

GILEAD MEDICAL CENTER

15419 HODGES CIRCLE
HUNTERSVILLE, NORTH CAROLINA



WILL ROBERTSON
704-996-5824
will@FlagshipHP.com

FOR LEASE

PROPERTY OVERVIEW

PROPERTY OVERVIEW

- Medical office condo
- Prominent Huntersville location
- On-building signage available
- Class A Medical office
- 0.2 miles to Novant Health Huntersville Medical Center
- Upcoming availability
- Existing exam rooms and clinical infrastructure



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TOTAL BUILDING AREA:
± 18,000SF



AVAILABLE SPACE:
±4,018 SF



LEASE RATE:
\$29.00/SF

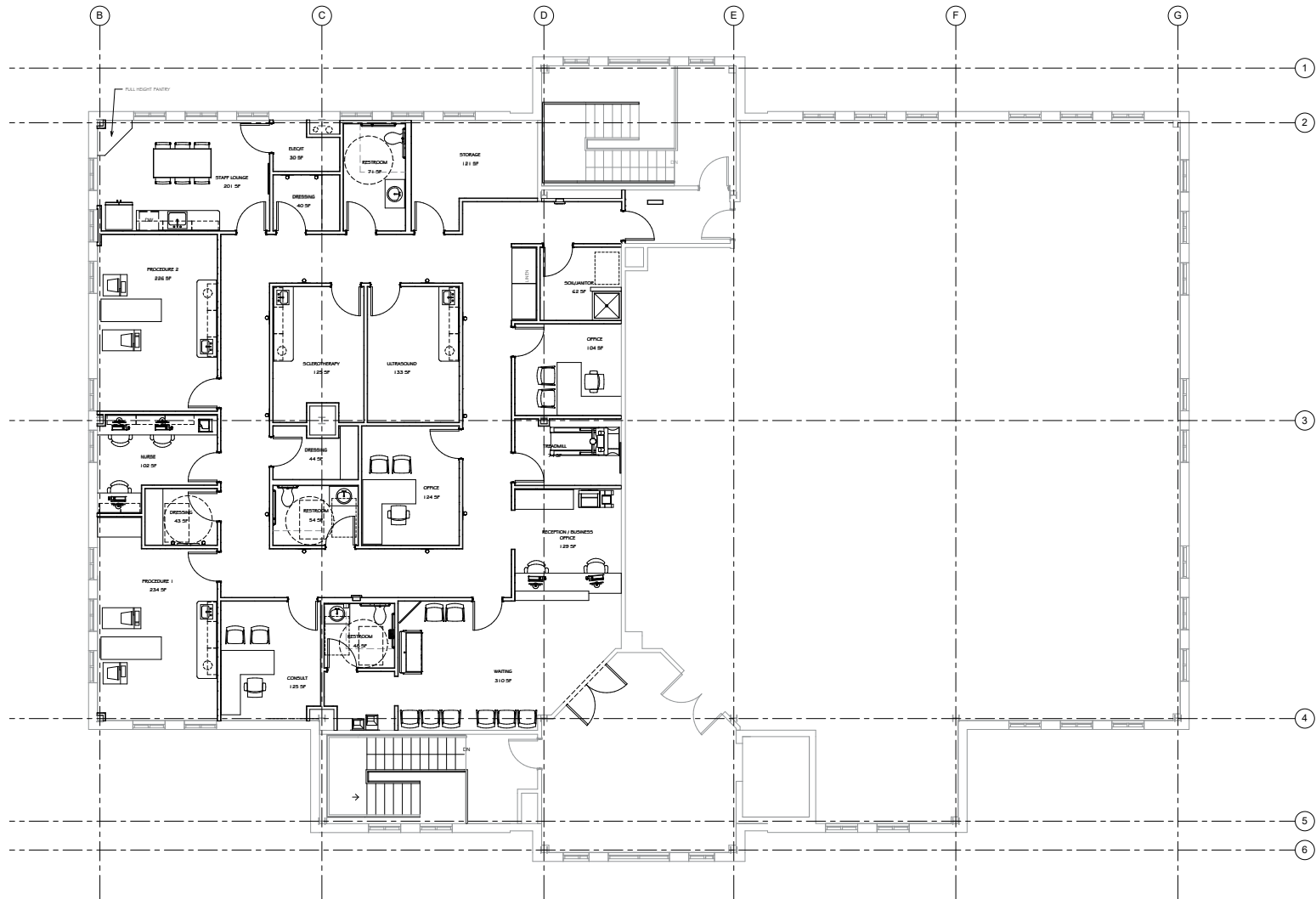


LEASE TYPE:
NNN



AVAILABLE:
