

## OFFICE FOR LEASE

# 7108 PINEVILLE-MATTHEWS ROAD

Charlotte, NC 28226



### PROPERTY DESCRIPTION

The location's strategic positioning ensures prominent exposure and convenient access for patients and healthcare professionals alike. With its close proximity to Atrium Pineville, this office space offers an ideal setting for medical practitioners seeking a prime location to serve the community.

### PROPERTY HIGHLIGHTS

- Ample parking for tenants and visitors
- Main monument signage available

### OFFERING SUMMARY

Lease Rate:	\$33.00 SF/yr (Full Service)
Available SF:	4,004 SF
Lot Size:	4 Acres
Zoning:	O-15 (CD)
Parcel ID:	21120134

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#### MATTHEW HAGLER

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#### KW COMMERCIAL

14045 Ballantyne Corporate Place  
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Charlotte, NC 28277

Each Office Independently Owned and Operated

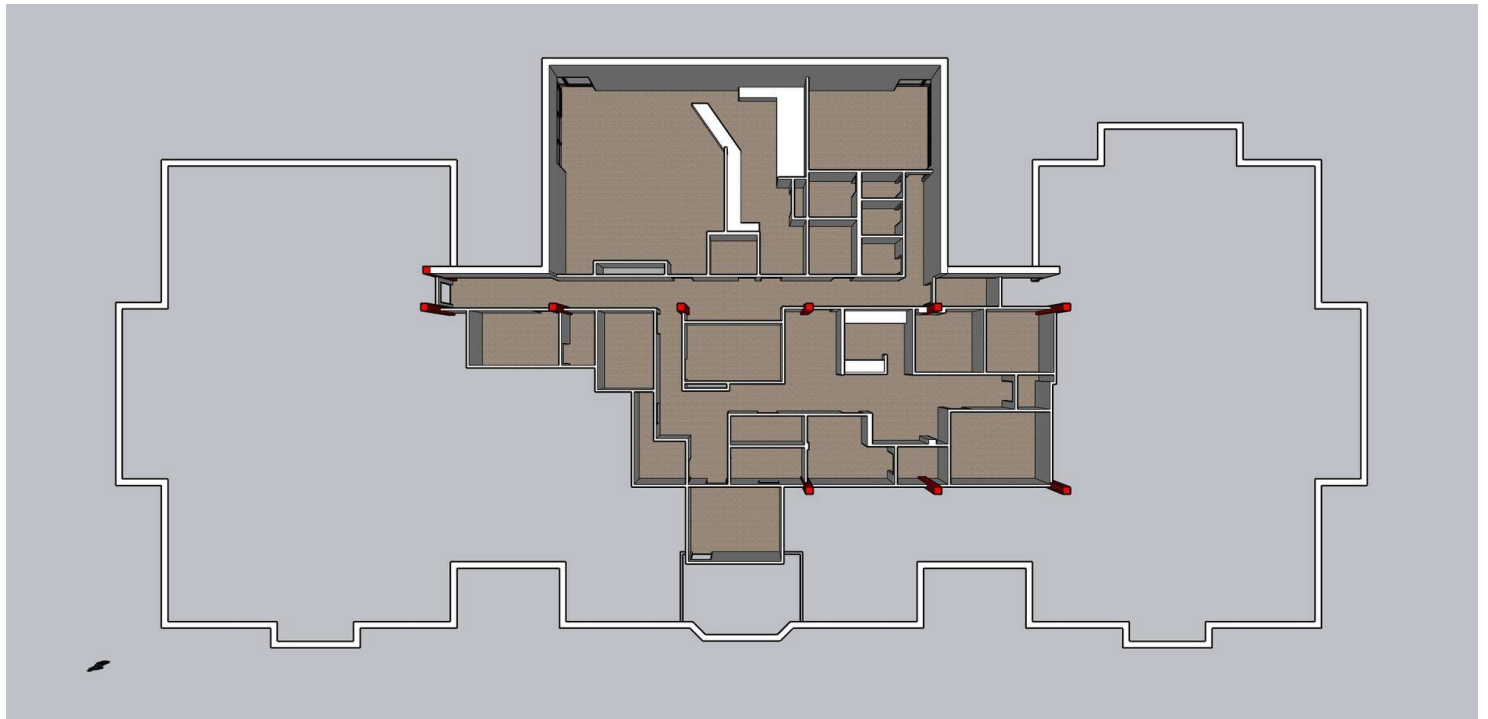
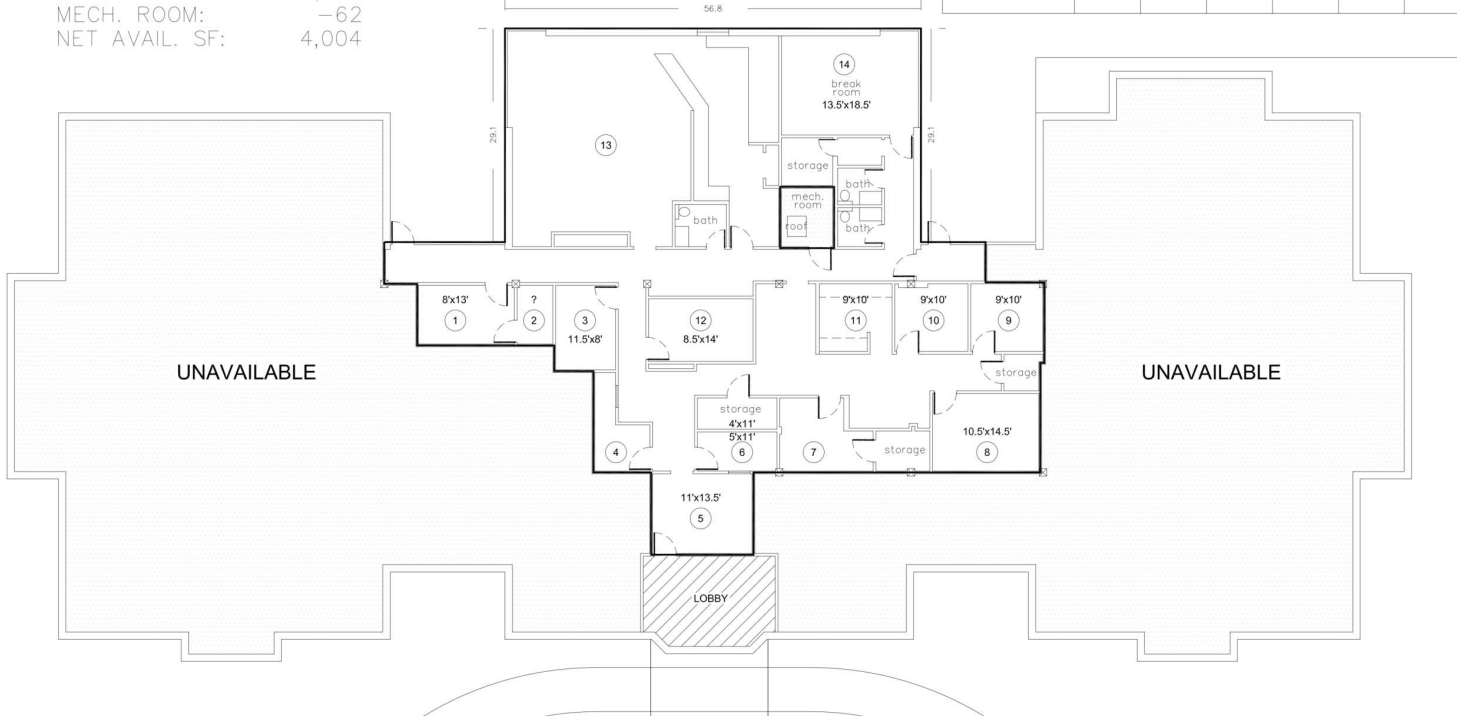
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MECH. ROOM: -62  
NET AVAIL. SF: 4,004



