

MOUNT HOLLY MEDICAL PARK

I-85 @ EXIT 27, BEATTY DRIVE, MOUNT HOLLY, NC 28012

FOR LEASE
OR SALE

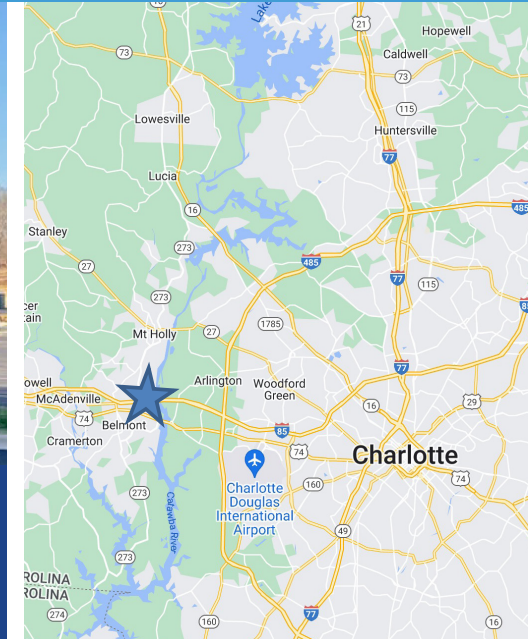
NS New South
Properties
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MEDICAL/OFFICE SHELL SPACE AVAILABLE FOR LEASE | PAD SITES AVAILABLE FOR LEASE OR SALE



New South Properties is pleased to bring Mount Holly Medical Park to market. Mount Holly is a thriving bedroom community strategically located between Gastonia and Charlotte. The site is ideally located just west of the Catawba River on I-85.

Join Carolina Neurosurgery & Spine Associates and OrthoCarolina, two of the region's premier healthcare providers, in calling Mount Holly Medical Park home.



PROPERTY HIGHLIGHTS

- Conveniently located across the street from new CaroMont Health Hospital, 5.7 miles to Charlotte Douglas Airport, 12 miles to Charlotte CBD, and 10.1 miles to Gastonia
- Light rail station being considered on the south side of I-85 intersection (Silver Line running from Matthews to Belmont/Mount Holly)
- Easy access off of I-85 at Exit 27 near the I-485 interchange
- I-85 visibility and signage

SHELL SPACE AVAILABLE

- ± 4,800 SF available for lease
- Asking \$36/SF NNN

PAD SITES AVAILABLE

- Two remaining pad sites for sale, multi/single tenant lease and/or build to suit opportunities
- Regional MOB opportunity

DEMOGRAPHICS (2024)

	1 Mile	3 Miles	5 Miles
Population	4,740	33,564	88,558
Avg. HH Income	\$87,258	\$105,208	\$105,796
Daytime Pop.	3,157	21,496	44,244

BROKER CONTACT

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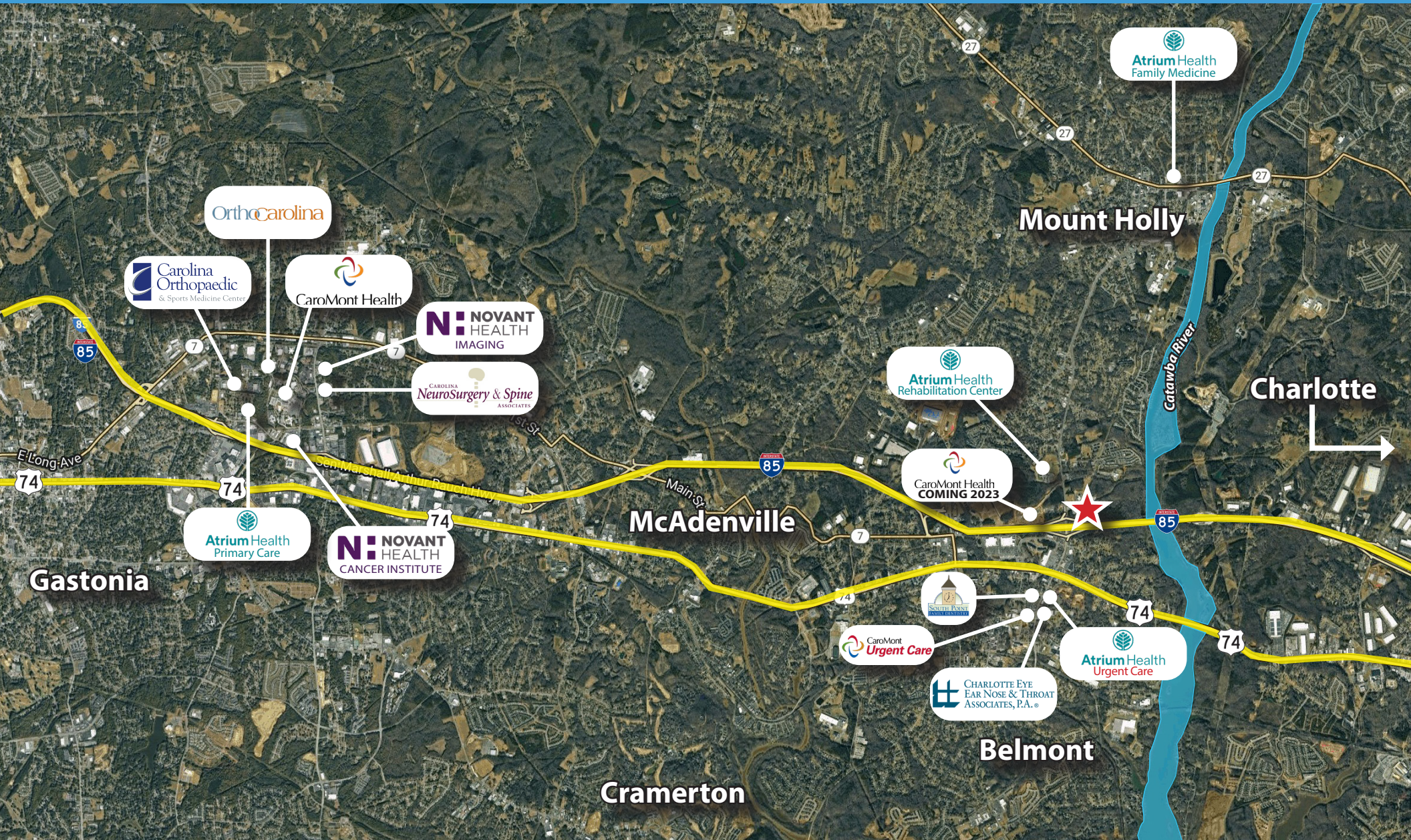
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EXISTING MEDICAL
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CORRIDOR AERIAL