November 1, 2026

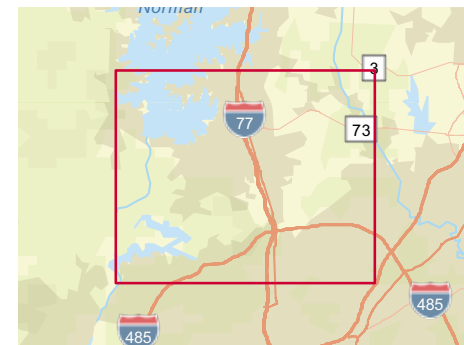
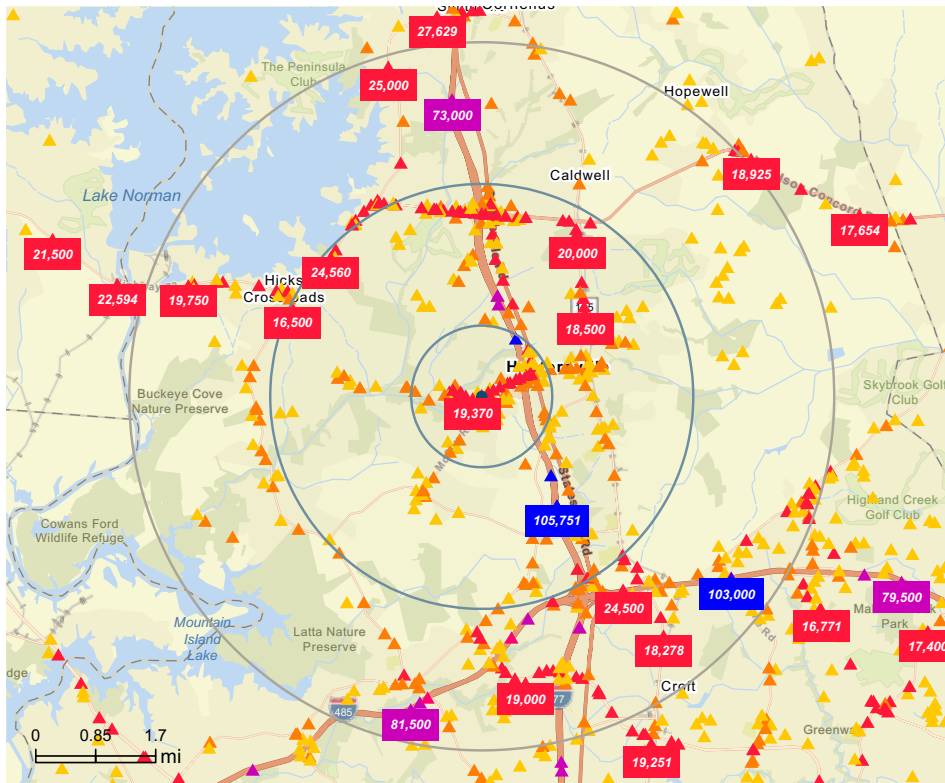
FLOOR PLAN



VIRTUAL TOUR

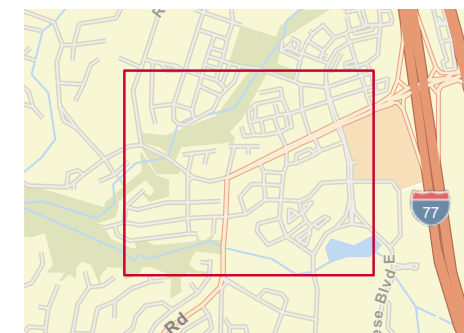
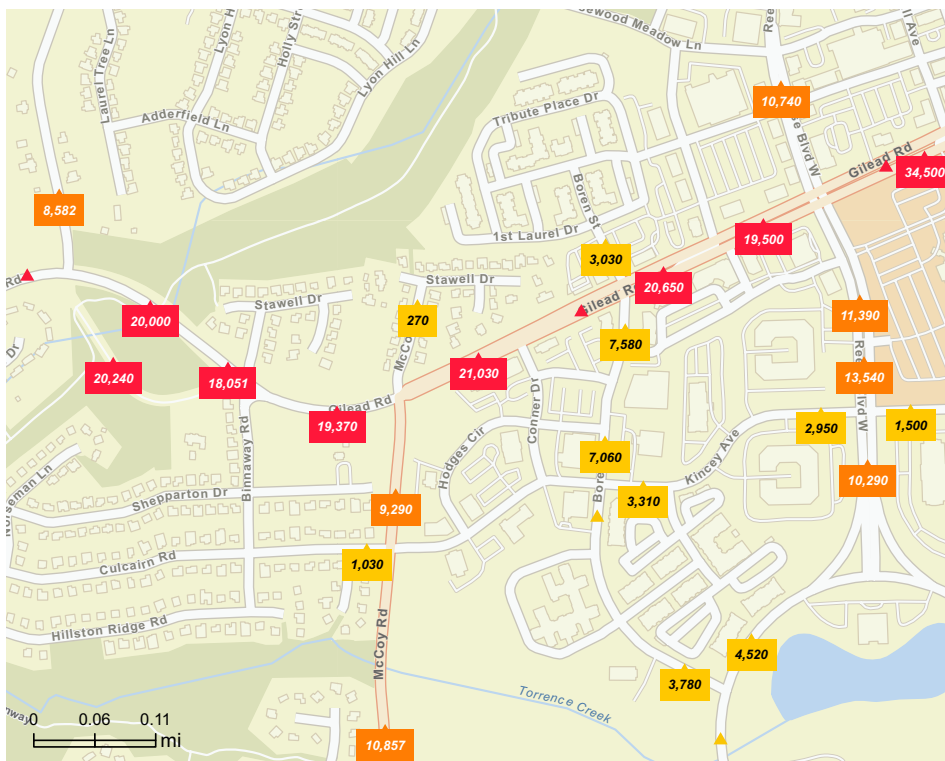


TRAFFIC COUNT



Average Daily Traffic Volume

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day



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DEMOGRAPHICS



**2025 TOTAL
POPULATION**
1 Mile: 7,136
3 Miles: 47,721
5 Miles: 109,316



**2025 MEDIAN
HOUSEHOLD INCOME**
1 Mile: \$107,096
3 Miles: \$126,250
5 Miles: \$117,480



**2025 TOTAL
HOUSEHOLDS**
1 Mile: 3,011
3 Miles: 18,838
5 Miles: 44,150

AREA MAP



AERIAL

