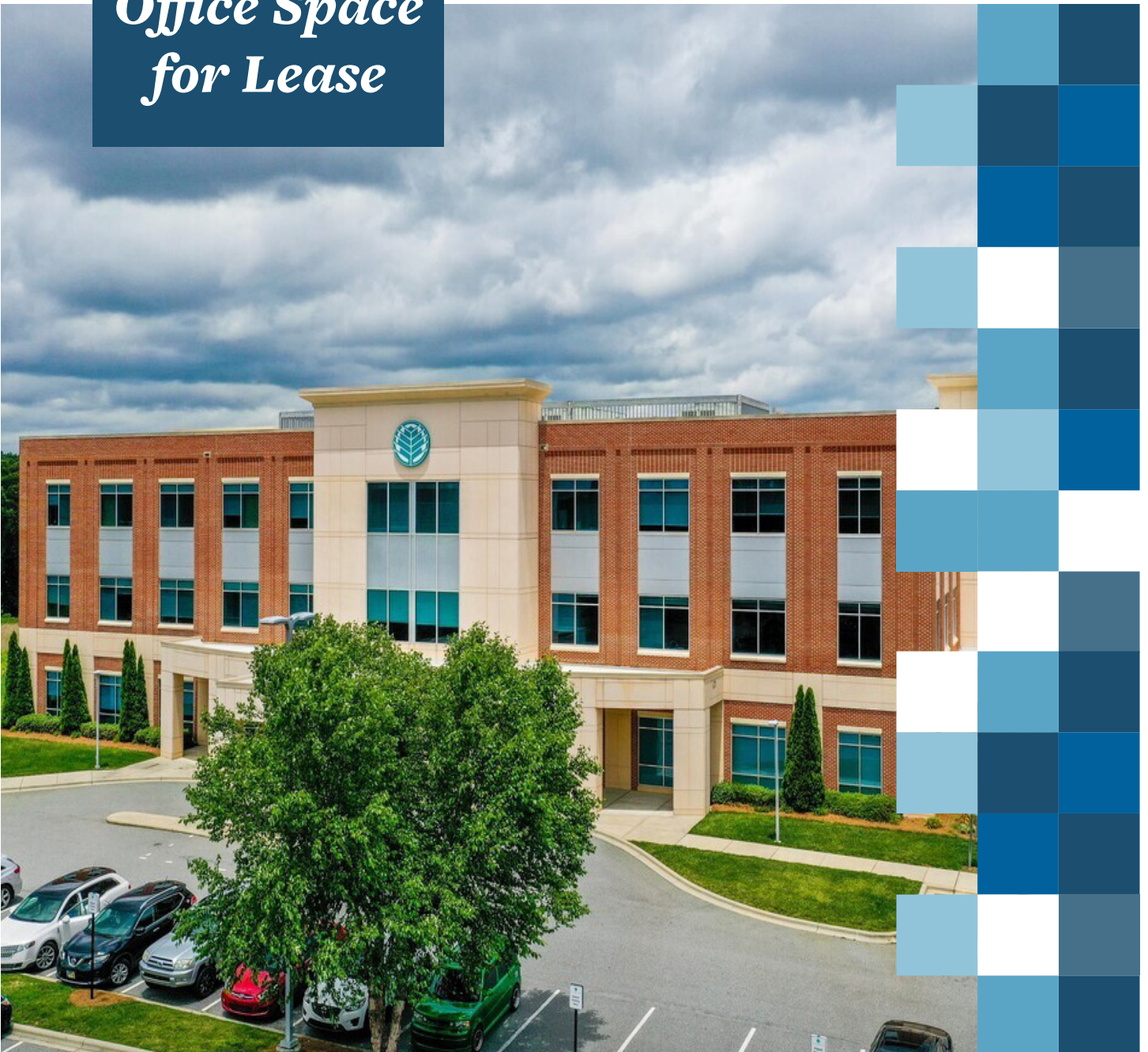


*Medical  
Office Space  
for Lease*

Meadows & Ohly



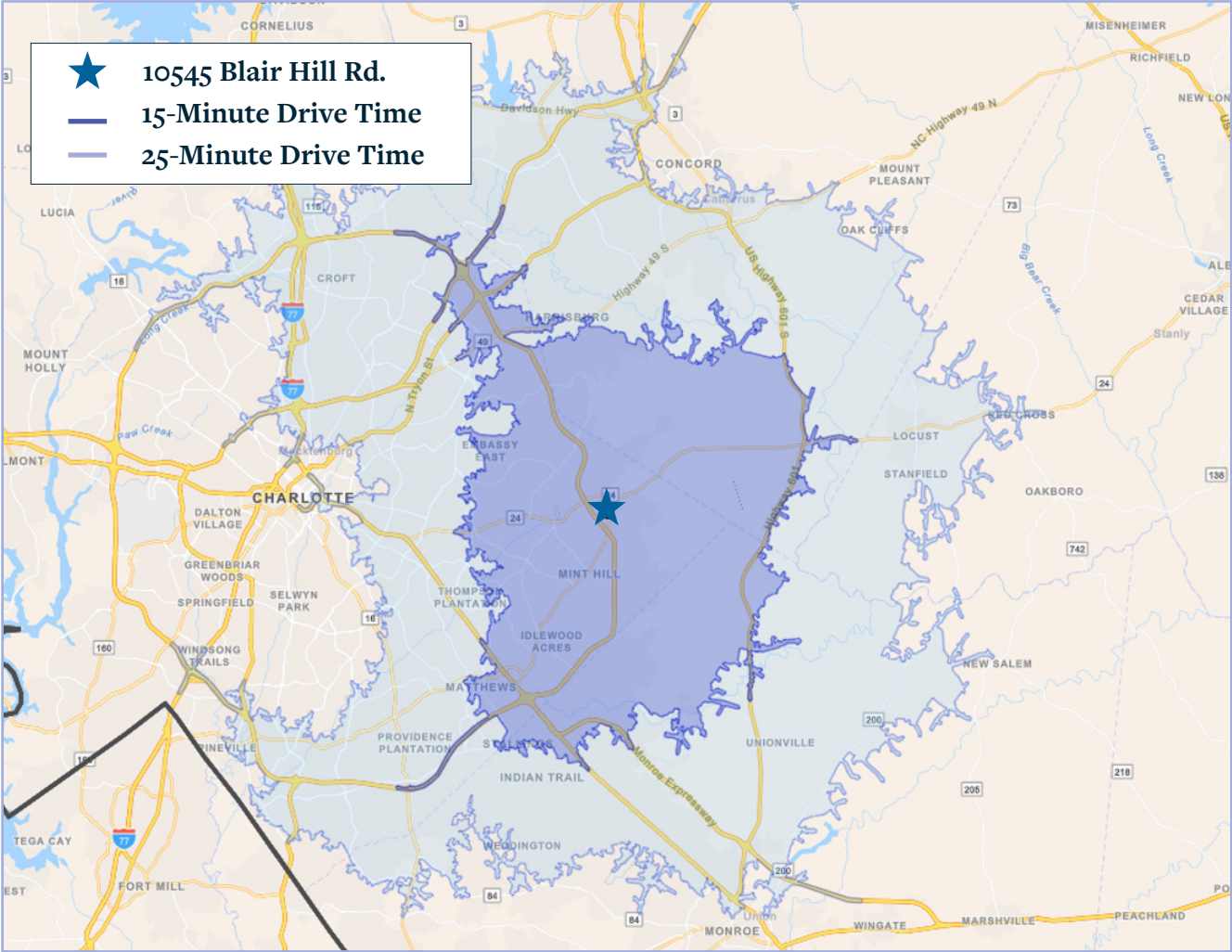
# Mint Hill Medical Plaza

*10545 Blair Hill Rd, Charlotte, NC 28227*

## Property Highlights

- Space Options Ranging from Shell Space to Built-Out Clinical Office Space.
- Ownership Willing to Consider Non-Medical Office Users.
- 1,400 – 19,600 +/- SF Available for Occupancy.
- Convenient Access to I-485, Albemarle Rd and Hwy 51.
- Aggressive Lease Terms & Tenant Improvement Packages.
- Fantastic Location with Close Proximity to Novant Health Mint Hill Medical Center.
- Parking ratio of 5.21/1000 SF





