

**248 Latitude Lane
Lake Wylie, SC 29710**

FOR SALE OR LEASE

Exclusive

HV

Heritage Ventures, Inc.

Size: 3 Office Condos totalling
3,580 SF

Rate: Call for Pricing

Tenant: Vacant

Zoning: CI

Built: 2007

Parking: 139 Surface Spaces

Parcel: 564-03-01-007
564-03-01-008
564-03-01-009

- Excellent location in rapidly growing Lake Wylie
- Near major national retailers including Walmart, Publix, Harris Teeter, Lowe's Home Improvement, CVS Pharmacy, and Starbucks

Demographics	1 Mile	3 Miles	5 Miles
Population	5,067	26,560	60,195
Households	2,192	10,637	23,497
Median HH Income	\$94,919	\$103,992	\$121,678



Contact:
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President
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OFFICE CONDOMINIUMS FOR SALE OR LEASE

248 Latitude Lane | Lake Wylie 29710

PROPERTY HIGHLIGHTS

- **Professional Office Condos** in the established Latitude Business Park
- Ideal for **owner-users or investors** seeking stability in a growing submarket
- **Modern construction** with a professional image suitable for medical, professional services, consulting, or small corporate users
- **Ample surface parking** with easy access for employees and clients

LOCATION & ACCESS

- Prime **Lake Wylie** location just minutes from the **North Carolina state line**
- Convenient access to **South Charlotte, Steele Creek, Fort Mill, and Rock Hill**
- Close proximity to **SC-49** with easy connectivity to **I-485**
- Strong commuter traffic driven by daily travel between Lake Wylie and the Charlotte metro

SURROUNDING RETAIL & AMENITIES

- Near major national retailers including **Walmart, Publix, Harris Teeter, Lowe's Home Improvement, CVS Pharmacy, and Starbucks**
- Surrounded by restaurants, banks, medical offices, and service providers supporting daily business needs

