

10502 PARK ROAD

CHARLOTTE | NORTH CAROLINA
MEDICAL OUTPATIENT BUILDING



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FOR LEASE

PROPERTY OVERVIEW

PROPERTY SUMMARY

- Single-story
- Located in the heart of Pineville
- Proximity to Atrium Health Pineville and Carolinas ContinueCARE Hospital
- Ample parking
- Diverse tenant mix



| 2022 Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Population | 8,622 | 69,074 | 192,529 |
| Households | 3,785 | 29,554 | 81,079 |
| Median HH Income | \$76,173 | \$76,199 | \$88,881 |
| Median Age | 37.1 | 36.8 | 37.9 |



BUILDING AREA:
15,102 SF



AVAILABLE SPACE:
Suite 100: 3,765 RSF
Suite 110: 2,560 RSF
Suite 150: 4,592 RSF

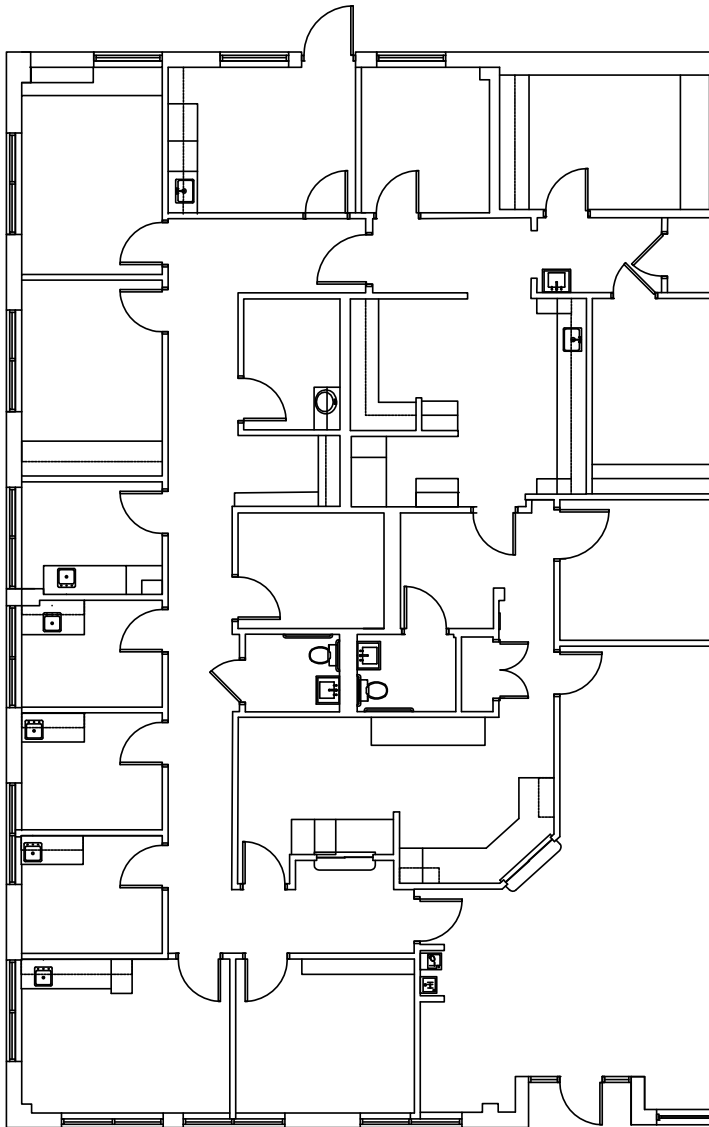


LEASE RATE:
\$28.00/SF

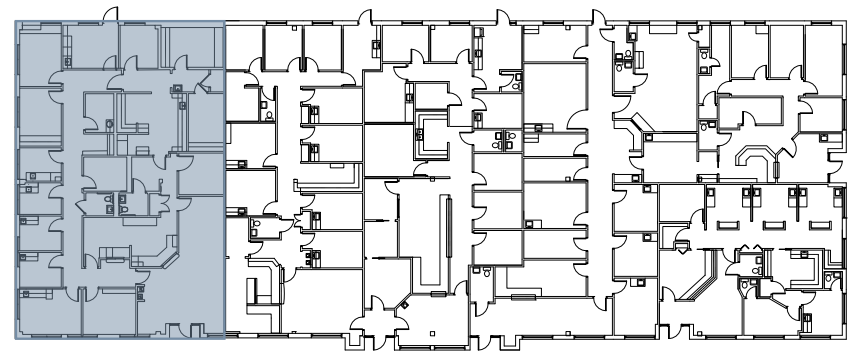


LEASE TYPE:
NNN

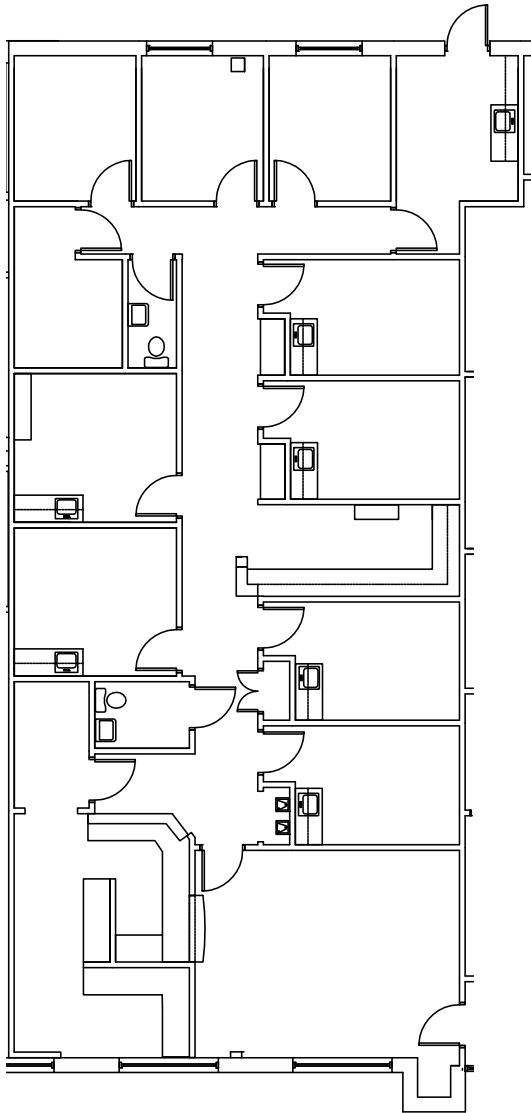
FLOOR PLAN: SUITE 100



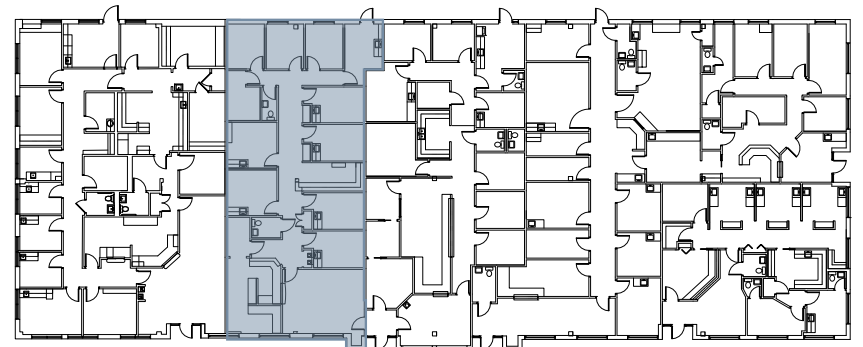
**SUITE 100:
3,765 RSF**



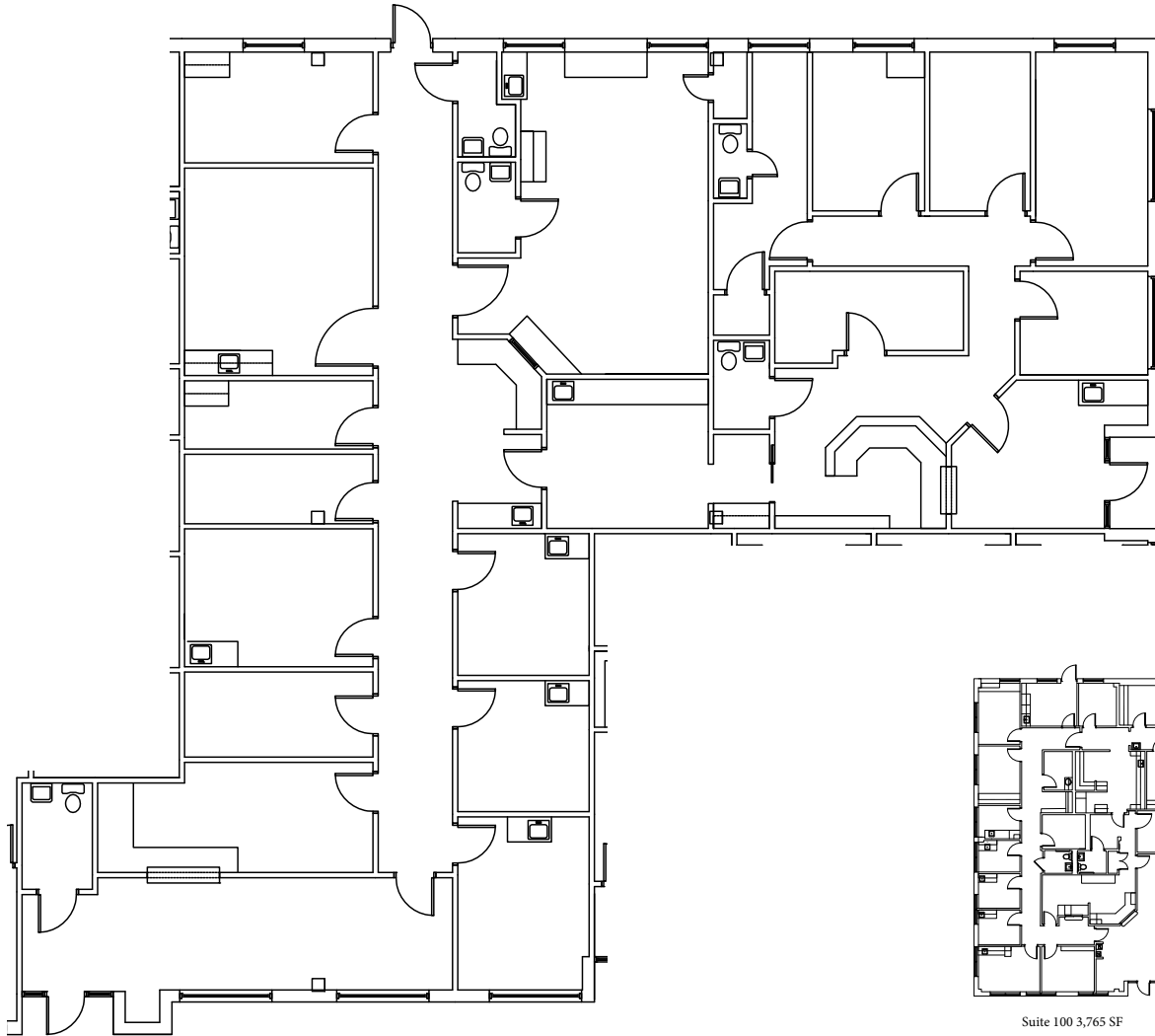
FLOOR PLAN: SUITE 110



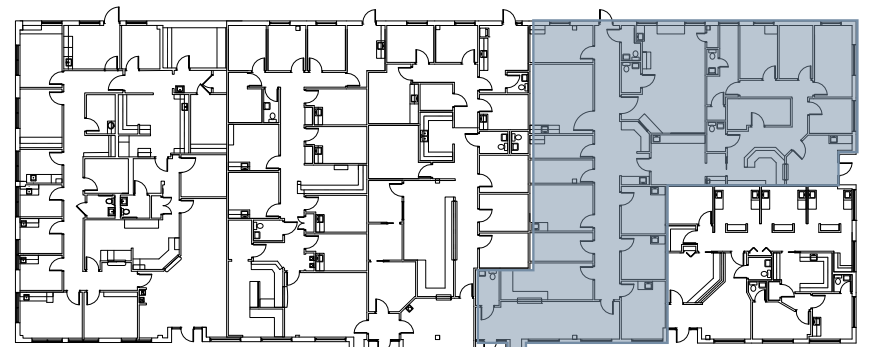
**SUITE 110:
2,560 RSF**



FLOOR PLAN: SUITE 150



**SUITE 150:
4,592 RSF**



Suite 100 3,765 SF

Suite 110 2,560 SF

Suite 120 2,665 SF

Suite 150 4,592 SF

Suite 170 1,694 SF
Leased

AREA MAP



Home Depot

Carolinas
ContinueCARE Hospital

DeVita South
Charlotte Dialysis

Carmel Foot
Specialist

10502 Park
Road

Horizon
Eye Care

Park Crossing
Dentistry

Lanre Jimoh,
M.D., MBA

Atrium Health
Pineville

ALDI

Charlotte Limb
Preservation & Diabetic
Foot Center

Atrium Health
Liver Care

Tryon Medical
Partners

- Site
- Medical
- Non-medical

485

PARK RD

PINEVILLE-MATTHEWS RD