

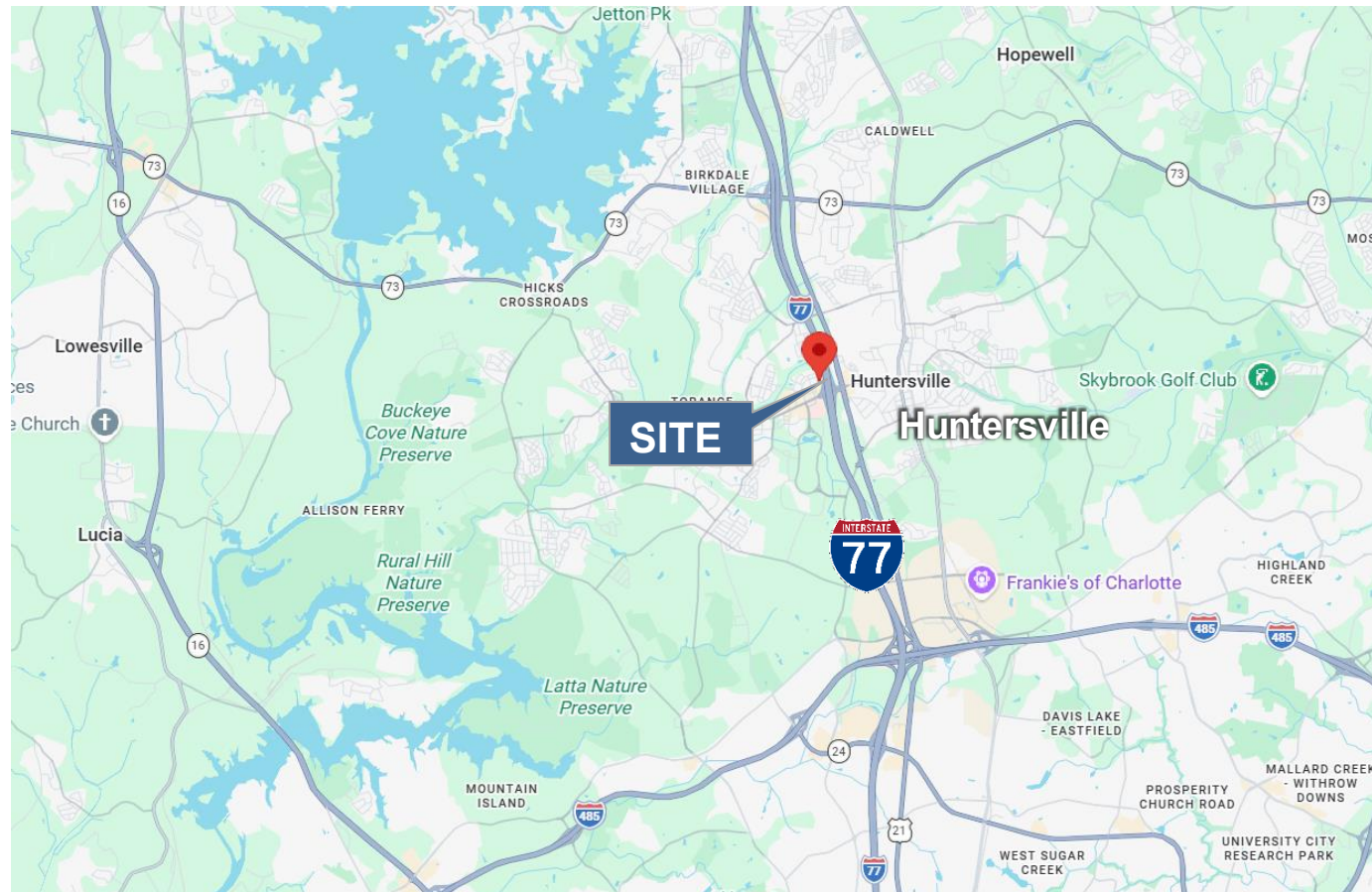
# AVAILABLE FOR SALE

**10224 Hickorywood Hill Rd  
Suite 103B  
Huntersville, NC 28078**

**925+/- RSF**

- PIN: 01715904
- 2 offices/conference room
- ADA compliant restroom
- Large storage closet
- First floor
- Strong tenant in place
- Cap rate of 5.12%

**SALE PRICE: \$399,000**



## CONTACT

**Michelle Polito**  
cell 704-995-4885  
michelle@knoxgroupinc.com

19725 Oak Street  
Suite 8  
Comelius, NC 28031  
704.896.1911



*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.*



Conveniently located:

- 0.4 miles from I-77
- 0.7 miles from Rosedale Natural Park
- 0.9 miles from Aldi
- 0.9 miles from Novant Health Medical Center
- 3.6 miles from Birkdale Village

### Demographics

	1 mile	3 mile	5 mile
Population	6,204	32,840	65,884
Average Household Income	\$78,203	\$91,022	\$89,770

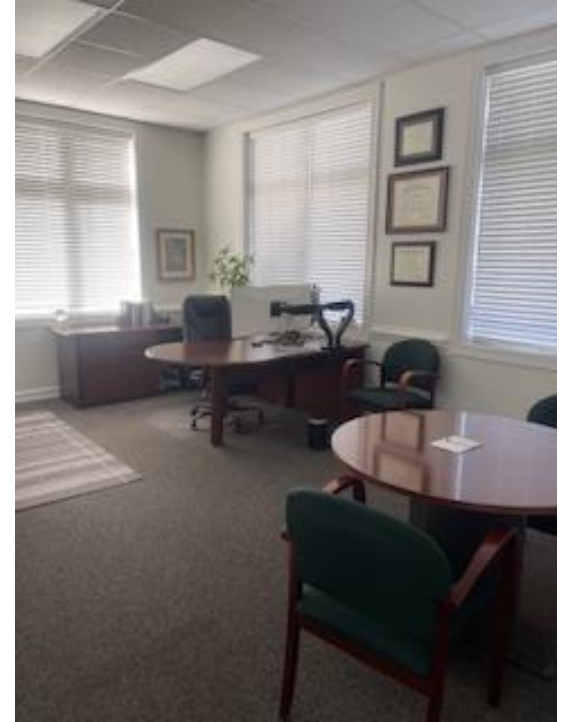
### CONTACT

**Michelle Polito**  
 cell 704-995-4885  
 michelle@knoxgroupinc.com

19725 Oak Street  
 Suite 8  
 Comelius, NC 28031  
 704.896.1911



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.



## CONTACT

**Michelle Polito**  
cell 704-995-4885  
michelle@knoxgroupinc.com

19725 Oak Street  
Suite 8  
Comelius, NC 28031  
704.896.1911



*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.*