

MEDICAL OFFICE PROPERTY, MOORESVILLE, WILLIAMSON RD

**357 & 359 WILLIAMSON RD,
MOORESVILLE, NC 28117**

OFFICE BUILDING FOR SALE

FOR MORE INFORMATION

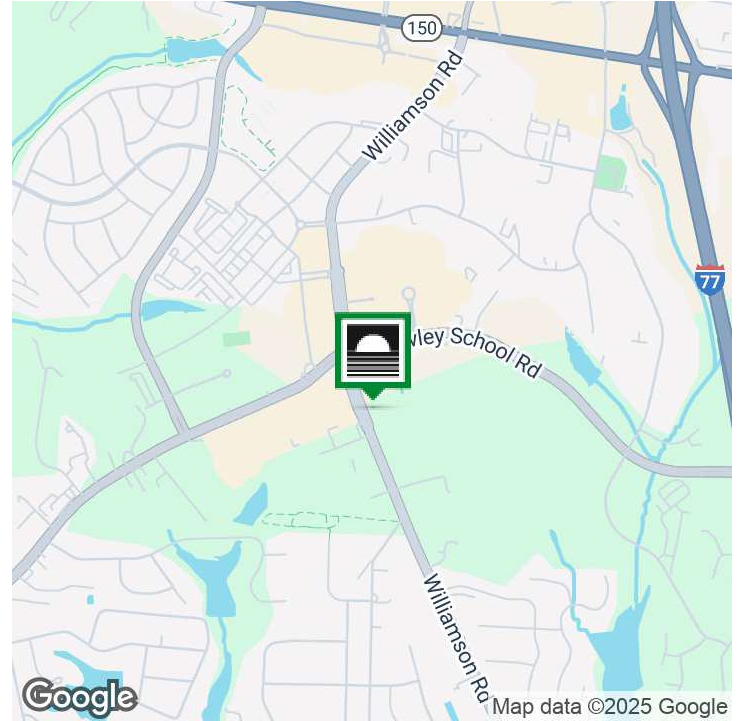
DOUG SUTHERLAND

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EXECUTIVE SUMMARY | 2



OFFERING SUMMARY

Sale Price:	\$3,490,000
Building Size:	13,009 SF
Available SF:	
Lot Size:	1.47 Acres
Number of Units:	2
Price / SF:	\$268.28
Year Built:	1997
Zoning:	CM
Market:	Charlotte
Submarket:	Mooreville

PROPERTY OVERVIEW

Two medical office buildings located right off main road, Williamson Rd. Please see attached photos to see the operational waiting areas and exam rooms in each building.

LOCATION OVERVIEW

Excellent location on +/- 1.47 acres along Williamson Rd and 25,000 ave vpd, and just south of the Brawley School Rd intersection and its 36,500 ave vpd. Other medical office facilities in proximity. Located in the Lake Norman area, easily reached from I-77, and 25 miles north of Charlotte. 10-mi. radius includes over 80,000 households.

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FOR MORE INFORMATION

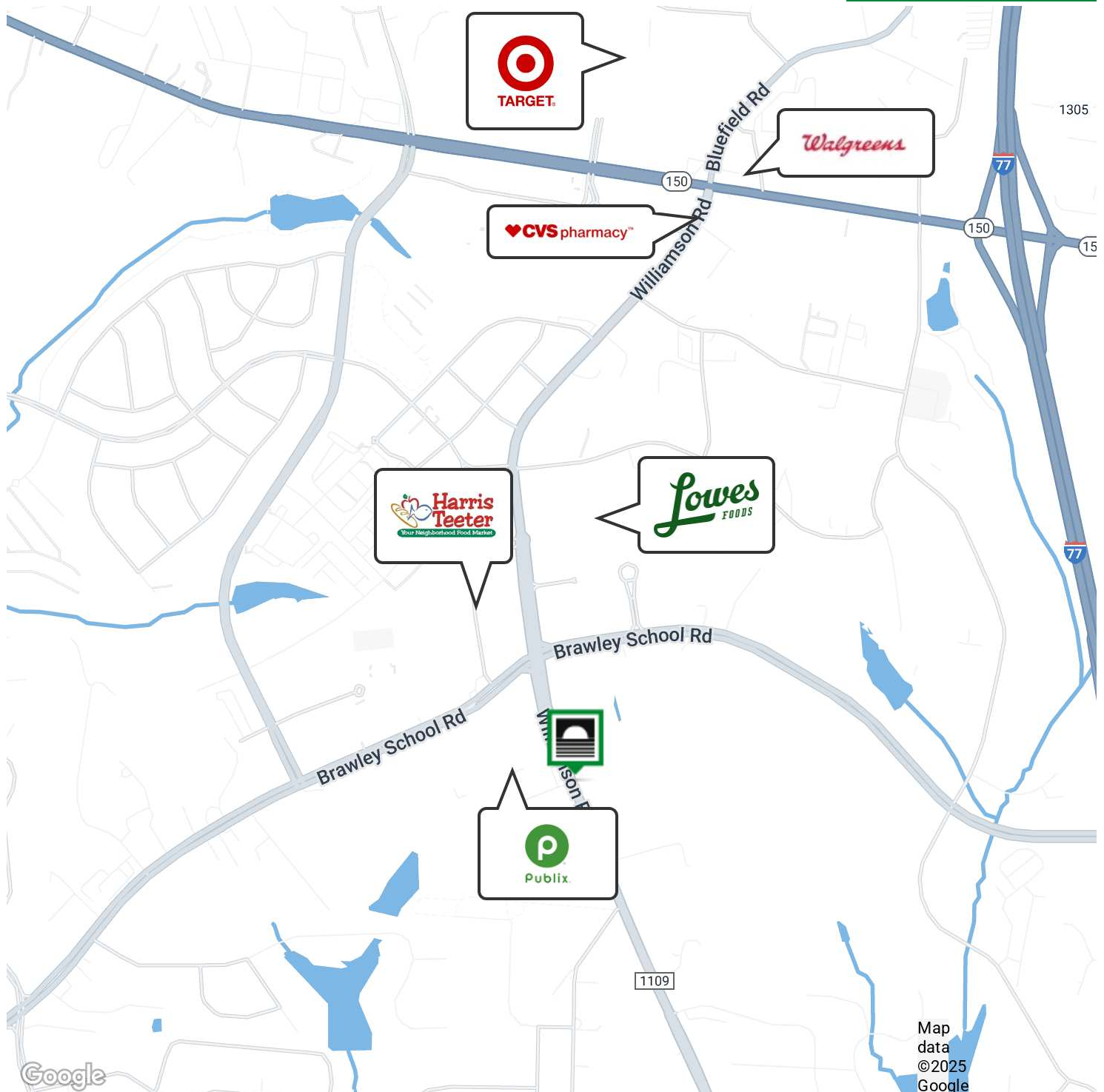
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LOCATION MAP | 3



