

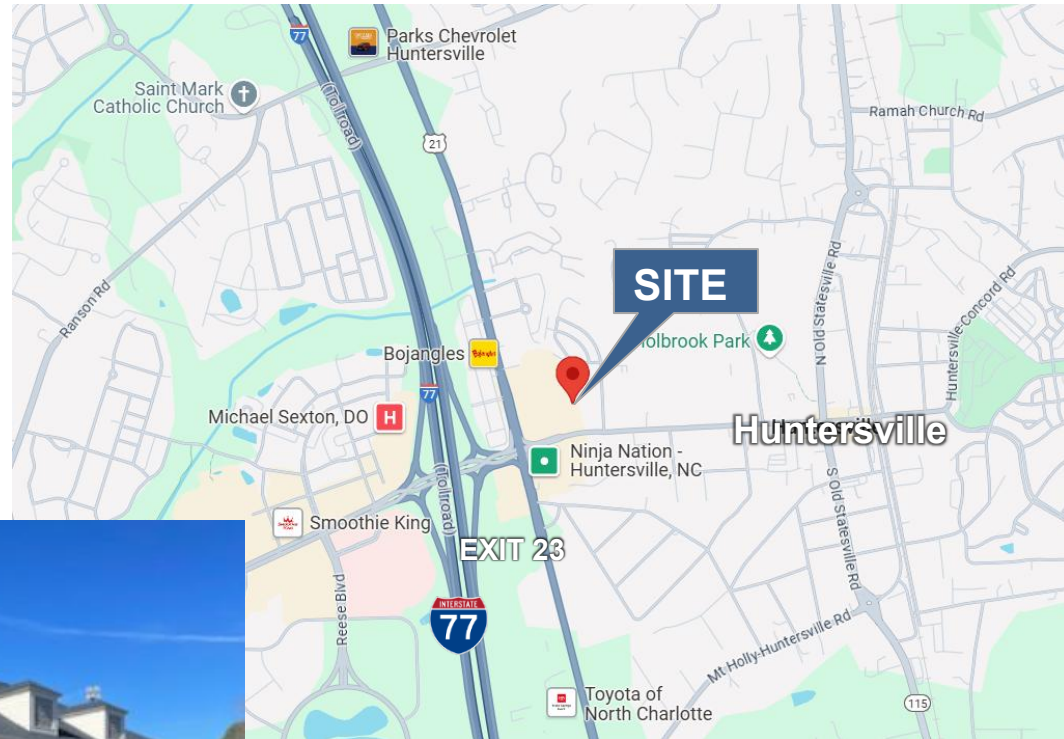
# AVAILABLE FOR LEASE

**111 Commerce Center Dr.  
Suites 302 & 303  
Huntersville, NC 28078**

**2,576 +/- SF (1,288 SF each)  
Can be leased together or separately**

- Tax Parcel ID: 01712146: 01712147
- Zoned: Commercial
- Reception Area
- 2 Traditional offices
- 3 27 X 18 large open workspaces
- 3 Bathrooms
- 2 Storage Closets
- Furnished
- Ample Parking
- Surrounded by medical offices
- Conveniently located 1 block off I77/Exit 23

**PRICE: \$18/PSF modified gross**  
**Utilities not included**



## CONTACT

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.

**Michelle Polito**  
**cell 704-995-4885**  
**michelle@knoxgroupinc.com**

19725 Oak Street  
Suite 8  
Cornelius, NC 28031  
704.896.1911

 **The Knox Group**  
Commercial Real Estate

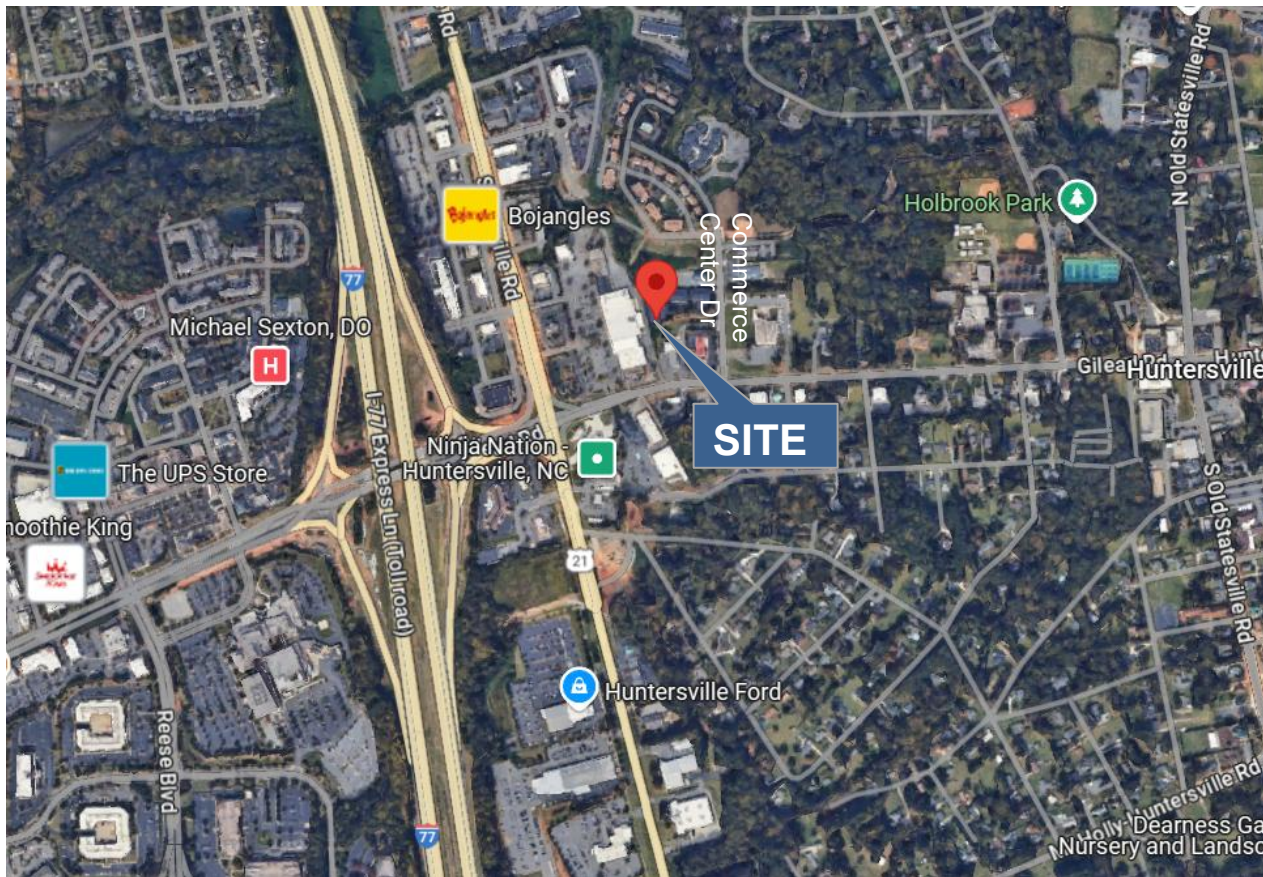
# 111 Commerce Center Dr, Suites 302 & 303, Huntersville, NC 28078

