

FOR LEASE

FIRST & EARLY
— PARTNERS —
COMMERCIAL REAL ESTATE ADVISORS

HEALTHCARE REIMAGINED

TERRACES MEDICAL PLAZA

Spec Office/Medical or Retail Space Available

9109 Pineville-Matthews Road, Pineville, NC 28134

Katie Corrie

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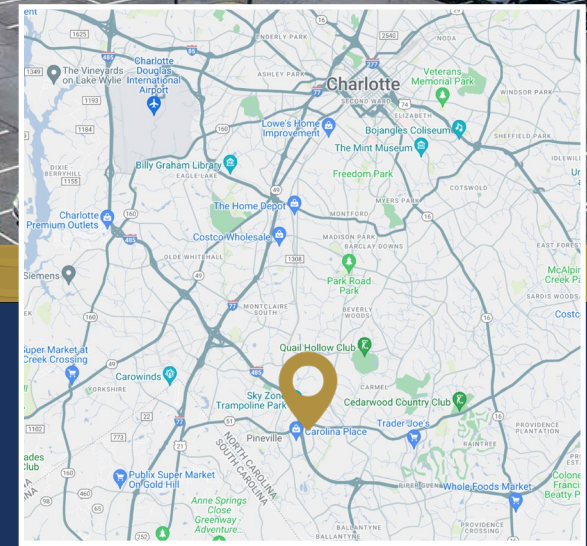
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PROPERTY HIGHLIGHTS

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- +/- 1,387 SF of retail/office space available with storefront direct access.
- +/- 6,240 SF of space available in an adaptive reuse development of Class A retail/medical plaza.
- ** Potential to add additional square footage for up to +/- 12,000 SF. Please inquire with broker for additional details.**
- Located directly across from The Atrium Health's Pineville medical campus, 235 beds on +/- 46 acre campus offering a range of services 24/7
- Recently completed façade renovations
- Current tenants include OrthoCarolina, Starbucks, Sherwin Williams, CoreLife Novant Health, Mosaic Pediatric Therapy, After Hours Urgent Care, Newport Academy, Sabor and Krazy Curry
- Easy access to I-485 (154,000 ADT) and Highway 51
- Single story drive-up with first floor building access
- Signage opportunities are available

[CLICK TO WATCH VIDEO](#)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population (2024)	6,563	72,067	195,169
Annual Growth Rate	-0.49%	0.42%	0.51%
Median HH Income (2024)	\$65,183	\$90,429	\$103,695



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SITE PLAN

9101 PINEVILLE-MATTHEWS

B	Sherwin Williams	6,182 SF	I	Harper's Cafe (Coming Soon)	2,346 SF
C-T1	Newport Academy	12,078 SF	K	Brain Balance	2,170 SF
C-T3	AVAILABLE (Subdivision possible)	6,240 SF	L	AVAILABLE	1,387 SF
C-T4	CoreLife - Novant	6,565 SF	M	Senior Helpers	3,508 SF
D	OrthoCarolina	20,000 SF	R	After Hours Urgent Care	3,828 SF
E	The Grooming Lounge	800 SF	S	Mosaic Pediatric Therapy	6,355 SF
G	Firehouse Subs	2,660 SF			
H	Krazy Curry	1,953 SF			

9105 PINEVILLE-MATTHEWS (NOT OWNED BY LANDLORD)

A	Tmobile	2,298 SF
B	Sabor Latin Grill	1,702 SF

9015 PINEVILLE-MATTHEWS (NOT OWNED BY LANDLORD)

	Starbucks	2,300 SF
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OUTPARCEL (NOT OWNED BY LANDLORD)

101	Pizza Hut	1,400 SF
102	Carolina Hometown Respiratory	1,697 SF
103	GoCPap+	1,297 SF
104	Chex Grill & Wings	1,500 SF
105	Accuvision Dry Eye	1,772 SF