★ 10545 Blair Hill Rd.  
 — 15-Minute Drive Time  
 — 25-Minute Drive Time

### 15-Minute Drive Time



Population  
**207,042**



Income  
**\$81,823**



Median Age  
**36.2**



CAGR  
**.86%**

### 25-Minute Drive Time



Population  
**903,741**



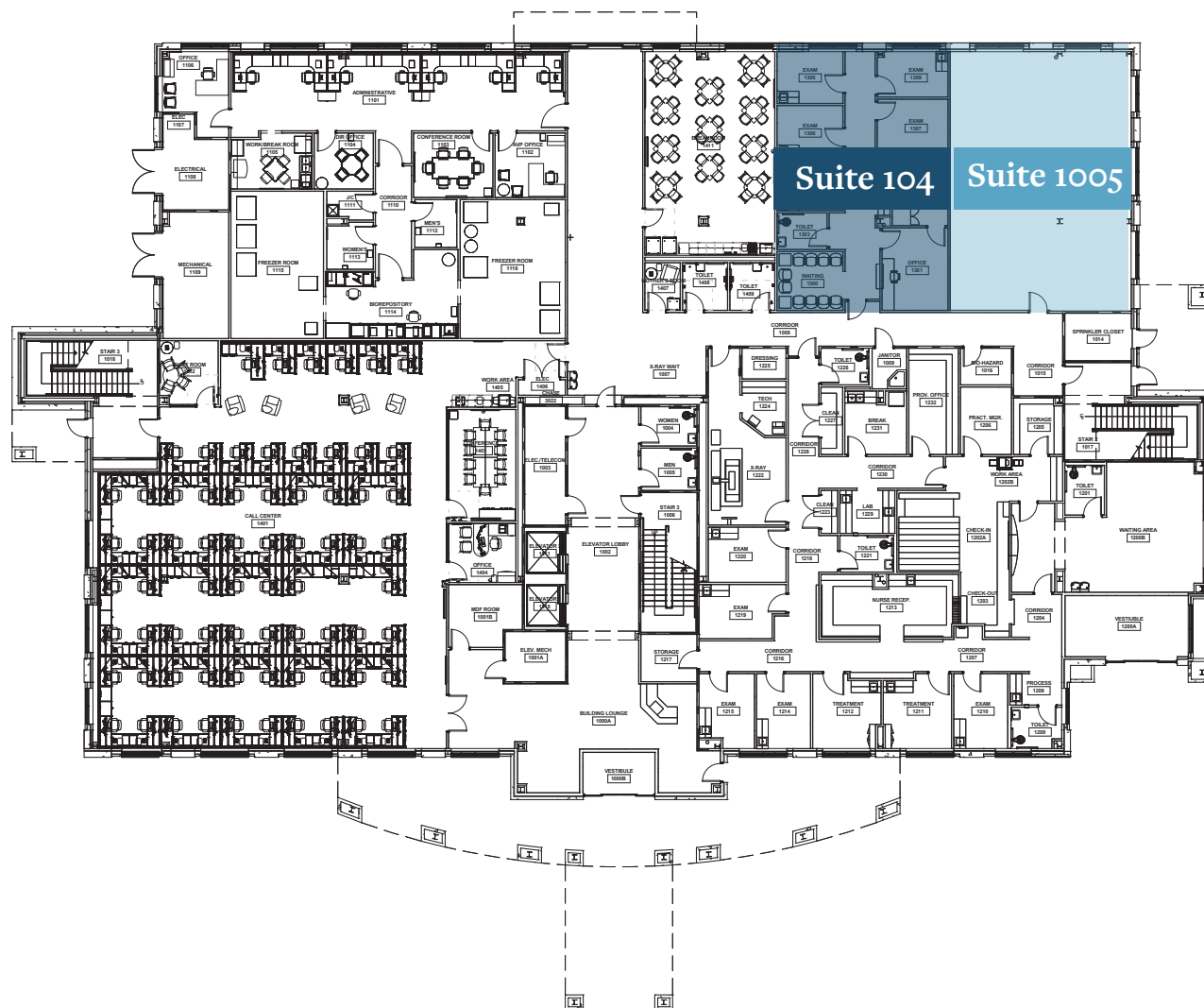
Income  
**\$83,037**



Median Age  
**36.6**



CAGR  
**1.04%**



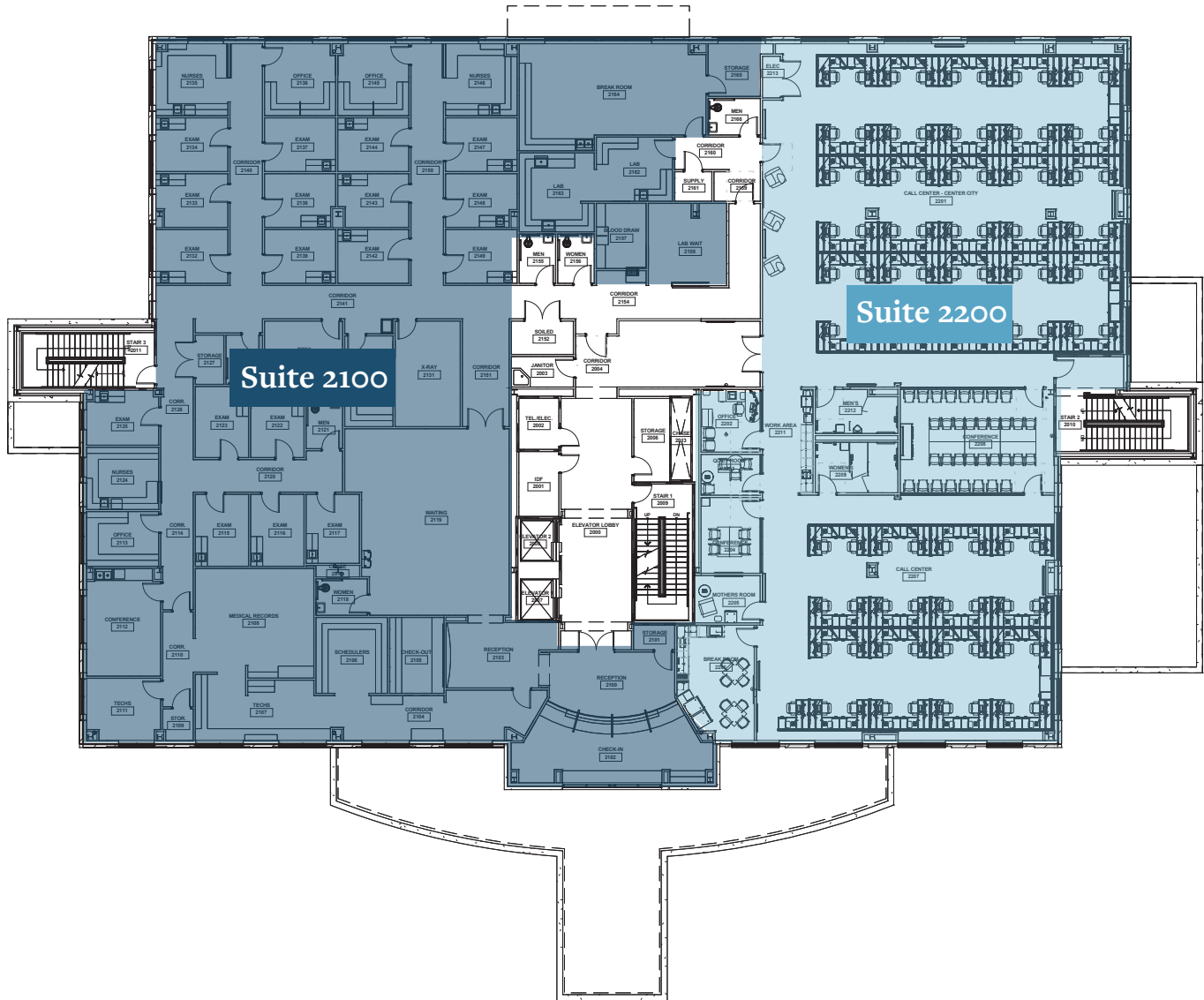
**Suite 104 - 1,396 RSF**

*Vacant*

**Suite 1005 - 1,500 RSF**

*Vacant*

**Suites 104 and 1005 could be combined to offer 2,896 RSF**



**Suite 2100 - 13,464 RSF**

*Vacant*

**Suite 2200 - 6,145 RSF**

*Vacant*

# Meadows & Ohly

*For more information on the Mint Hill Medical Plaza opportunity, please contact:*

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