



OFFICE/MEDICAL SPACE

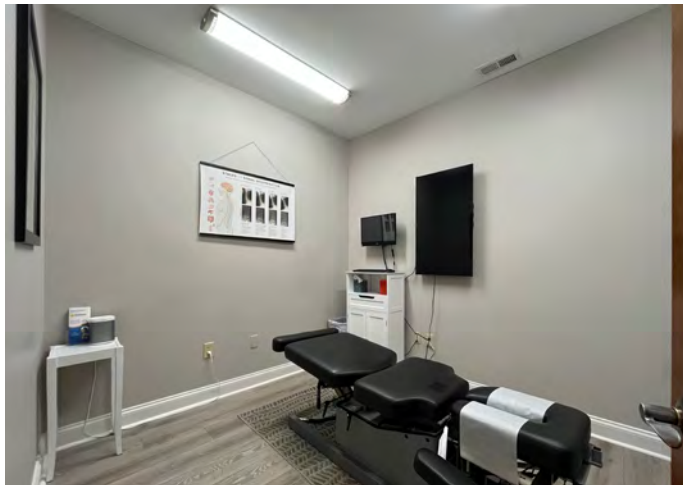
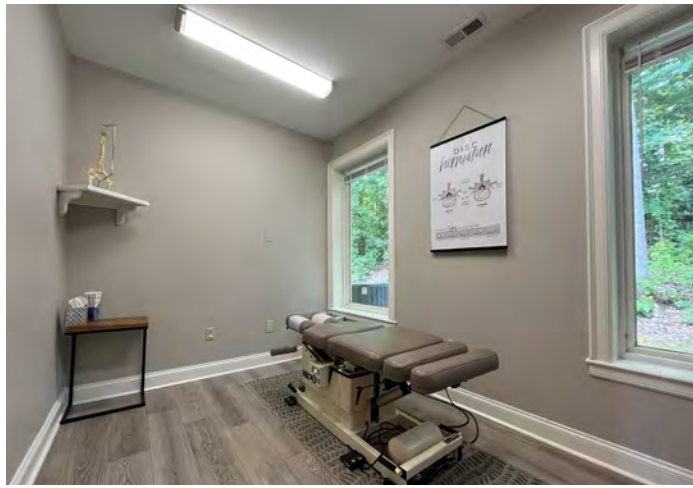
FOR LEASE

9718 SAM FURR ROAD, UNIT B & C | HUNTERSVILLE

This recently upfitted medical office space is the ideal location for any professional looking for a turnkey location to start or expand their business. The space is located on one of the main arteries in Huntersville with a high traffic count of 39,000 AATD, and is directly accessible from highway I-77.

