



**OFFICE/MEDICAL SPACE**

**FOR LEASE**

**10801 WOODLAND BEAVER ROAD, SUITE 102 | CHARLOTTE**

Prime Office/Medical Space in newly built building anchored by Complete Dentistry and Union Oral Surgery. Space is over 2600 SF and ready to accommodate your office, medical or professional services business. Ideally situated near I-485 and Albemarle Rd. with huge growth in the surrounding area (Novant Medical Center, Publix, 850+ SFR Cresswind Neighborhood).

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## PROPERTY INFORMATION

### SF\*

Unit 102 - 2,614 SF

### AVAILABILITY

Immediate

### FEATURES

- Quick access from Albemarle Rd (26,500 vehicles per day) connecting directly to the center of Charlotte
- Increased traffic and visibility offered by other retailers, restaurants and medical offices on the same street
- Surrounded by 850 single family homes under construction and 300 apartment units
- High parking ratio of 5.42:1000
- New building construction with roof insulation
- TIA Package available
- Monument signage available

### LEASE RATE

\$27/SF NNN

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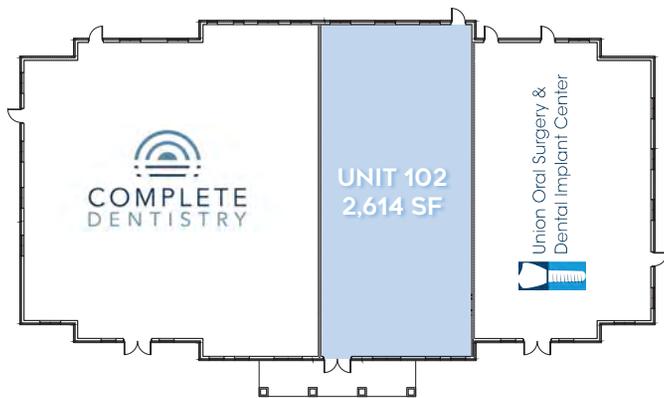
2216 Monument Street

Charlotte, NC 28208

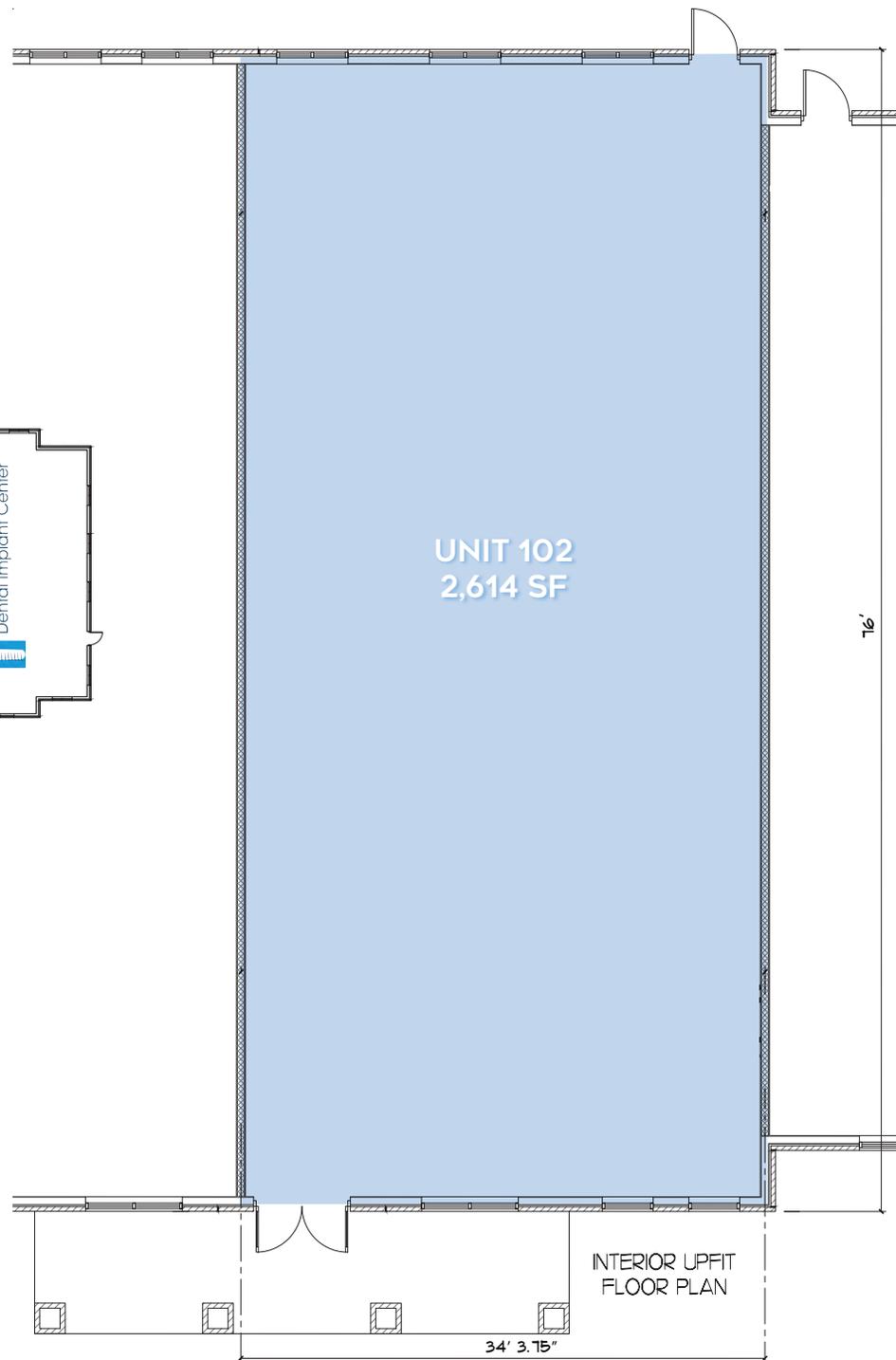
704 971 2000

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population	1,866	27,763	75,685
2023 Households	686	9,735	26,922
2023 Median HH Income	\$68,721	\$71,307	\$73,253
2023 Average HH Income	\$89,180	\$91,258	\$94,262



OVERALL BUILDING PLAN



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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.