

# OFFICE FOR SALE

7215 PINEVILLE-MATTHEWS ROAD, SUITE 600

Charlotte, NC 28226



## PROPERTY DESCRIPTION

Carmel South Professional Center is situated in one of South Charlotte's primary commercial corridors, a high-activity arterial connecting Charlotte to Pineville, I-485, Ballantyne and Matthews and is anchored by high-traffic shopping centers, grocery offerings and a solid mix of retail and service tenants.

This well-configured end unit office condominium offers an efficient and functional layout ideal for medical, dental, therapy or professional office users.

## PROPERTY HIGHLIGHTS

- Welcoming front reception area with excellent flow to private offices and clinical space
- Six generously sized treatment rooms
- Rooms are thoughtfully arranged along interior corridors, allowing for privacy and separation of patient/client areas from administrative functions
- Additional features include two restrooms, office, laundry room and storage

## OFFERING SUMMARY

Sale Price:	\$726,000
Building Size:	1,862 SF
Zoning:	O-1 (CD)
Parcel ID:	22120146

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### MATTHEW HAGLER

Broker  
0: 704.408.8867  
C: 704.408.8867  
mhagler@kwcommercial.com  
NC #206869

### MIKE ENZWILER

Broker  
0: 704.507.3235  
enzwiler@kwcommercial.com  
NC #326031

### KW COMMERCIAL

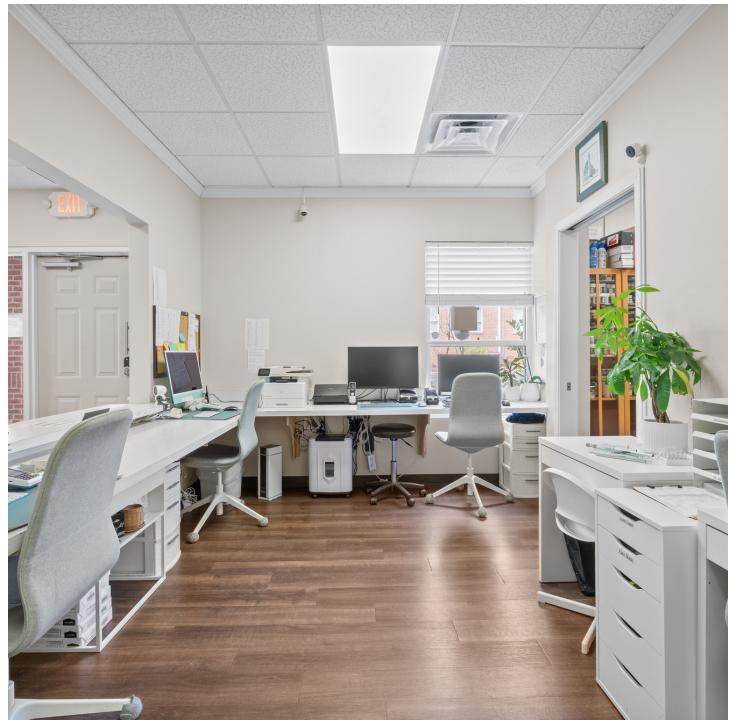
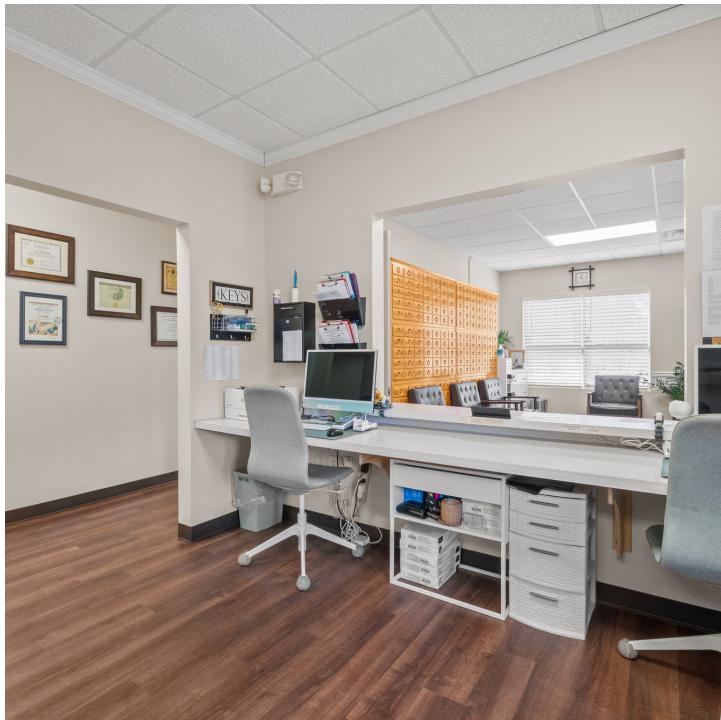
