

welltower

MEDICAL OFFICE SPACE  
**FOR LEASE**

Click or Scan Below



*For Information:*

**COLIN STEWART**

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# Physicians Plaza Huntersville

10030 GILEAD RD. | HUNTERSVILLE, NC

[medicaloffice.welltower.com](http://medicaloffice.welltower.com)



# EXECUTIVE SUMMARY

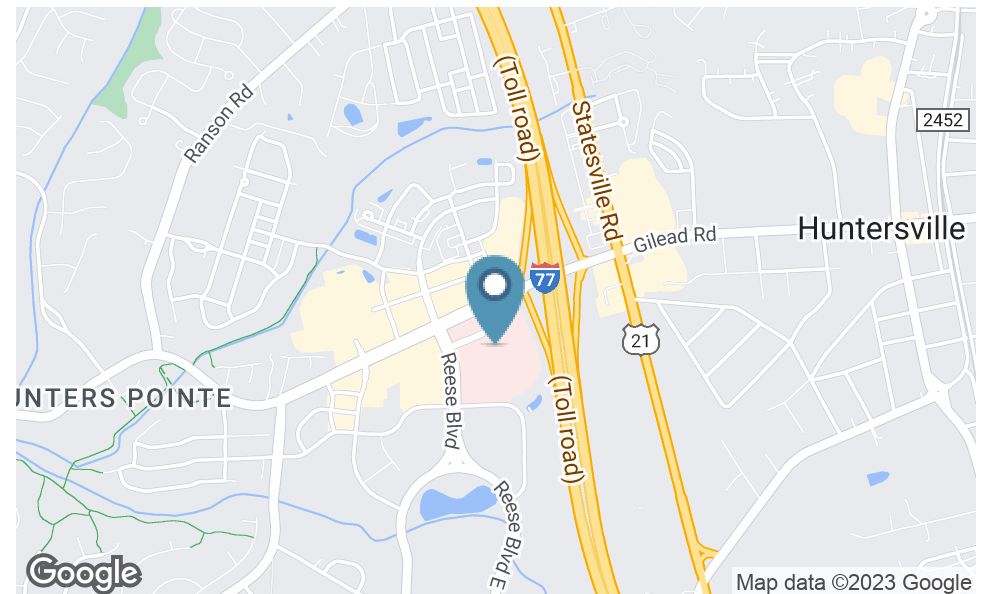


## Location Description

At the corner of Gilead Rd. and Reese Blvd. Right by the Bill Lee Freeway.

## Property Highlights

- Located on the Novant Health Huntersville Medical Center Campus.
- Connected to the hospital on all four floors.
- Convenient access to hospital cafeteria, café and gift shop.
- On-site building management.