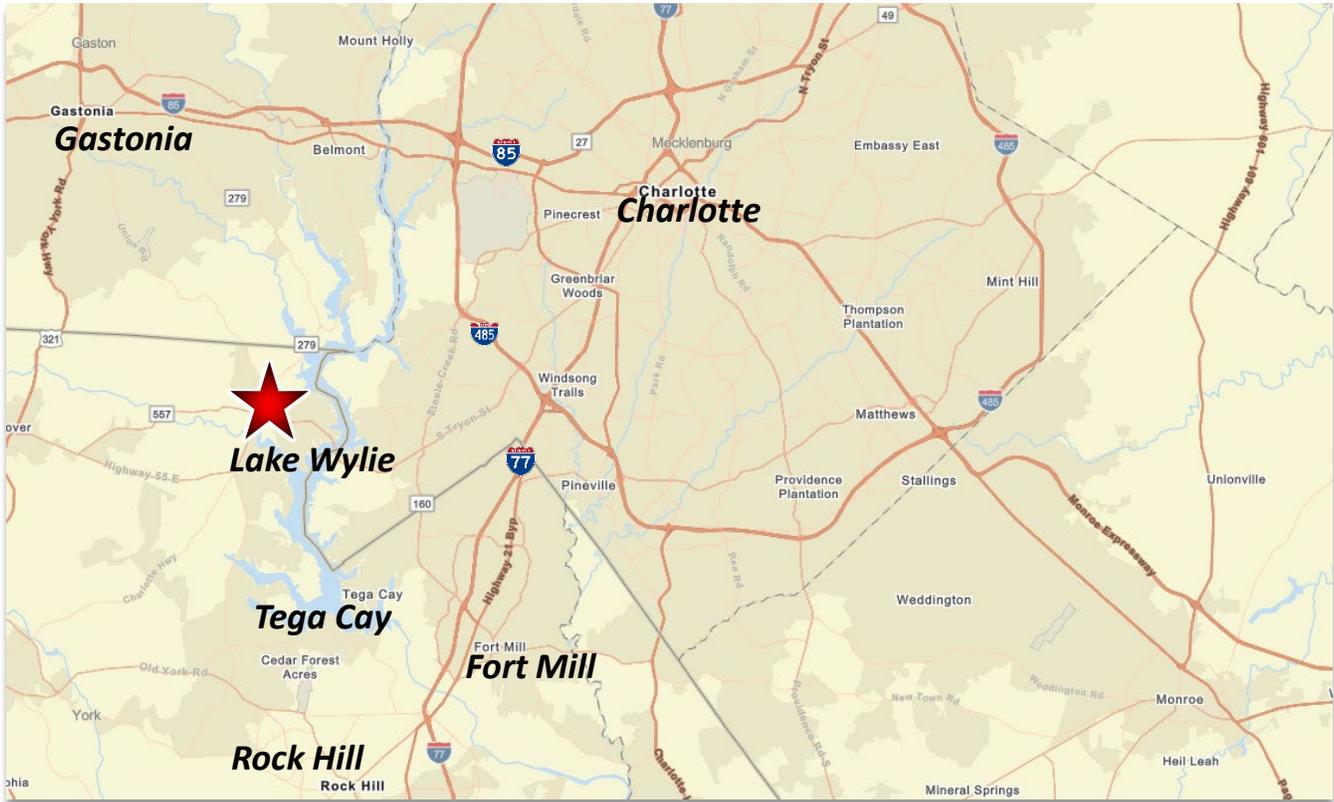
MARKET ADVANTAGES

- Located in a **high-growth residential corridor** with continued development in Lake Wylie, Fort Mill, and southwest Charlotte
- **Limited small-office inventory** in the immediate area supports long-term demand
- Strong fit for businesses serving both **South Carolina and North Carolina clients**