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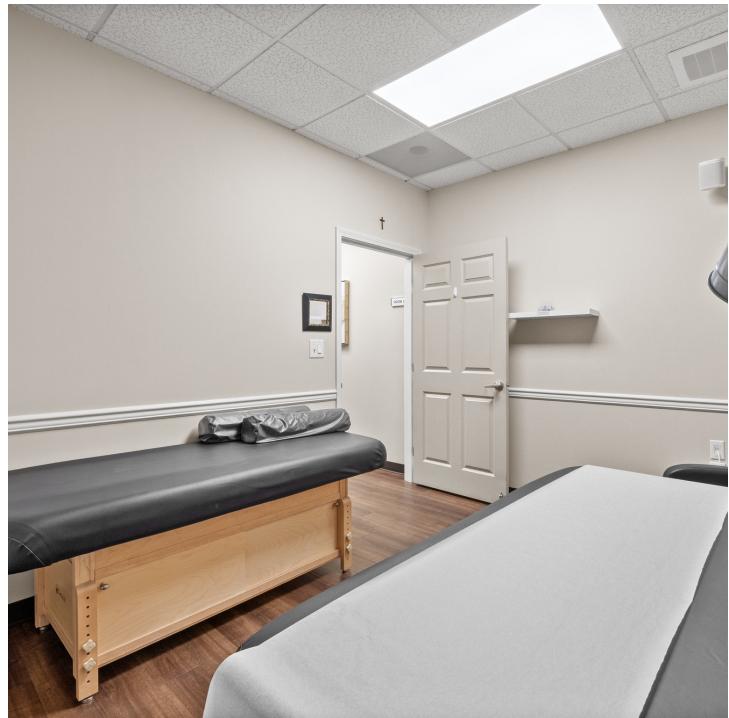
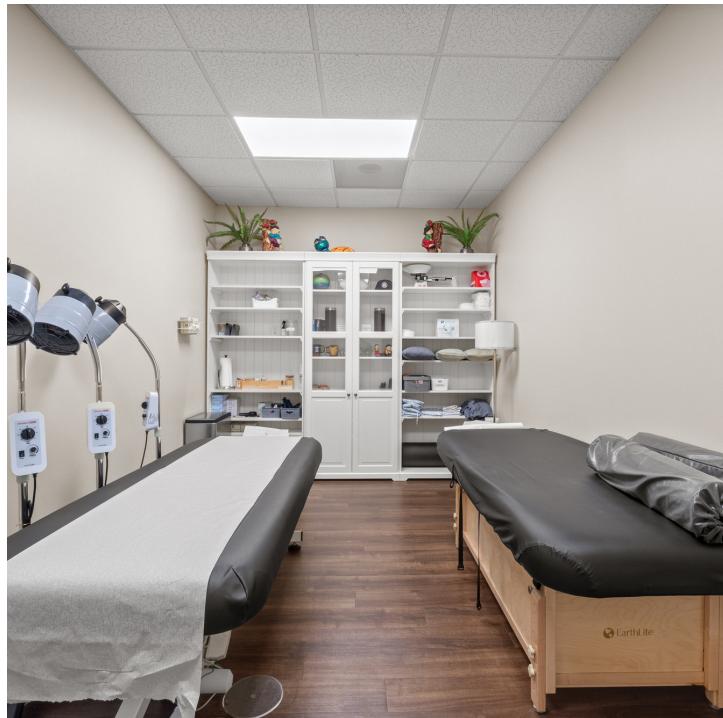
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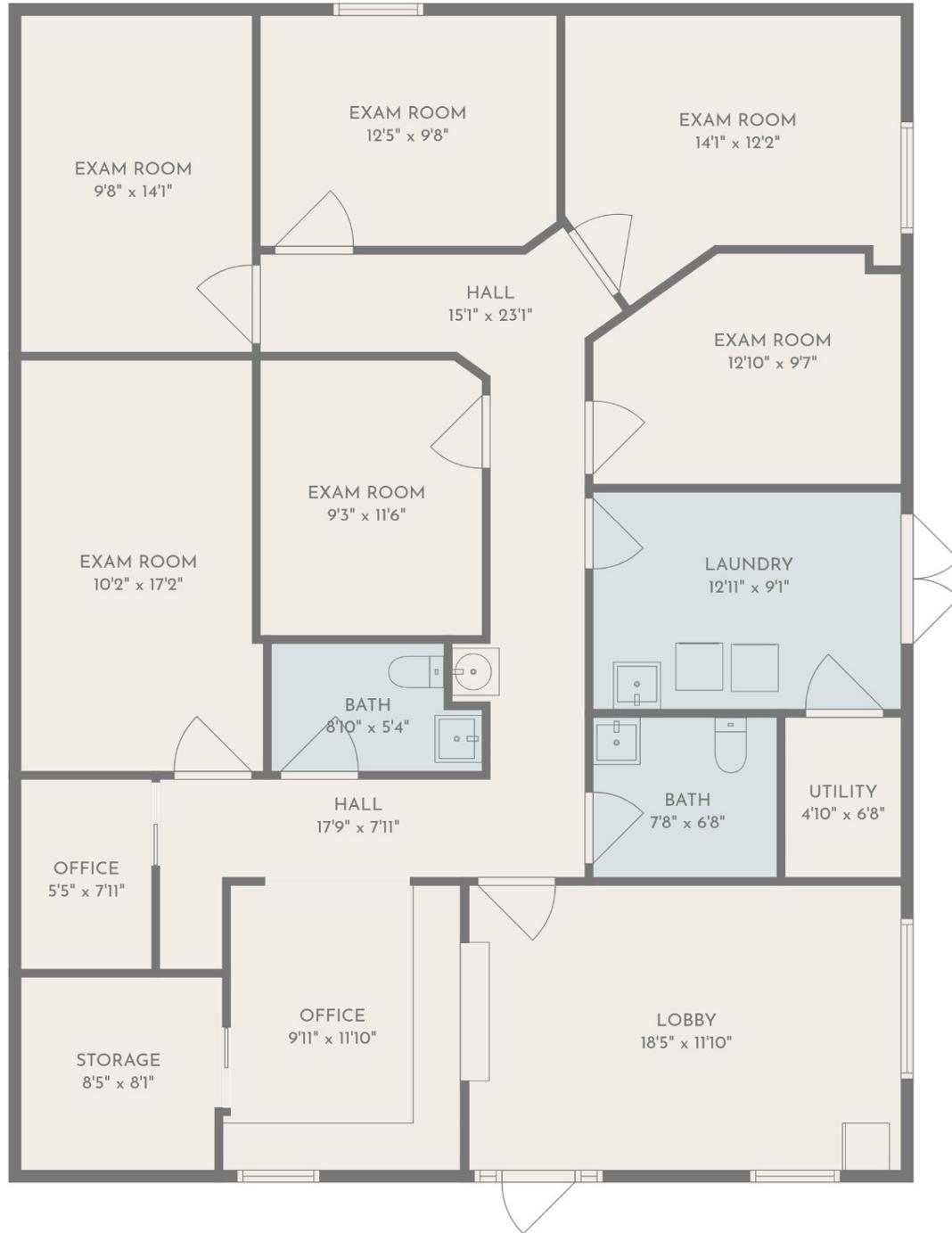
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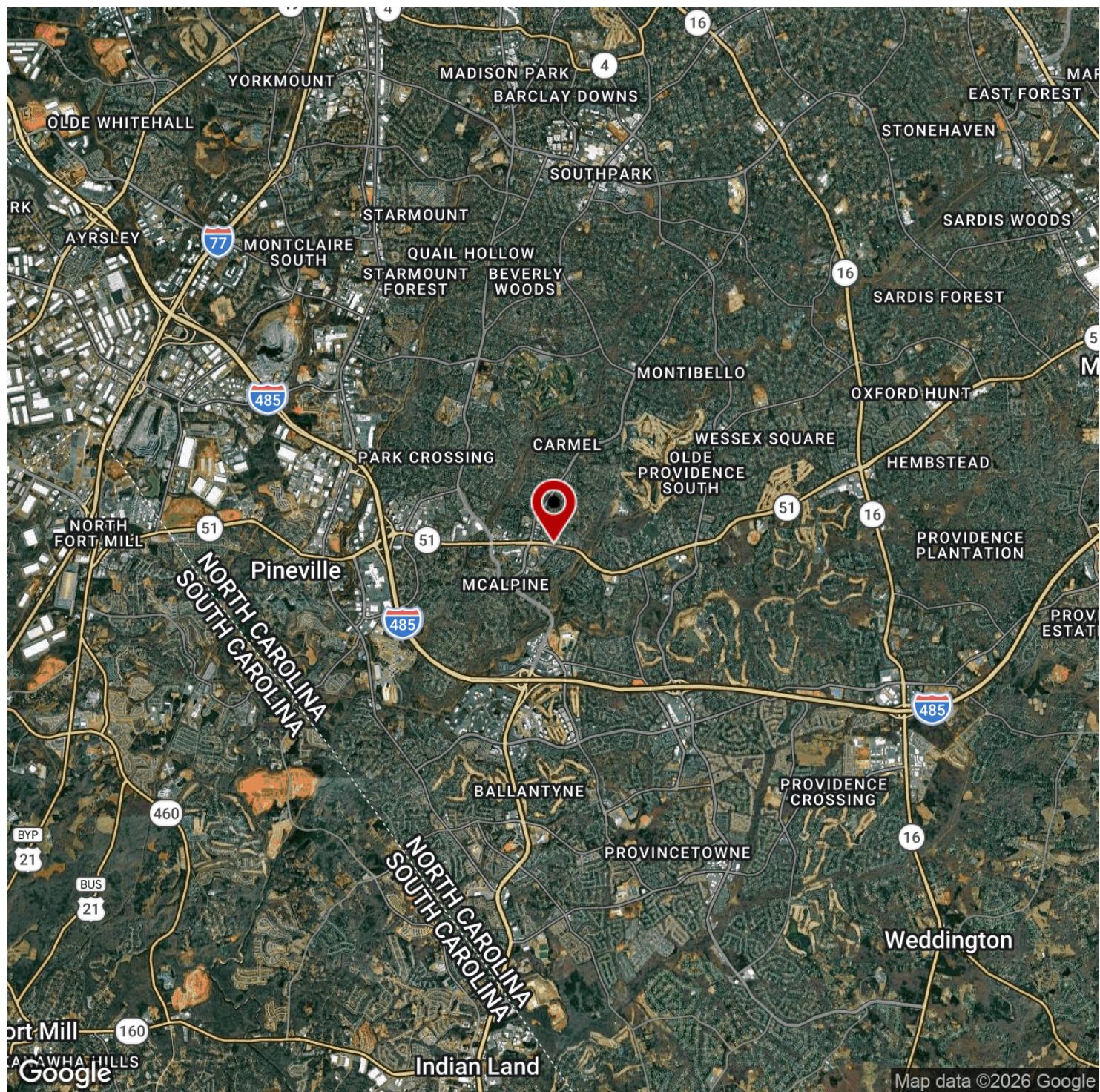
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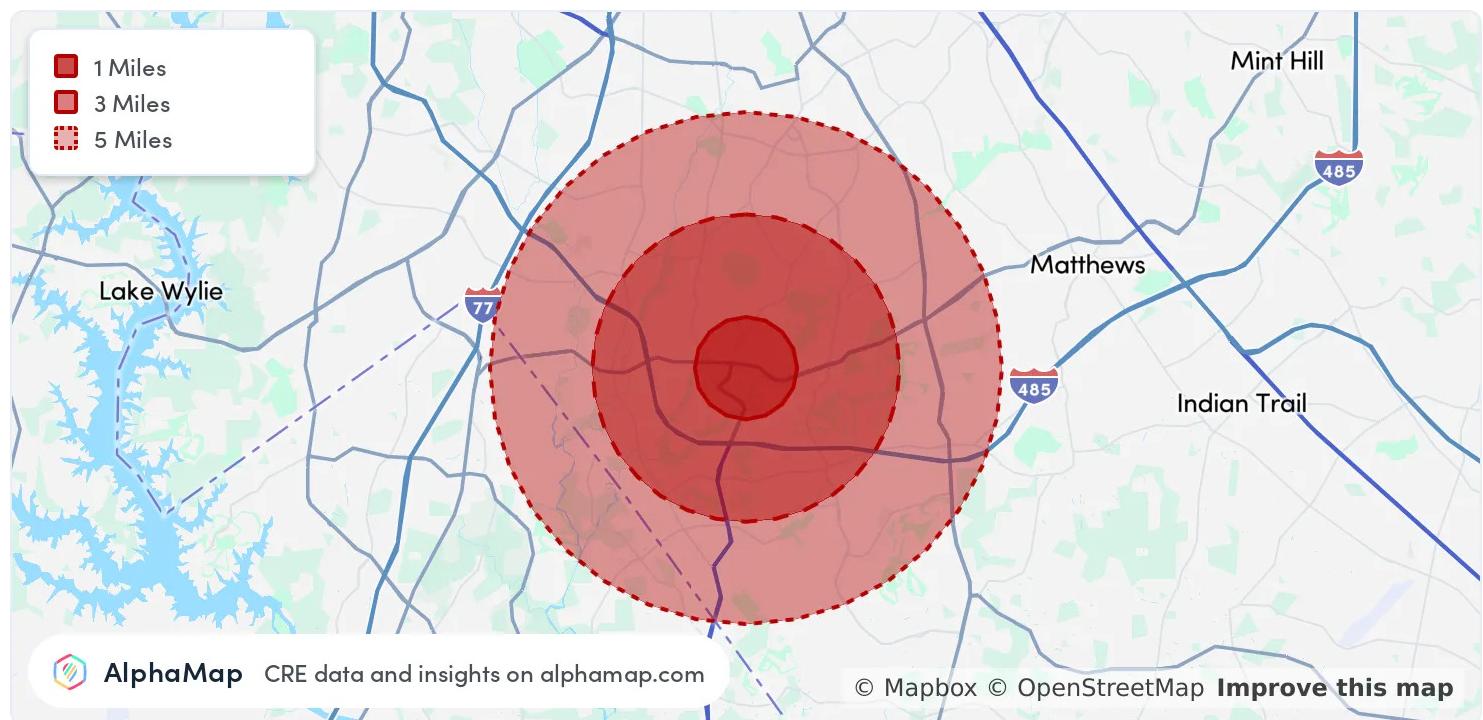
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,327	76,502	228,083
Average Age	41	41	39
Average Age (Male)	39	40	38
Average Age (Female)	42	43	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,235	32,752	91,445
Persons per HH	2.2	2.3	2.5
Average HH Income	\$134,535	\$153,843	\$158,839
Average House Value	\$531,095	\$591,358	\$580,427
Per Capita Income	\$61,152	\$66,888	\$63,535

Map and demographics data derived from AlphaMap

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