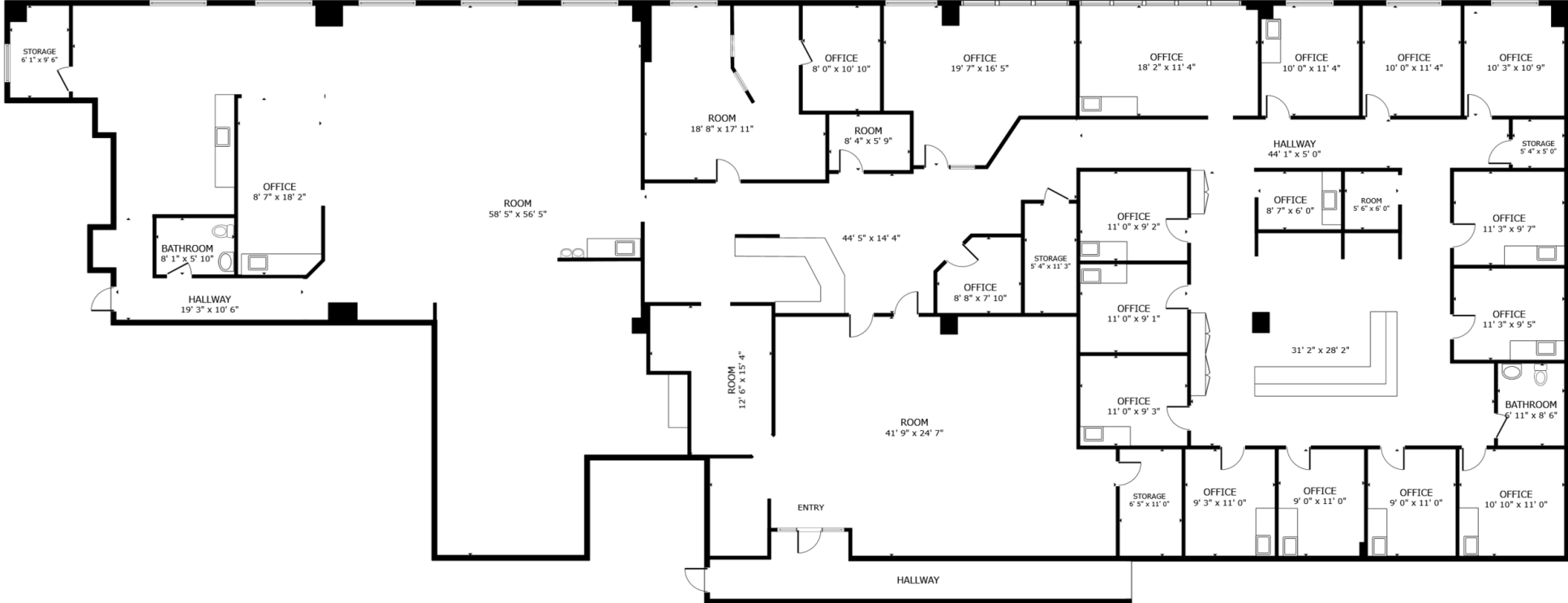


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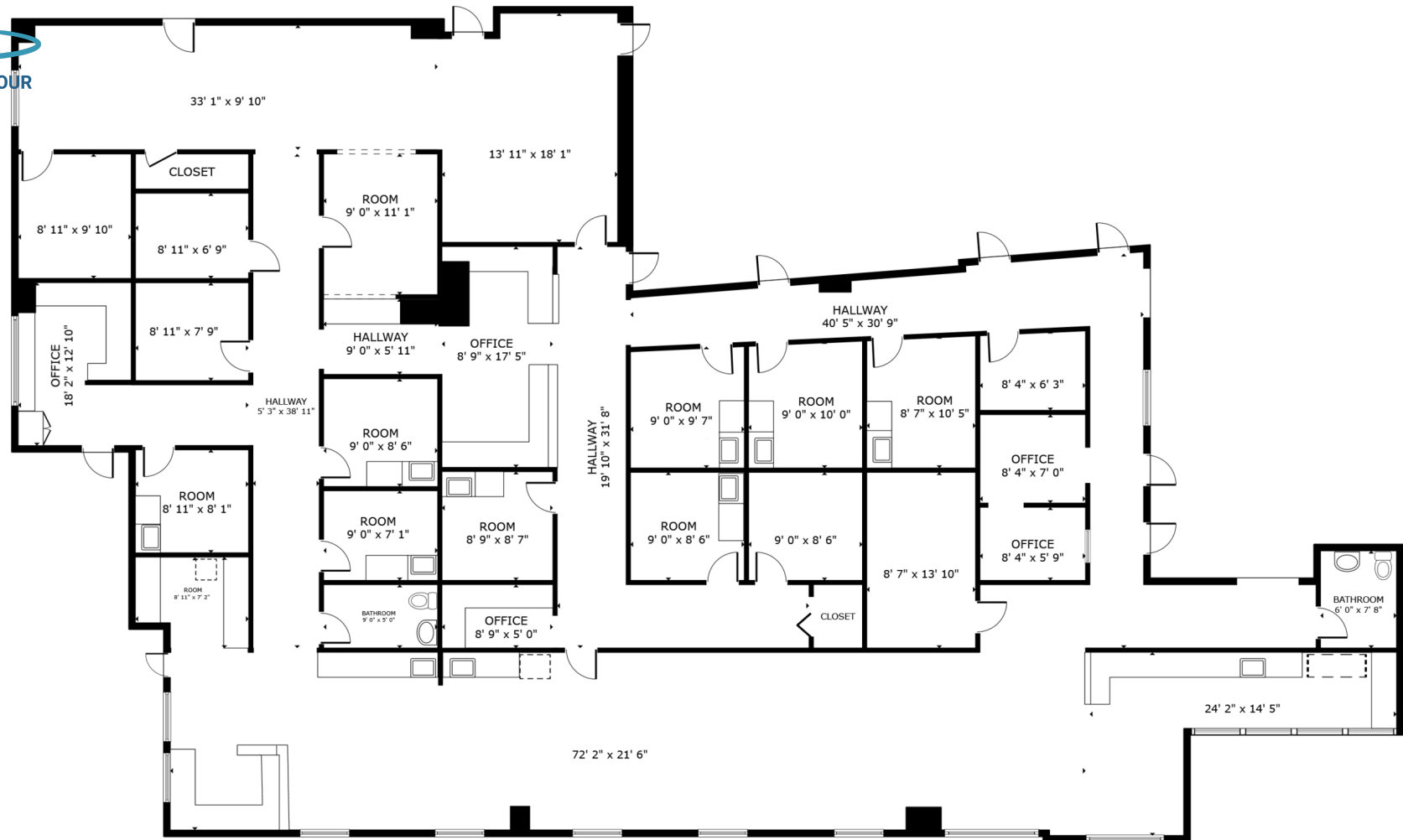
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# FLOOR PLANS