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SITE PLAN

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Available pad sites for sale, multi/single tenant lease and/or build-to-suit opportunities

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FLOOR PLAN

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1 FLOOR PLAN - LEVEL 1 - OVERALL
A101 SCALE: 1/8" = 1'-0"

Interstate 85

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PHOTOS

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Front Entry

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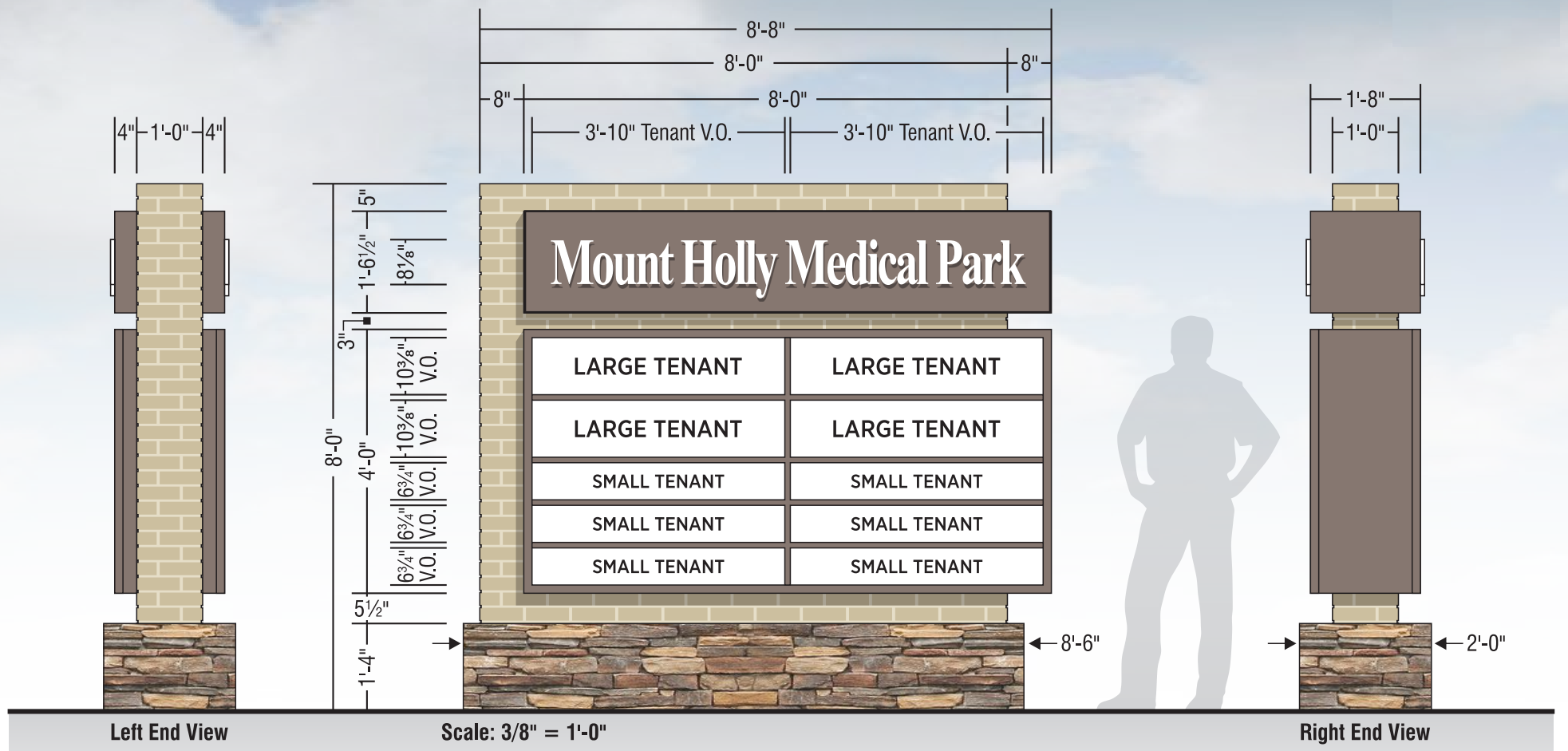
**MONUMENT
SIGNAGE**



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5'-9½" x 8'-0" = **46.33 Sq Ft PROPOSED** of 48.0 Sq Ft ALLOWED

*Tenant must provide 20amp 120volt **DEDICATED** circuit within 6' of sign



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