*Conveniently located:*

*0.3 miles from I-77*

*0.6 miles from Holbrook Park*

*1.5 miles from Lowes Foods*



## Demographics

	1 mile	3 mile	5 mile
Population	6,228	32,761	66,966
Average Household Income	\$74,372	\$90,129	\$88,977

## CONTACT

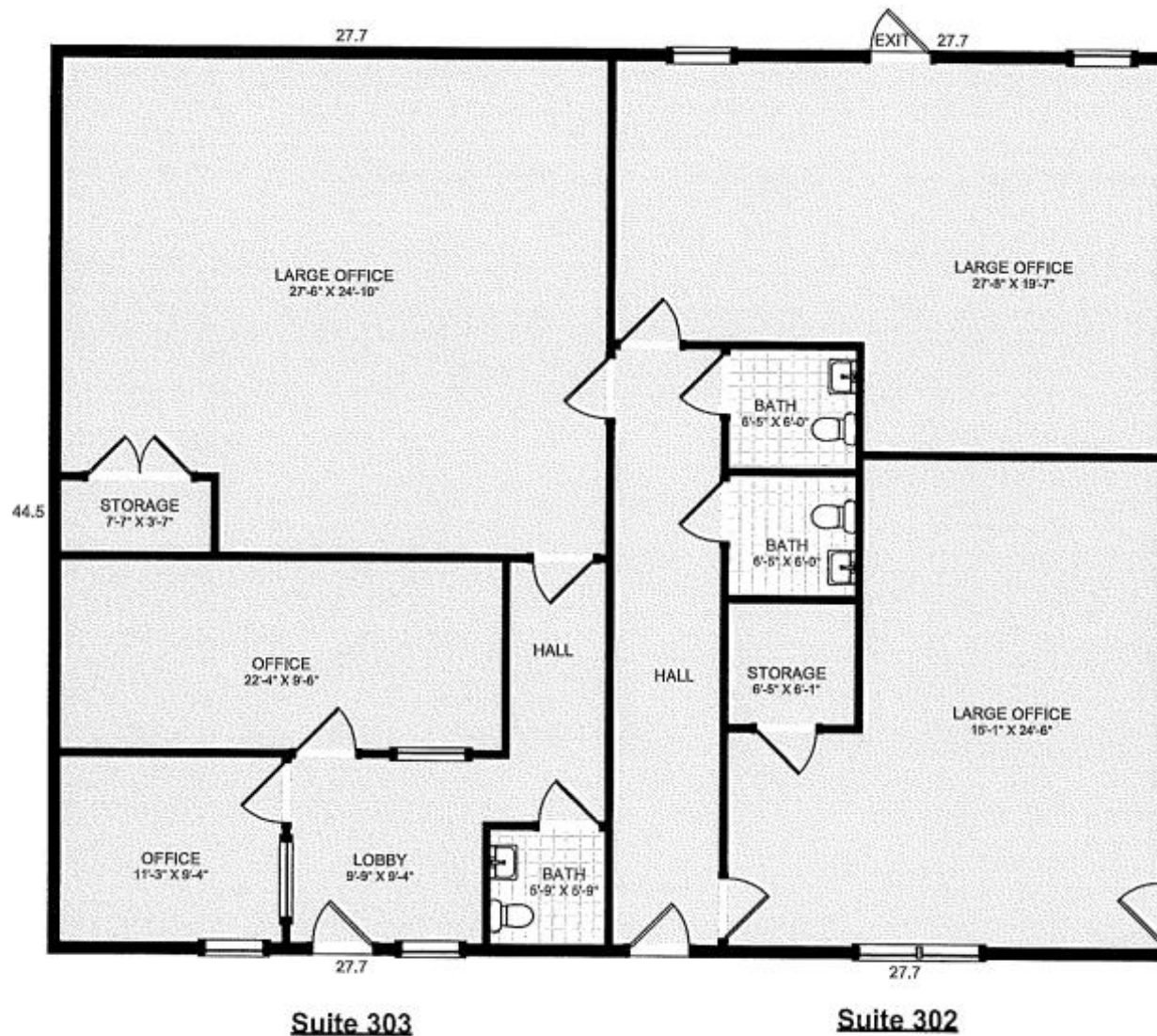
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# Floor Plan



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## Photos



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