

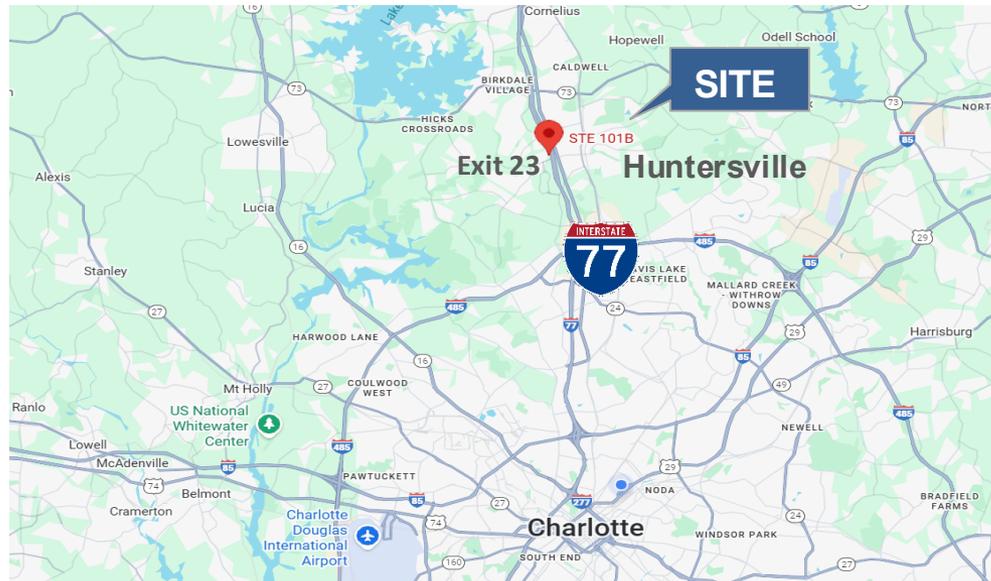
AVAILABLE FOR SALE

**10224 Hickorywood Hill Avenue
Suite 101B
Huntersville, NC 28078**

925 +/- SF

- Parcel ID #: 01715902
- 3 large window offices
- Corner unit condo
- Reception area
- Breakfast bar
- In-suite bathroom
- Ample parking
- Located across the street from Novant Health Medical Center
- Surrounded by medical and professional services
- Currently occupied by an occupational therapist
- Current lease to expire at the end of 2026

PRICE: \$399,000



CONTACT

Michelle Polito
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michelle@knoxgroupinc.com

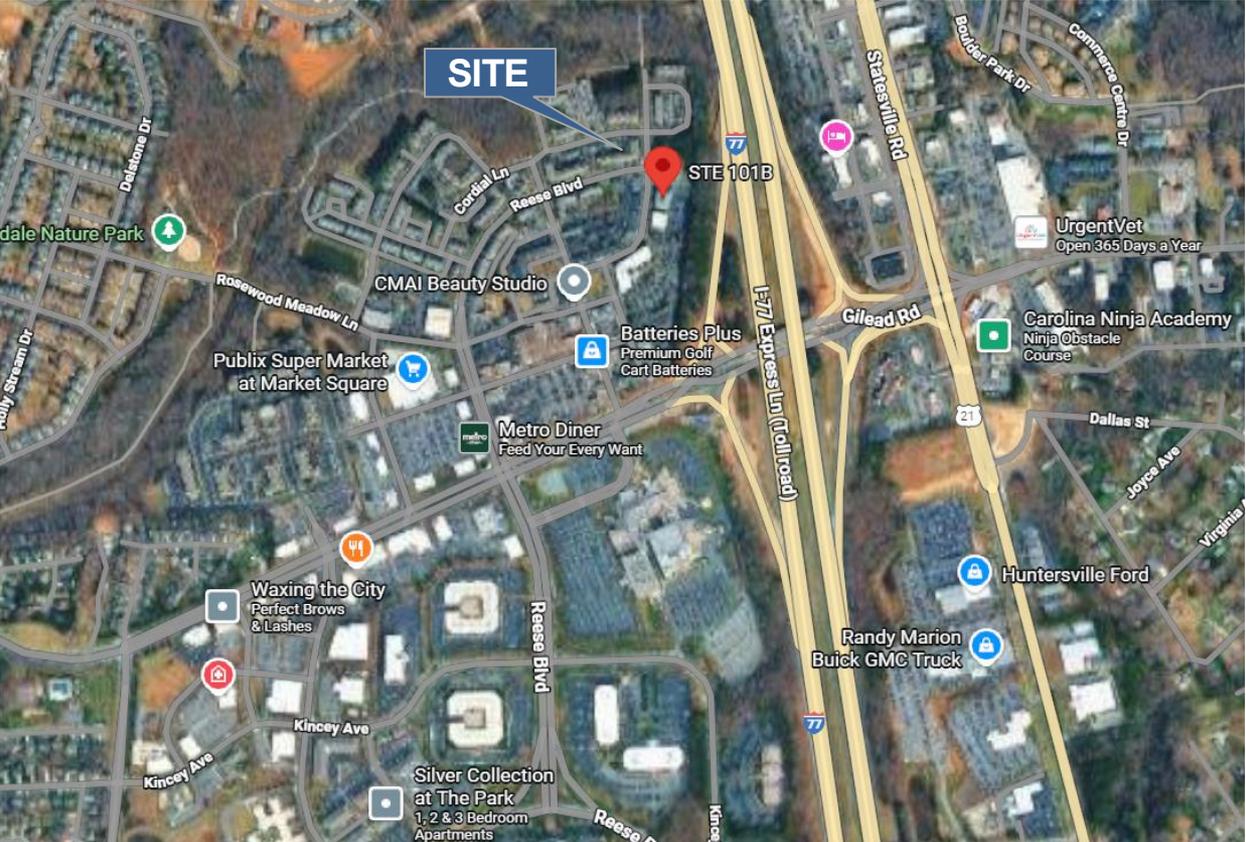
19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911