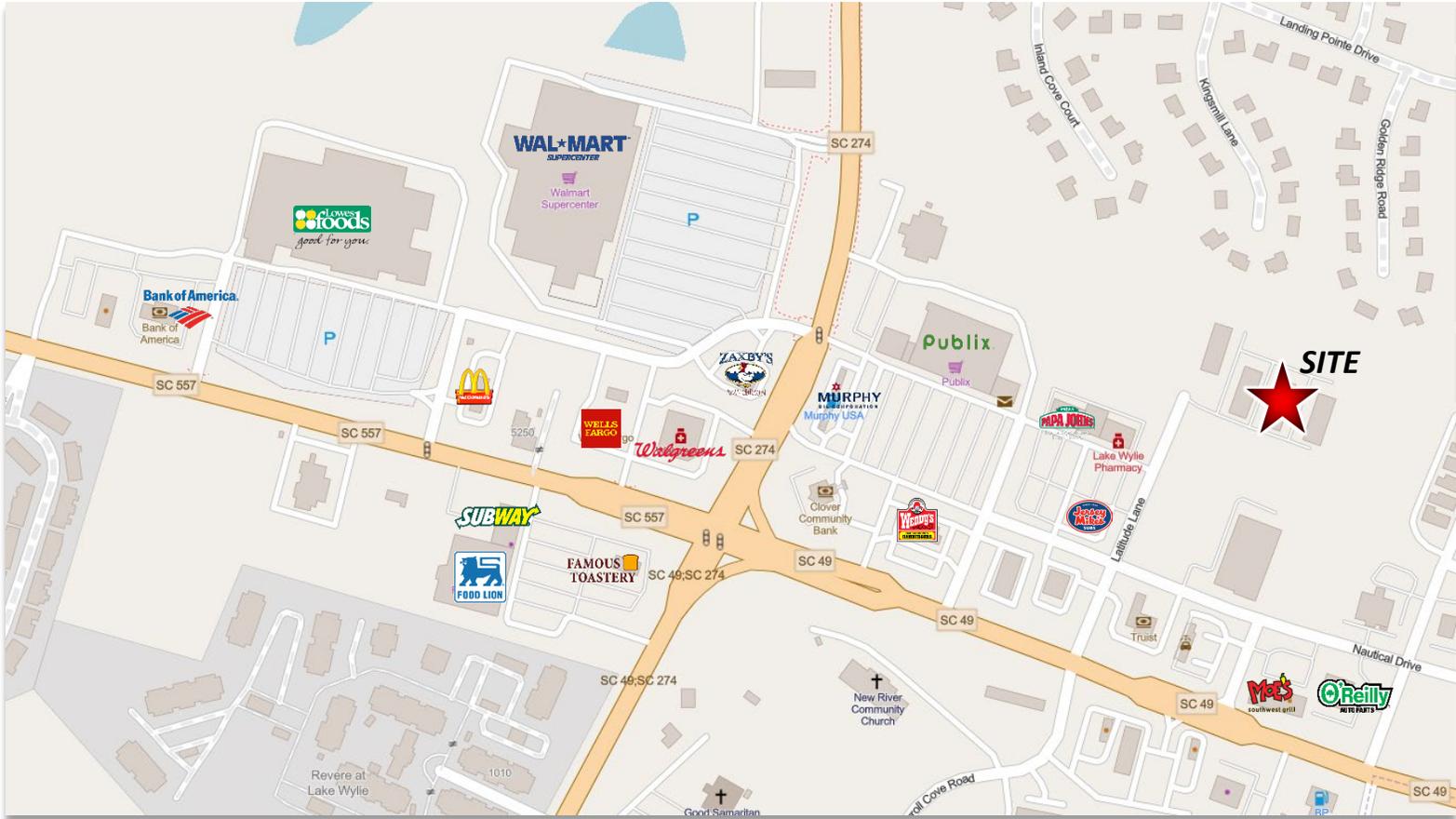
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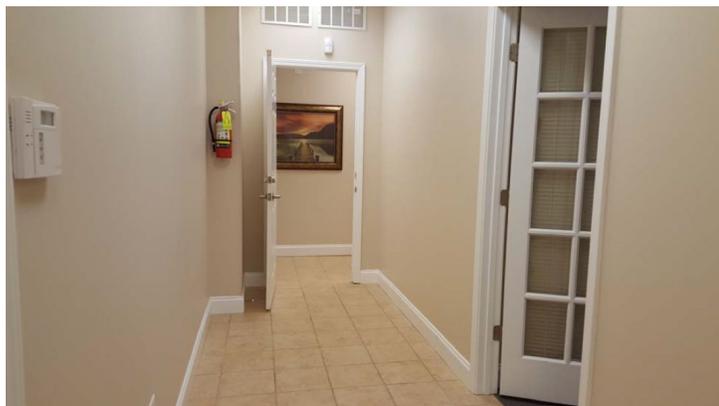
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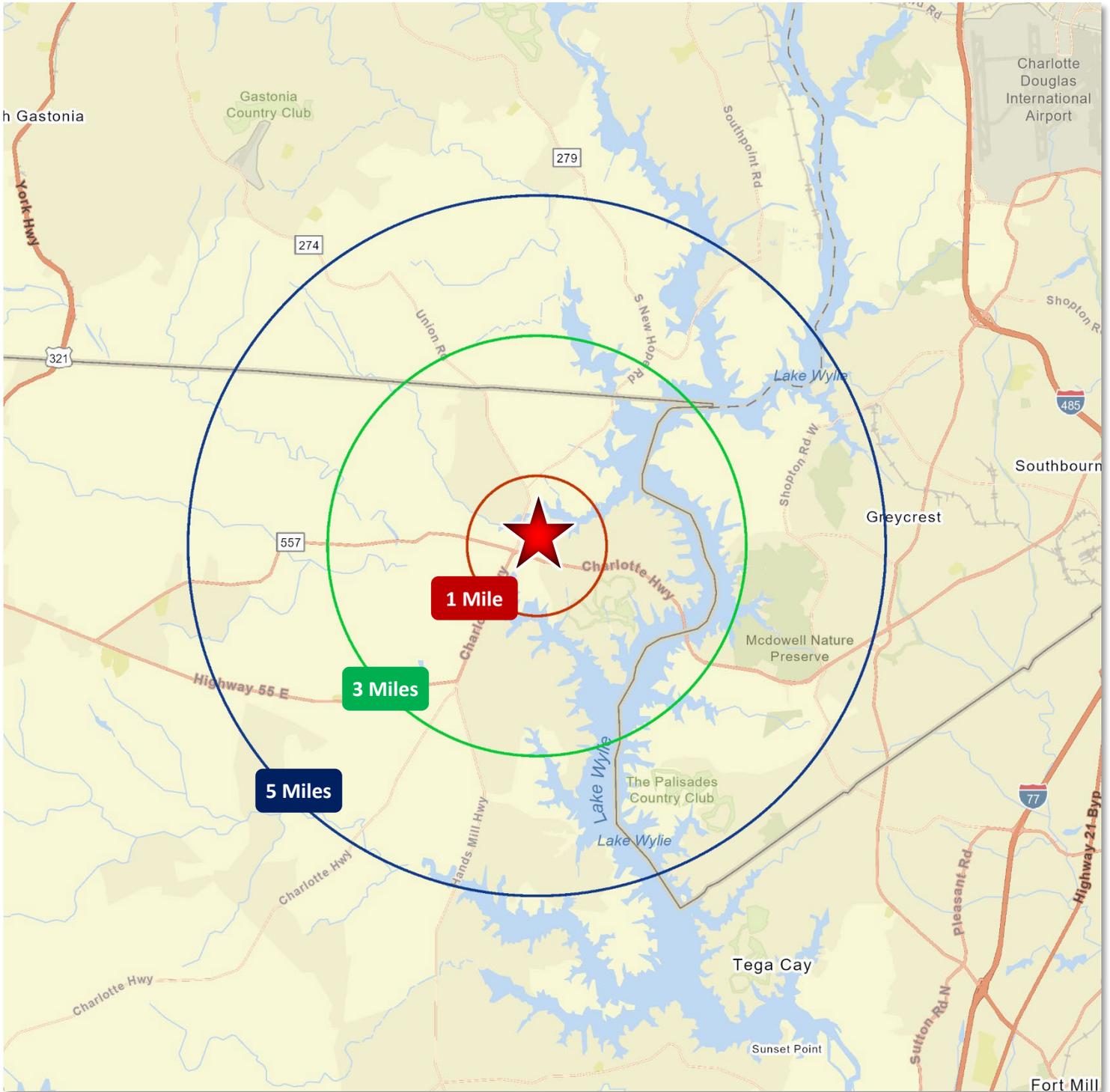
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Population	1 mile	3 miles	5 miles
2010 Population	2,838	13,166	31,512
2020 Population	4,557	22,325	49,483
2025 Population	5,067	26,560	60,195
2030 Population	5,600	29,209	65,203
2010-2020 Annual Rate	4.85%	5.42%	4.62%
2020-2025 Annual Rate	2.04%	3.36%	3.80%
2025-2030 Annual Rate	2.02%	1.92%	1.61%