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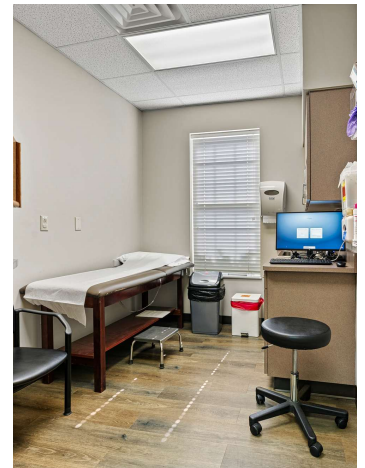
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PHOTOS | 4



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357- FLOOR PLAN | 5



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359- FLOOR PLAN | 6



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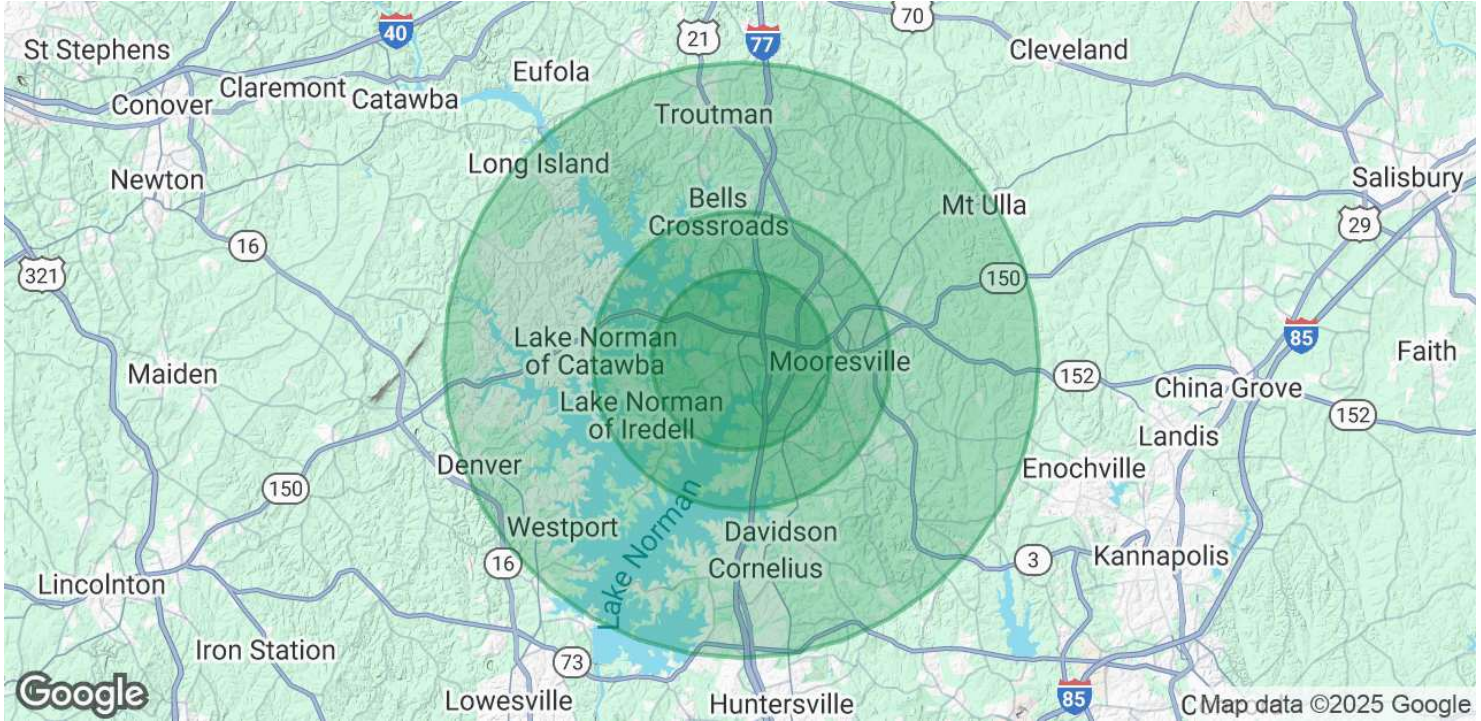
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DEMOGRAPHICS MAP & REPORT | 7

**POPULATION****3 MILES****5 MILES****10 MILES**

Total Population	38,356	80,633	203,191
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME**3 MILES****5 MILES****10 MILES**

Total Households	15,573	31,633	80,132
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$130,119	\$133,865	\$145,579
Average House Value	\$517,044	\$516,159	\$563,818

Demographics data derived from AlphaMap

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