# FLOOR PLANS

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290

7,027 RSF

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# DEMOGRAPHICS MAP & REPORT



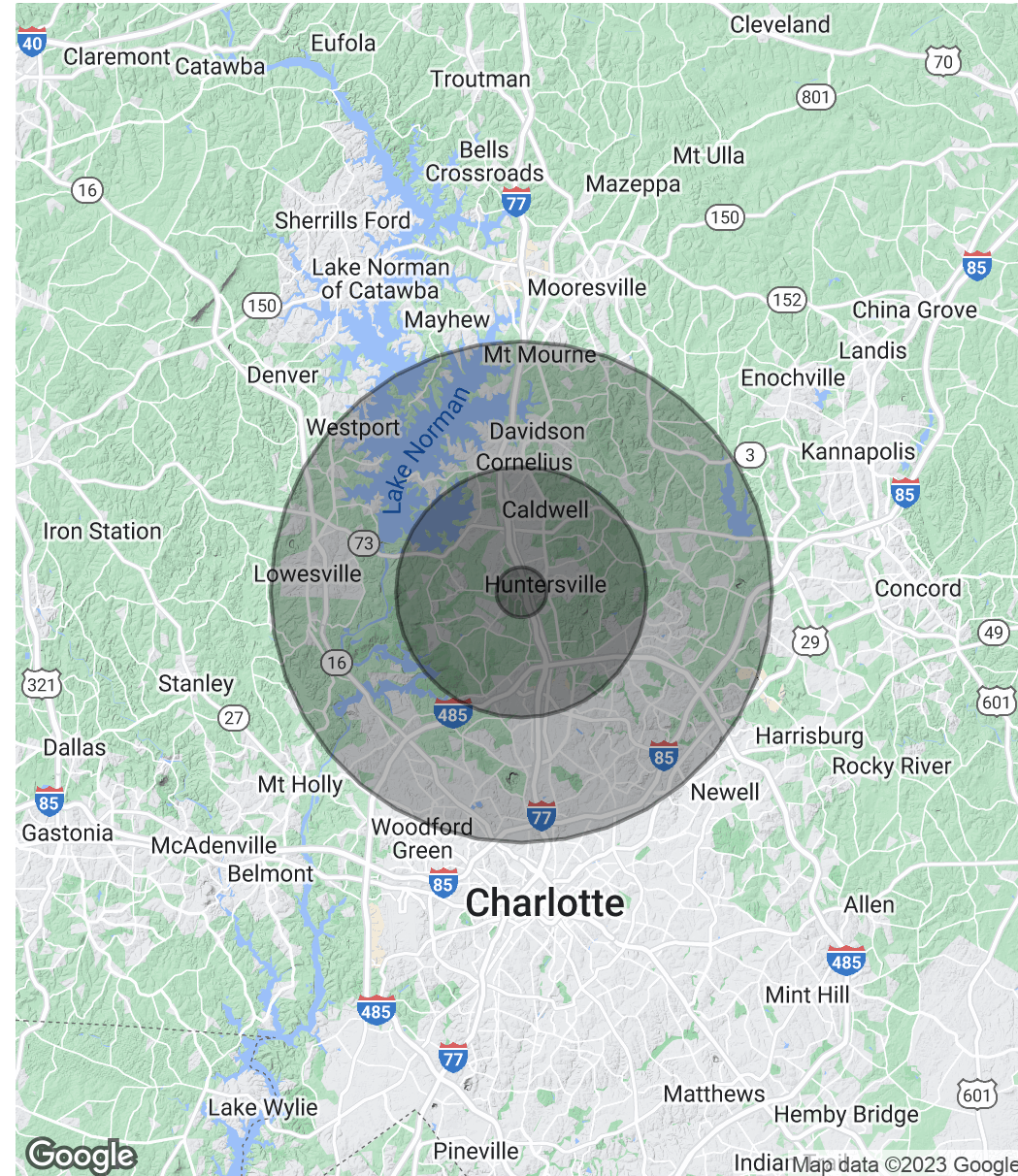
## Population

	1 Mile	5 Miles	10 Miles
Total Population	3,638	76,586	298,929
Average Age	32.2	34.2	34.1
Average Age (Male)	31.9	34.0	33.2
Average Age (Female)	32.6	34.2	34.9

## Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	1,420	30,454	114,653
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$82,865	\$90,235	\$84,451
Average House Value	\$220,496	\$244,471	\$240,042

\* Demographic data derived from 2020 ACS - US Census



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