Age	1 mile	3 miles	5 miles
2025 Median Age	41.6	42.3	41.5
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	76.6%	75.5%	67.3%
Black Alone	9.8%	10.8%	16.0%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	2.1%	2.5%	3.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.8%	2.8%	4.0%
Two or More Races	8.2%	8.1%	8.6%
Hispanic Origin	7.5%	7.2%	9.1%
Diversity Index	48.0	48.9	59.2

Households	1 mile	3 miles	5 miles
2010 Total Households	1,204	5,163	11,960
2020 Total Households	1,936	8,652	18,776
2025 Total Households	2,192	10,637	23,497
2030 Total Households	2,471	11,889	25,803
2010-2020 Annual Rate	4.86%	5.30%	4.61%
2020-2025 Annual Rate	2.39%	4.01%	4.36%
2025-2030 Annual Rate	2.43%	2.25%	1.89%
2025 Average Household Size	2.31	2.50	2.56
Wealth Index	119	142	150



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Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	32.2%	28.4%	25.6%

Median Household Income			
2025 Median Household Income	\$107,103	\$118,093	\$125,338
2030 Median Household Income	\$118,693	\$137,890	\$144,360
2025-2030 Annual Rate	2.08%	3.15%	2.87%

Average Household Income			
2025 Average Household Income	\$137,225	\$145,113	\$152,113
2030 Average Household Income	\$150,663	\$160,619	\$169,831

Per Capita Income			
2025 Per Capita Income	\$57,755	\$58,229	\$59,475
2030 Per Capita Income	\$64,612	\$65,524	\$67,299
2025-2030 Annual Rate	2.27%	2.39%	2.50%

Income Equality			
2025 Gini Index	42.3	41.4	40.5

Socioeconomic Status			
2025 Socioeconomic Status Index	55.4	58.4	58.7

Housing Unit Summary			
Housing Affordability Index	77	87	95
2010 Total Housing Units	1,392	5,893	13,398
2010 Owner Occupied Hus (%)	68.4%	81.2%	82.4%
2010 Renter Occupied Hus (%)	31.6%	18.8%	17.6%
2010 Vacant Housing Units (%)	13.5%	12.4%	10.7%
2020 Housing Units	2,097	9,315	20,191
2020 Owner Occupied HUs (%)	67.5%	76.5%	78.8%
2020 Renter Occupied HUs (%)	32.5%	23.5%	21.2%
Vacant Housing Units	8.6%	6.4%	6.8%
2025 Housing Units	2,364	11,382	25,238
Owner Occupied Housing Units	71.9%	79.0%	80.5%
Renter Occupied Housing Units	28.1%	21.0%	19.5%
Vacant Housing Units	7.3%	6.5%	6.9%
2030 Total Housing Units	2,652	12,562	27,392
2030 Owner Occupied Housing Units	1,832	9,587	21,041
2030 Renter Occupied Housing Units	639	2,302	4,762
2030 Vacant Housing Units	181	673	1,589



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