

# **GIBSON**

MEDICAL + OFFICE BUILDING

II430 NORTH COMMUNITY HOUSE ROAD
+/- 75K SF

#### **FEATURES & AMENITIES**

- ▶ WALKABLE DINING + TRAILS
- ▶ OVERLOOKS POND
- ▶ OUTDOOR PATIO
- ▶ ON-SITE EV CHARGING STATIONS
- ▶ ENERGY STAR CERTIFIED + WELL HSR

#### **BALLANTYNE DEMOGRAPHICS**



2023 POPULATION

I MILE	3 MILE	5 MILE
8,542	87,248	190,486



2023 AVG. HOUSEHOLD INCOME

I MILE	3 MILE	5 MILE
\$158,285	\$144,754	\$152,821



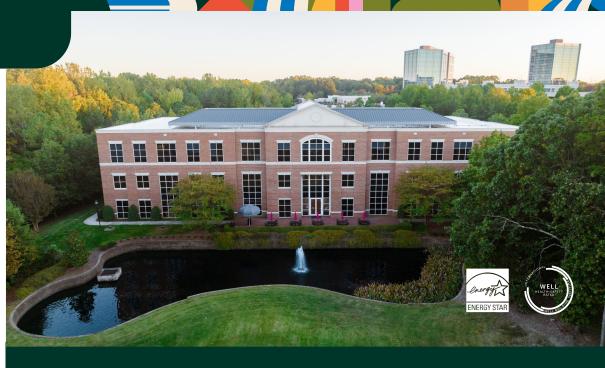
2023 HOUSEHOLDS

I MILE	3 MILE	5 MILE
3,733	35,106	75,115



2023 MEDIAN AGE

I MILE	3 MILE	5 MILE
37.1	38.2	38.4



# ELEVATING THE WORKDAY EXPERIENCE AT BALLANTYNE®

Ballantyne is an internationally recognized 535-acre campus owned and managed by Northwood Office. Join a dynamic, mixed-use community with more than 250 high-quality customers in the heart of Charlotte's highest concentration of college-educated employees. Located near new roads and The Bowl at Ballantyne<sup>TM</sup>, this property offers easy access for residents, office workers and guests.

#### LEARN MORE AT GOBALLANTYNE.COM



#### 100+

Dining/Retail Options

## **13K**

Daily Employees

## **190K**

Residents within 5 miles

## 4.5M SF

Office Space

#### 250K SF

Medical Space

#### 100+ ACRES

Dedicated Green Space

## **100+ EVENTS**

**Engaging Experiences** 

