Drive, Unit 7, Lake Wylie, South Carolina 29710

FOR LEASE

\$28/SF MG



PRIME OFFICE LOCATION



Village Harbor Professional Office Park

- ±1,200 SF Office For Lease in Lake Wylie, South Carolina
- Office Unit Includes 4 Offices, Reception Area, Kitchen Nook & Work Room
- Excellent Visibility and Strong Residential Support in a Walkable, Amenity-Rich Environment.
- Located ±1 Mile East of Mill Creek Commons Shopping Center, ±1.5 Miles From Crowder's Creek Elementary School & Exclusive Autumn Cove Subdivision, ±1.5 Miles From T-Bones on Lake Wylie, and Located Across from Shoppes at the Landing & The Village at Lake Wylie



Miles Curley

Senior Commercial Agent

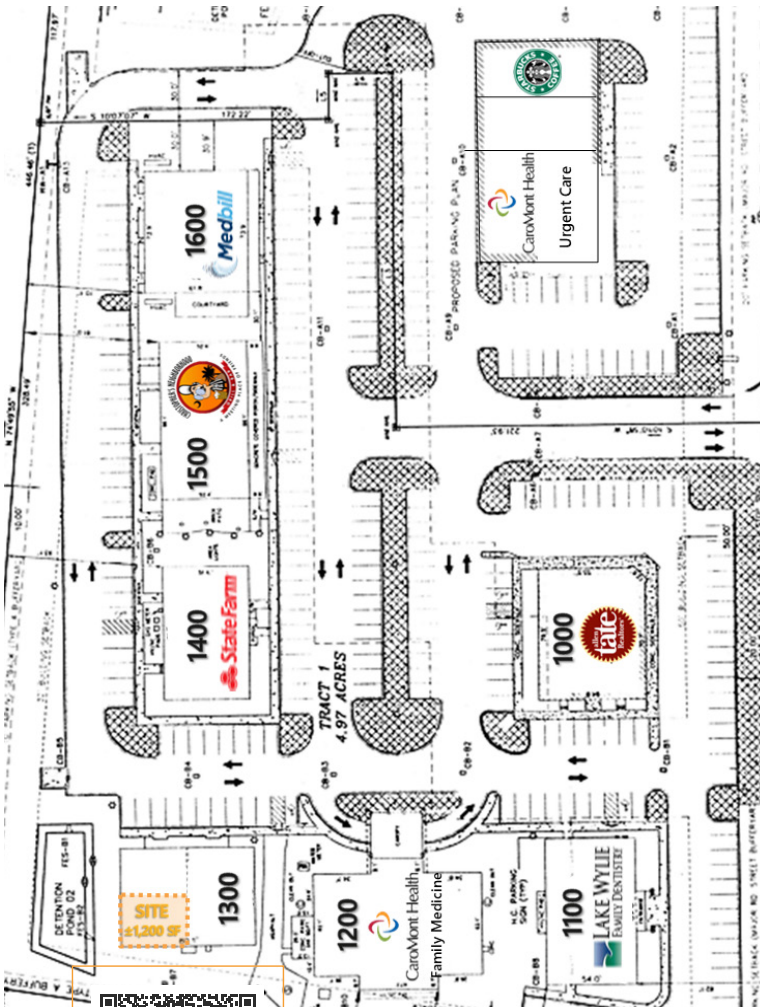
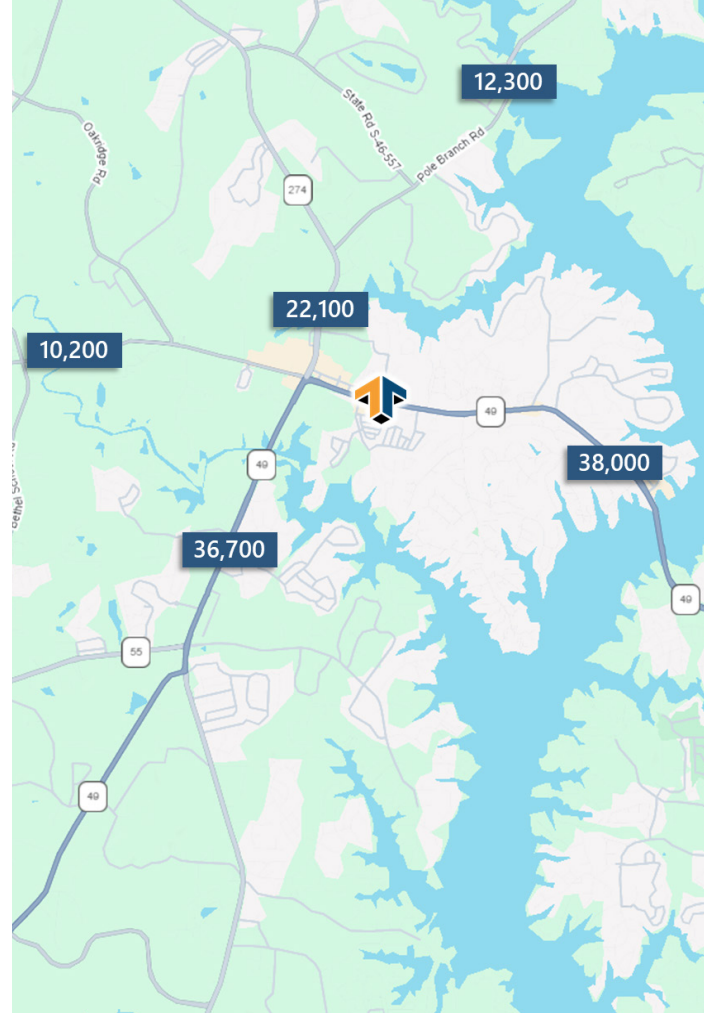
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PROPERTY OVERVIEW