All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.

Conveniently located:

- 0.3 miles from Harris Teeter
- 0.4 miles from Publix
- 0.5 miles from I-77
- 0.9 miles from Novant Health Huntersville Medical Center
- 1 mile from Huntersville Business Park
- 1.3 miles from Holbrook Park
- 14.1 miles from Charlotte
- 18.2 miles from Charlotte Douglas International Airport



Demographics

	1 mile	3 mile	5 mile
Population	6,204	32,840	65,884
Average Household Income	\$78,203	\$91,022	\$89,770

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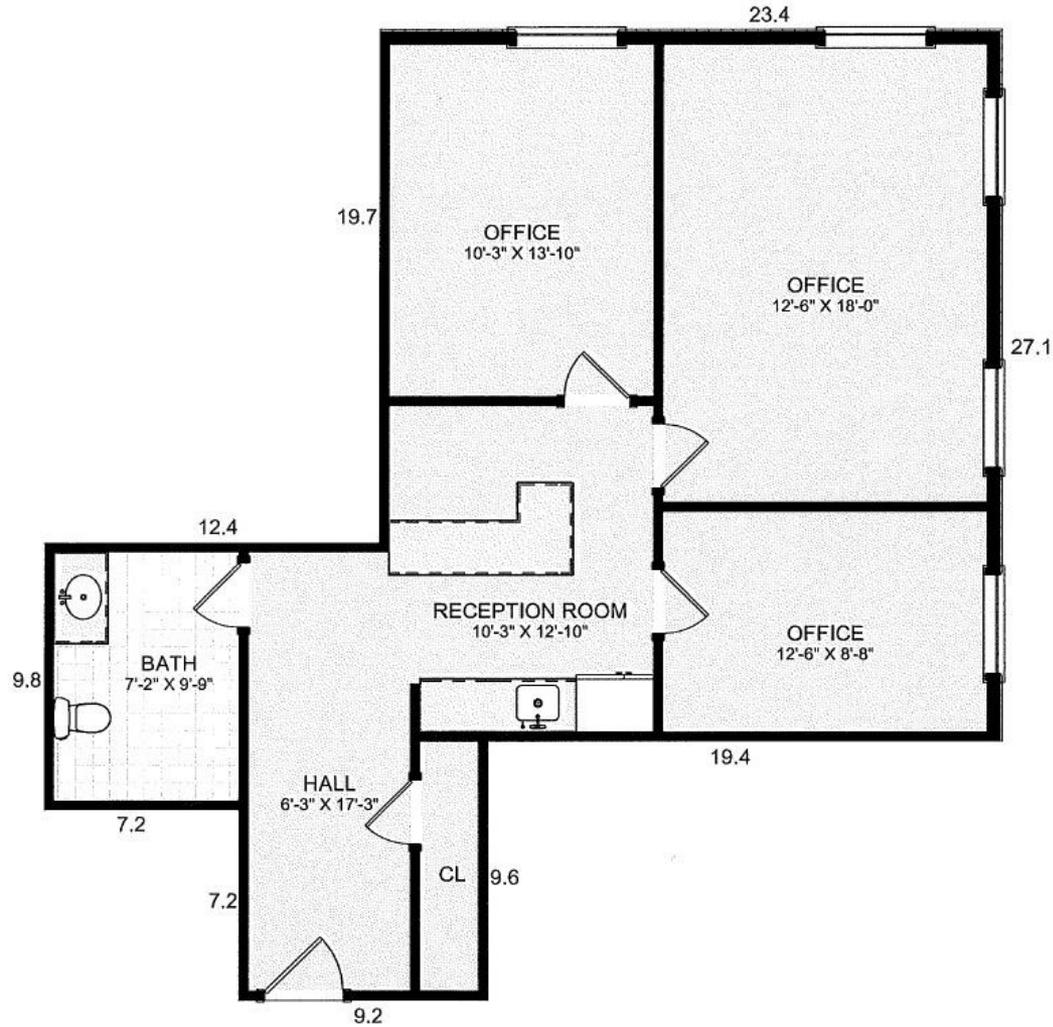
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