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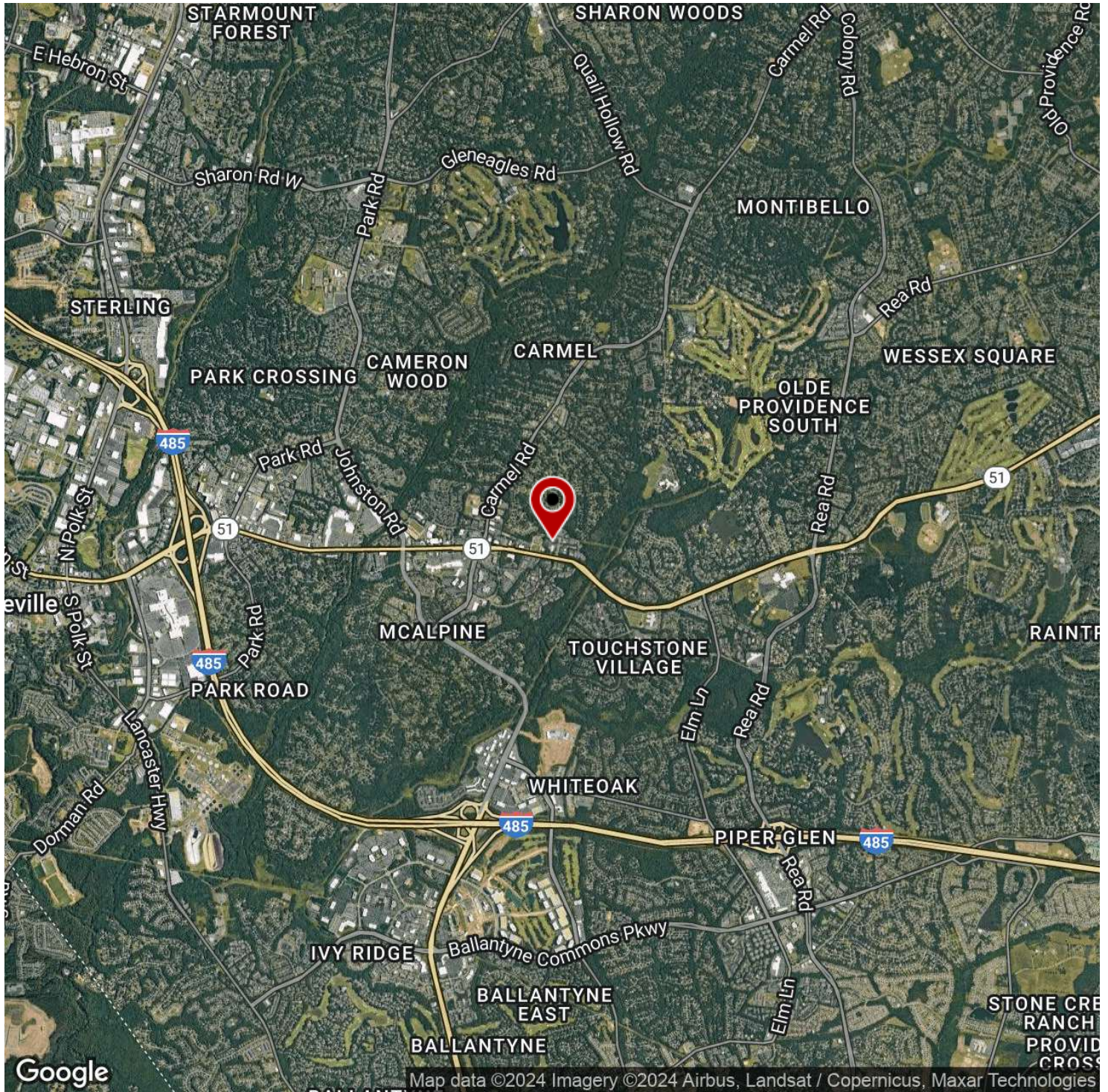
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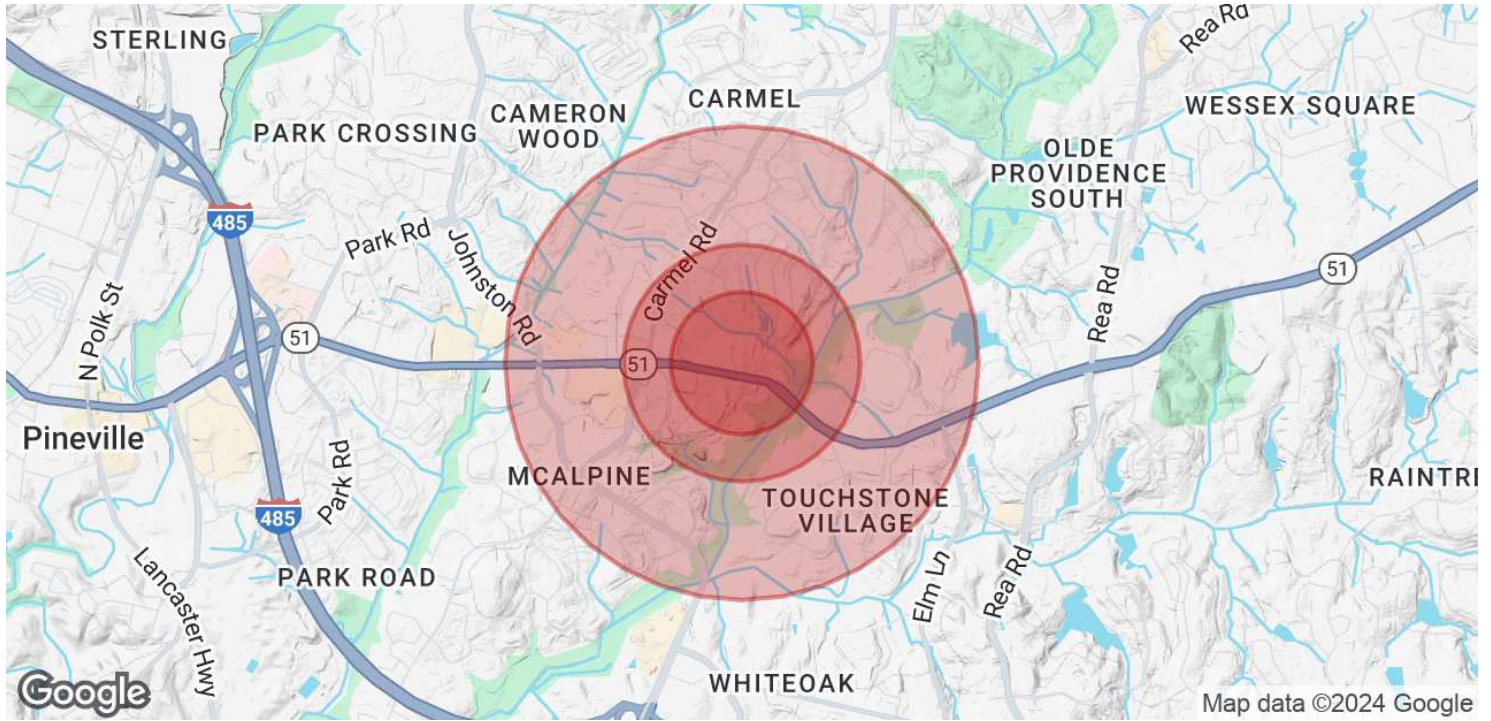
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	662	2,750	10,972
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	42	43	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	340	1,319	5,033
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$113,494	\$137,302	\$144,190
Average House Value	\$484,019	\$544,571	\$560,761

*Demographics data derived from AlphaMap*

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