Market Snapshot | 5-Mile Radius

2025 Population	±61,233
Projected Population Growth (2025 - 2030)	±1.6%
Median Household Income	±\$115,037
Average Household Income	±\$141,547
Total Households	±23,294



Charlotte MSA Access

±25 Minutes

Interstate Access

I-77 via SC Highway 160

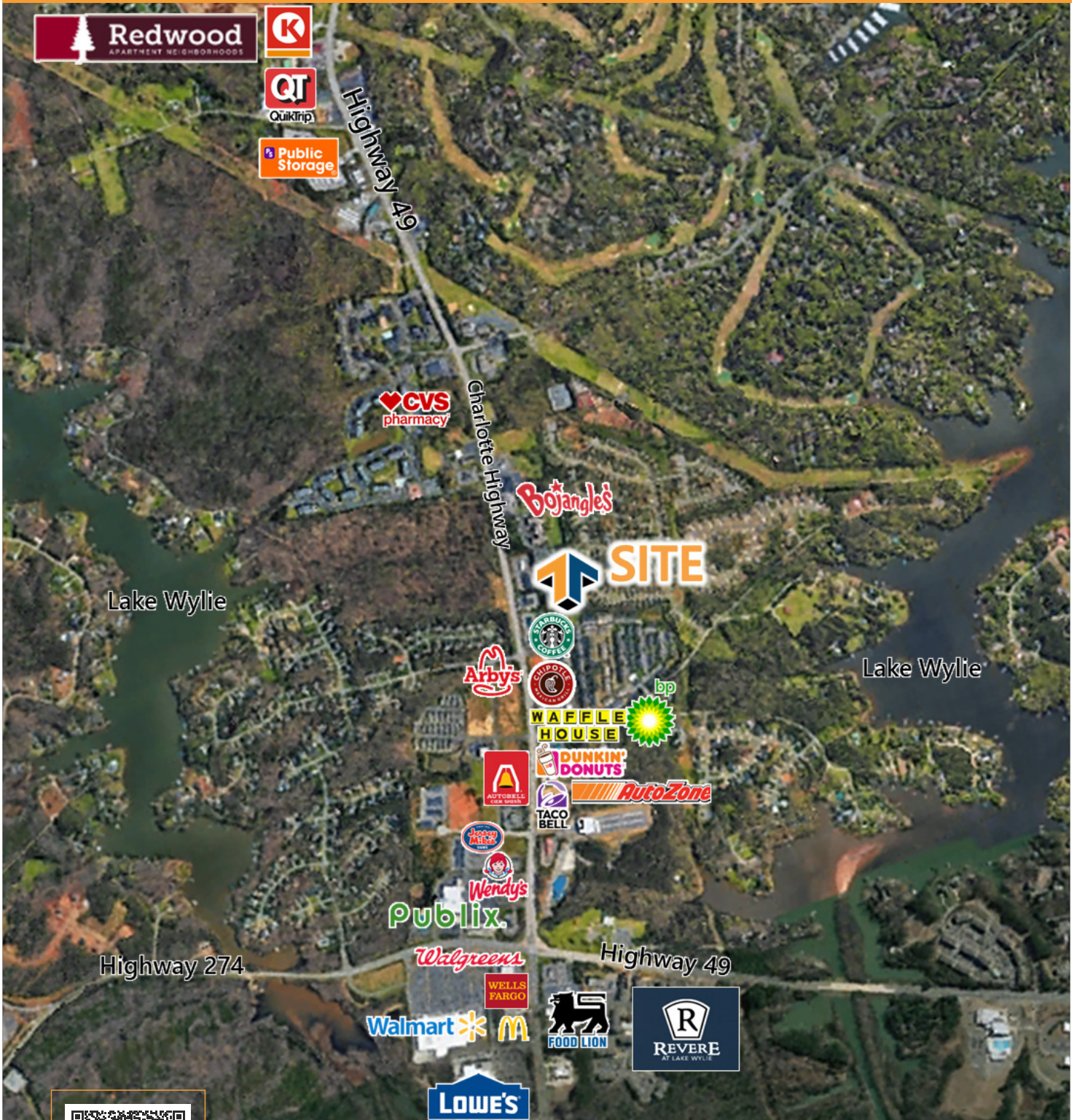


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LOCATION AERIAL



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