

# 10220 Prosperity Park Drive

## Medical Office Space for Sale

**Prosperity Park** is a mixed-use development in the University area, located near the new I-485 outer loop Exit 26 in northeast Charlotte. With tremendous growth in the area, Prosperity Park's "Neighborhood Services" (NS) zoning positions it as a strategic location for medical practices.

This office condo space includes signage, ample parking, visibility and easy access.

**5,026 +/- sq ft**

- Condition: Existing medical office space
- Space potentially divisible. Current floorplan includes office condo units 200 and 300
- 10-year NNN lease in place until July 31, 2034

**PRICE: \$2,000,000**



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# Medical Office for Sale

## PROPERTY HIGHLIGHTS

- Located less than ¼ mile from Exit 26 I-485 Outer Loop of Charlotte, this area is experiencing tremendous growth.
- Prosperity Park is within walking distance to residential neighborhoods, office space, medical space, grocery stores, restaurants and retail.

## DEMOGRPAHICS:

### Population

1 mile radius	8,201
3 mile	46,685
5 mile	101,471

### Average Household Income

1 mile radius	\$84,851.14
3 mile	\$88,568.89
5 mile	\$76,282.45



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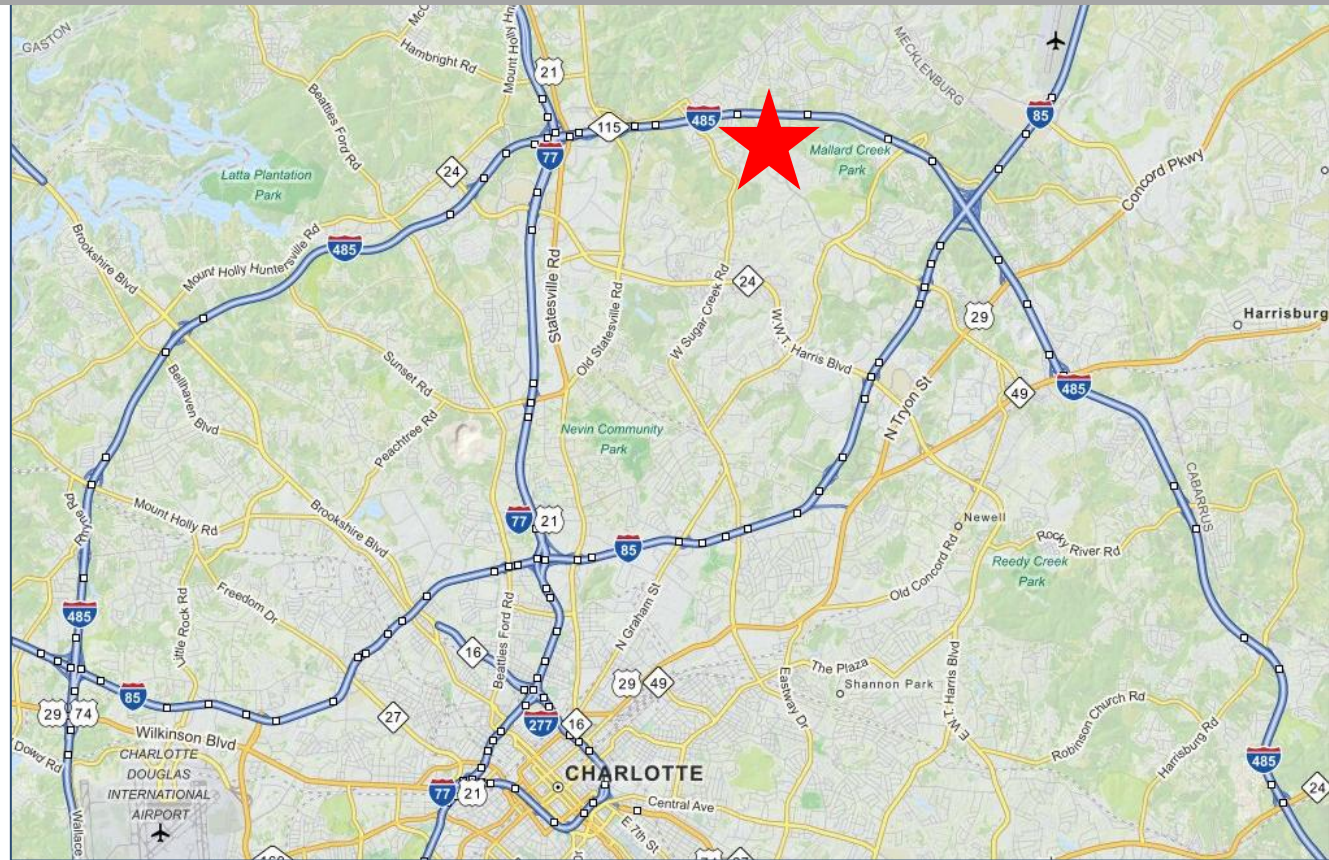
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All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.