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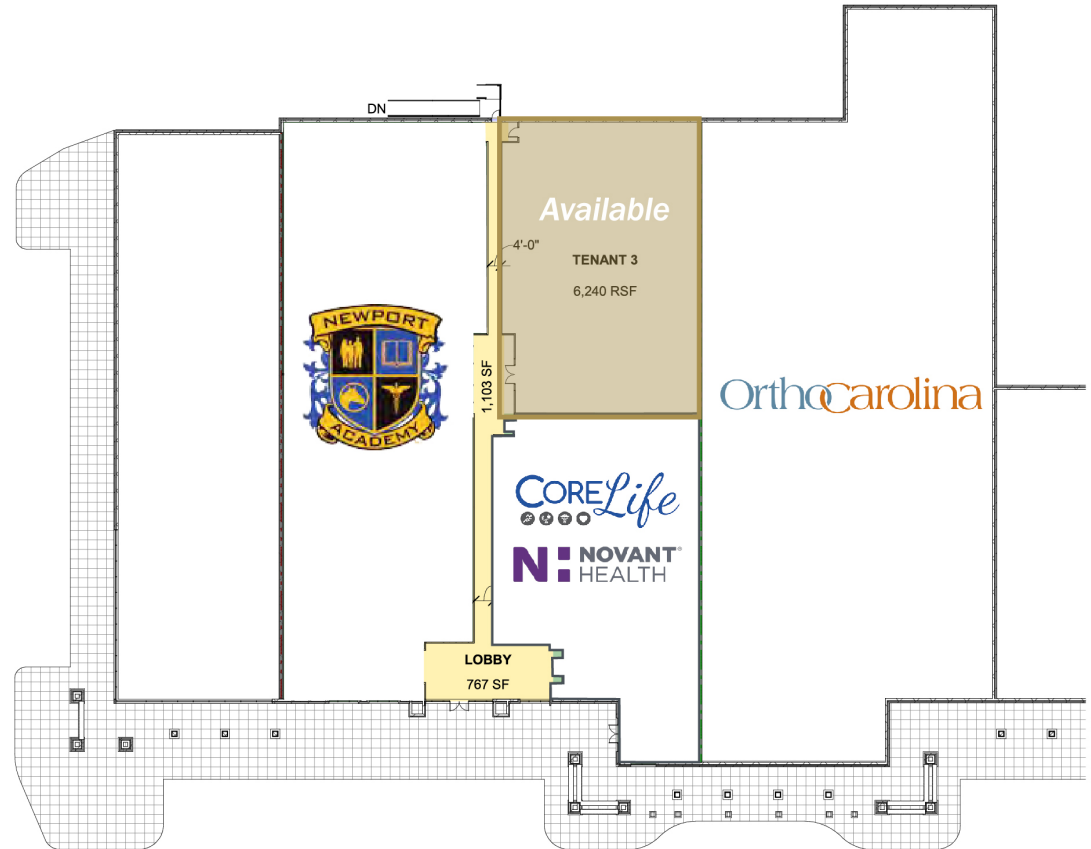
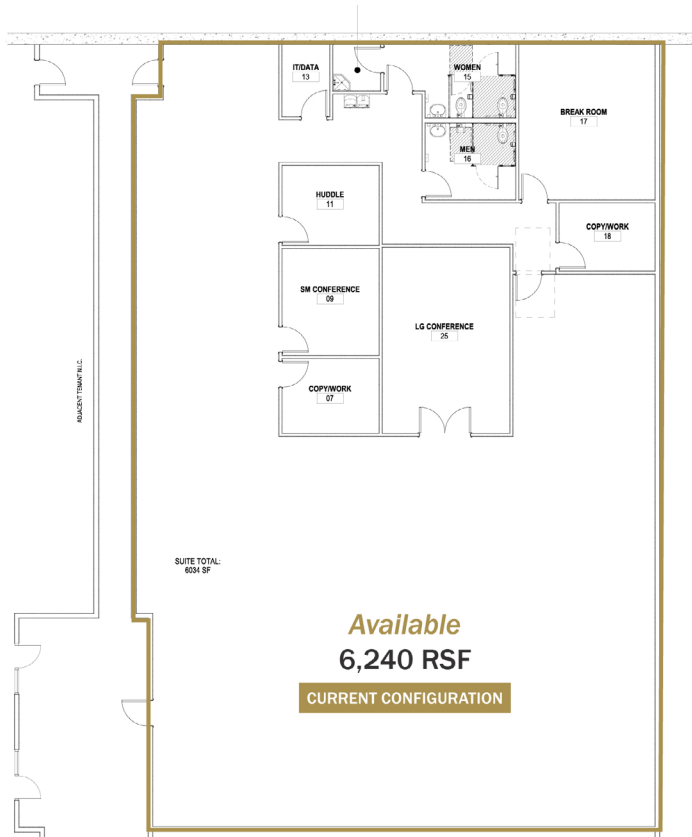
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SUITE C-T3

9101 PINEVILLE-MATTHEWS

C-T1	Newport Academy	12,078 SF
C-T3	AVAILABLE (subdivision possible)	6,240 SF
C-T4	CoreLife - Novant	6,565 SF



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CLICK TO WATCH 3D WALKTHROUGH

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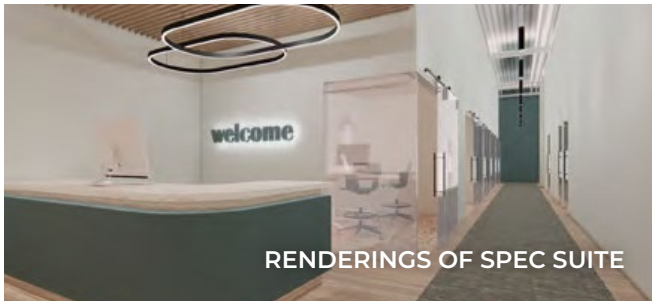
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SUITE C-T3

POSSIBLE SUBDIVISION CONFIGURATION

C-3-A	AVAILABLE	3,334 SF
C-3-B	AVAILABLE	2,700 SF



Available
C-3 A

3,334 RSF

POSSIBLE CONFIGURATION

Available
C-3 B

2,700 RSF

POSSIBLE CONFIGURATION

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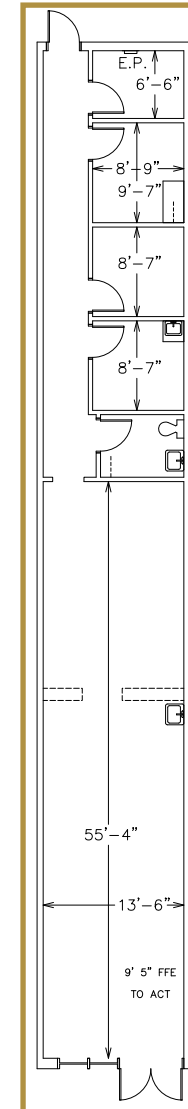
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SUITE L

9101 PINEVILLE-MATTHEWS

K	Brain Balance	2,170 SF
L	AVAILABLE	1,387 SF
M	Senior Helpers	3,508 SF



**Available
SUITE L**

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