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PROPERTY INFORMATION

SF - 2,058 SF

ZONING - HC(CD): Highway Commercial

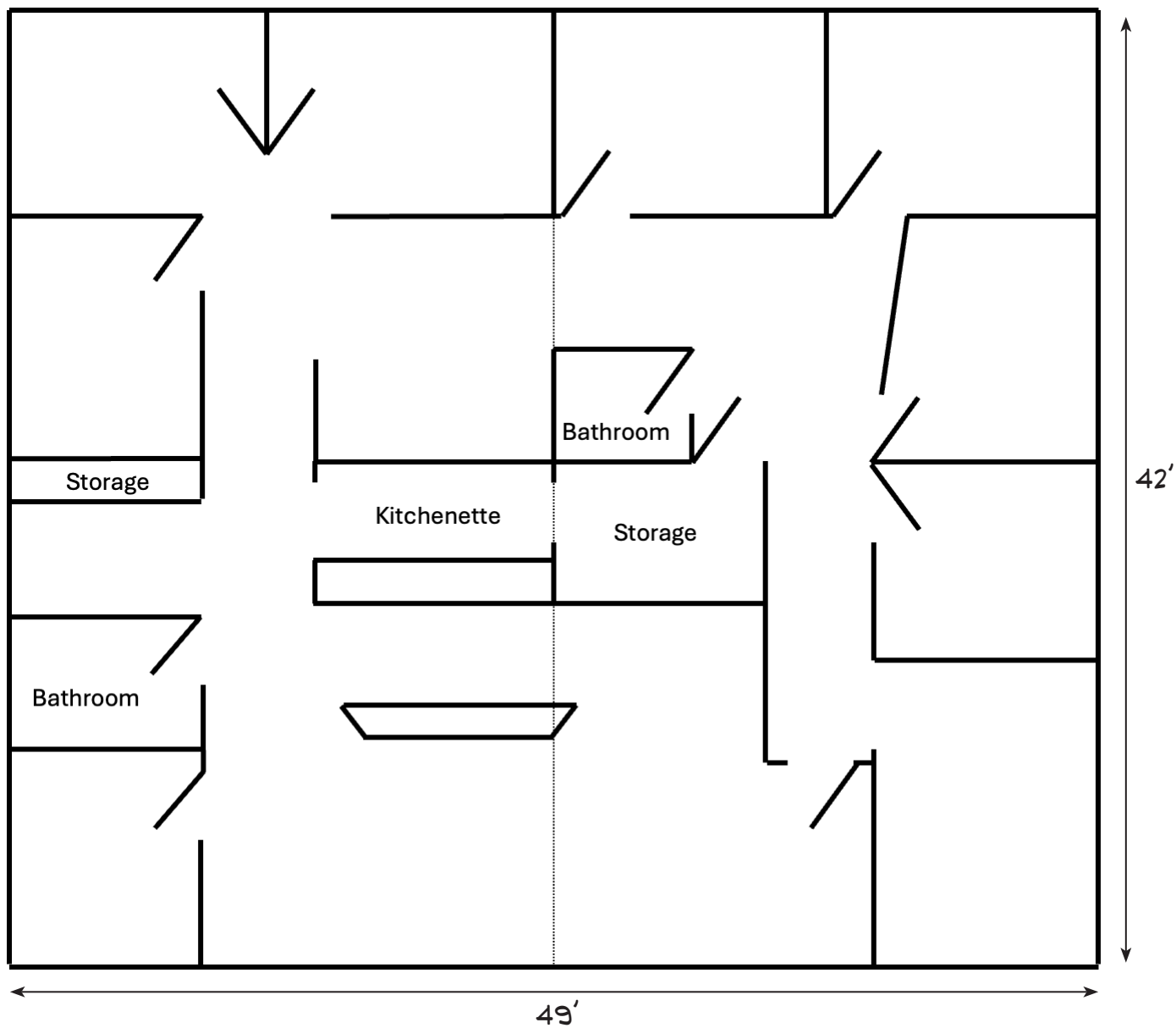
AVAILABILITY - Negotiable

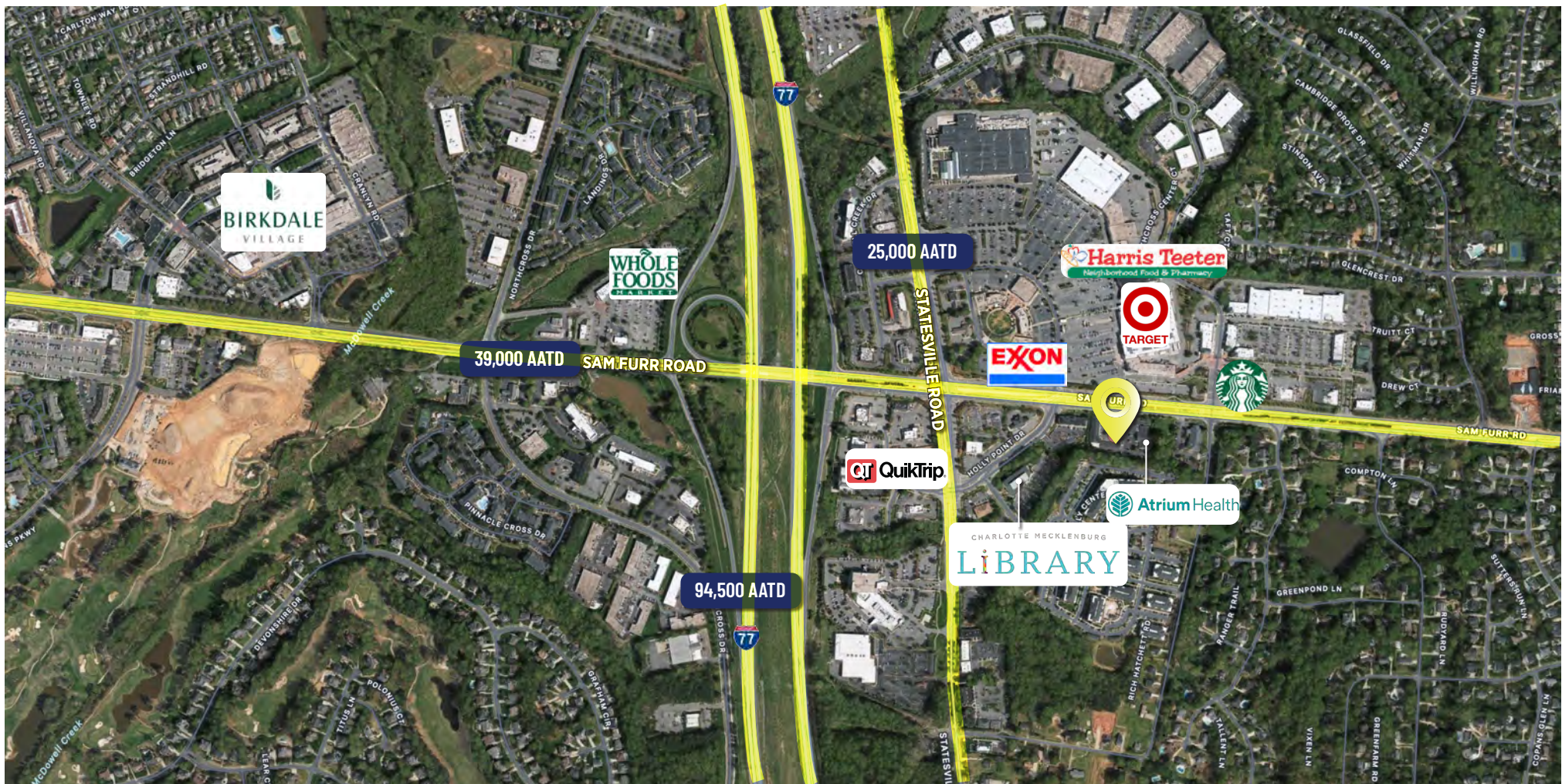
FEATURES

- Large reception and waiting area
- 9 offices/exam rooms (dimensions between 8'x9' and 8'x12')
- Kitchenette
- 2 bathrooms (including with ADA access)
- Room for storage
- Many parking spaces (4.4/1,000)

LEASE RATE: \$32.00 per SF

(\$5,500/month) Modified Gross





DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population	7,757	56,748	106,149
2024 Households	2,194	22,775	41,497
2024 Median HH Income	\$112,565	\$98,847	\$108,499
2024 Average HH Income	\$140,831	\$129,445	\$138,581
Population growth (2024-2029)	0.9%	1.1%	1.2%

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 *The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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