# Vicinity Map

- Prosperity Park is a mixed-use development located in the University area of Charlotte, just minutes from Concord Mills, the Highland Creek neighborhood and Interstates I-77 & I-85.
- Due to its location directly off Exit 26 of the I-485 outer loop, Prosperity Park is an ideal location for office and medical practices or facilities.
- Conveniently Located:
  - ¼ mile to I-485
  - 3.27 miles to I-85
  - 3.6 miles to I-77
  - 5.9 miles to Concord Mills
  - 7.5 miles to Charlotte Motor Speedway
  - 8.8 miles to UNCC
  - 17.9 miles to Charlotte Douglas International Airport



## Located at Exit 26 I-485 Charlotte's Outer Loop

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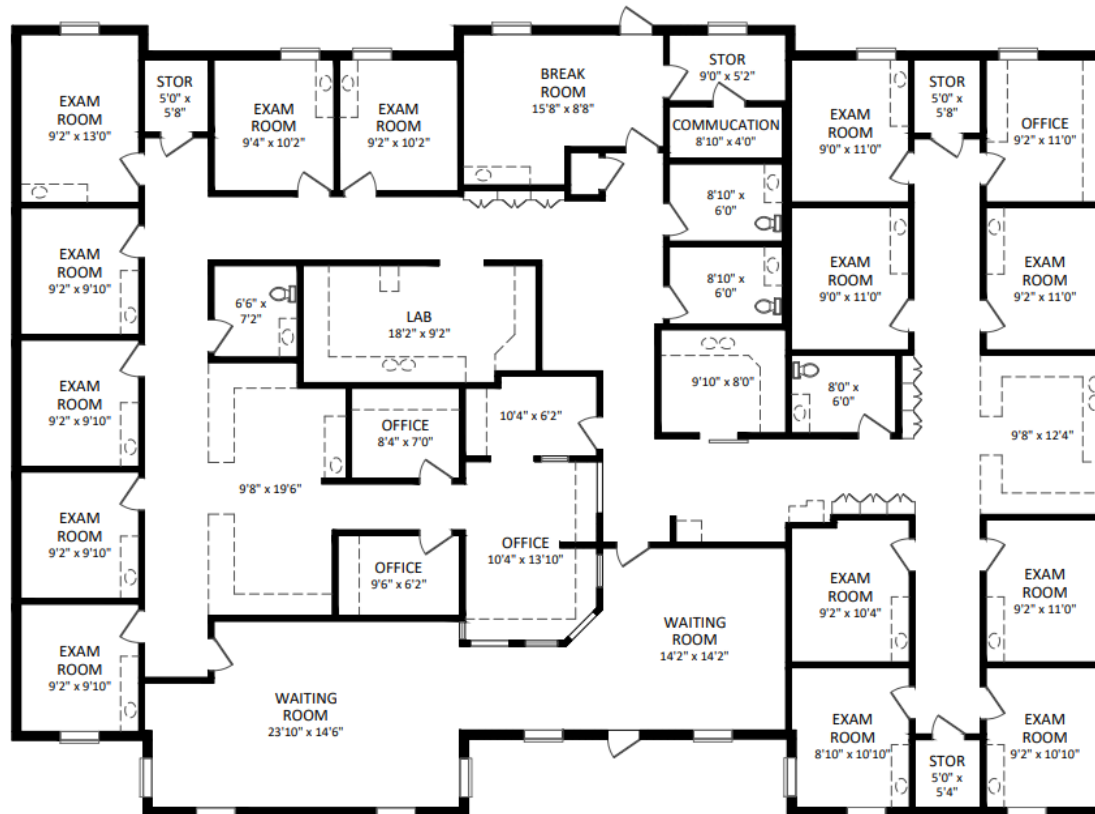
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# Floor Plan



Steel Tape Measuring

10220 PROSPERITY PARK DR SUITE 300

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