

Providence Road MOB

7509 PROVIDENCE RD, CHARLOTTE, NC 28270



Medical

FOR

Lease

SIZE

±1,471 – 1,741 SF

PRICE

Call for Pricing



Overview

Medical/Office space for lease

Spaces available:

±1,741 SF (First Floor)

±1,471 SF (Second Floor)

Direct access from Providence Road in Arboretum area

Building signage available

Excellent South Charlotte location

Great demographics and traffic counts

Two Spaces Remaining in Newly Developed Medical Office Building in South Charlotte



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Property Overview

Demographics

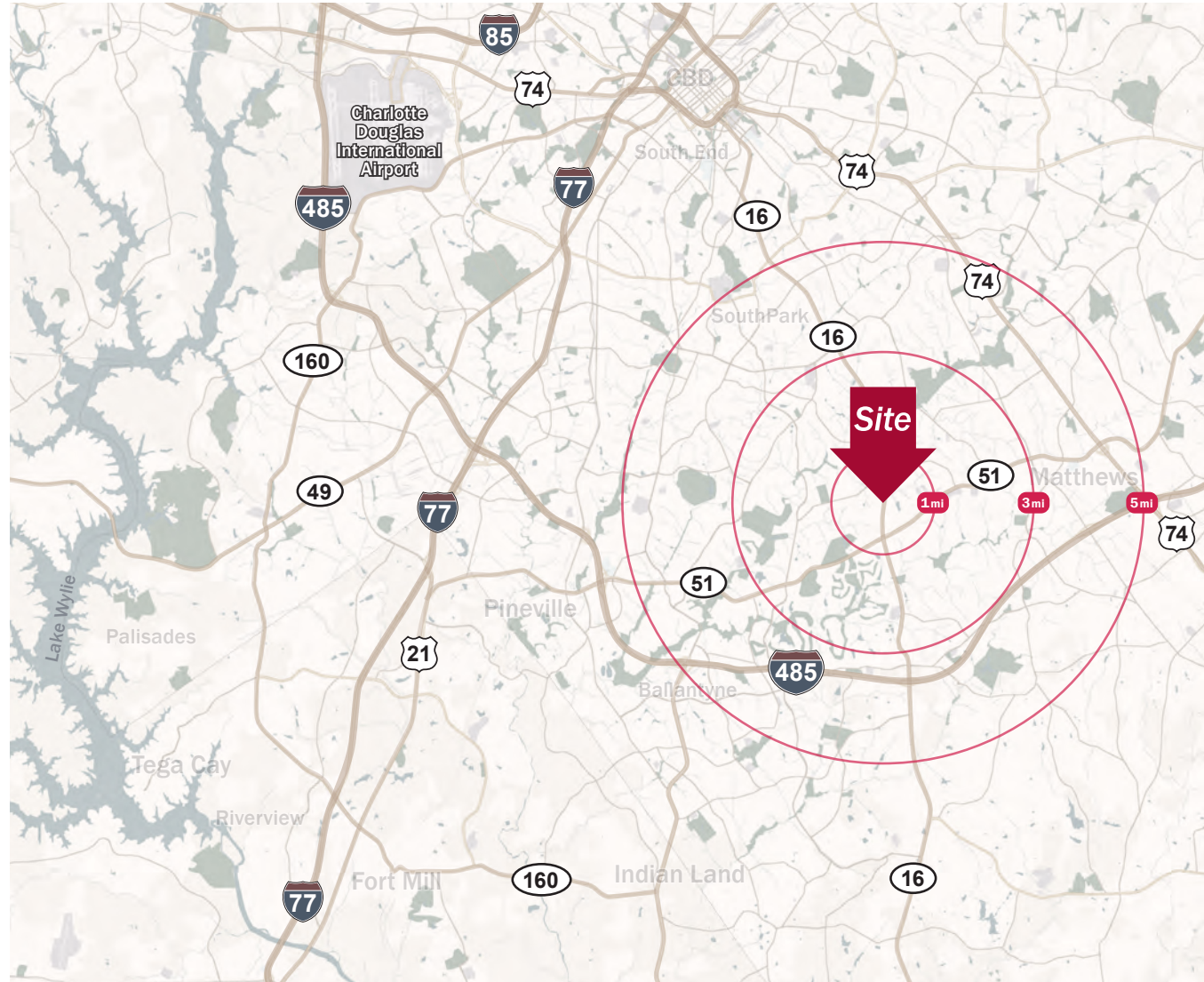
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	12,032	69,127	213,460
Avg. HH Income	\$170,398	\$195,158	\$167,972

Traffic Count

Source: NCDOT

	AADT
Providence Rd	32,558 (2024)
Pineville-Matthews Rd	26,600 (2024)



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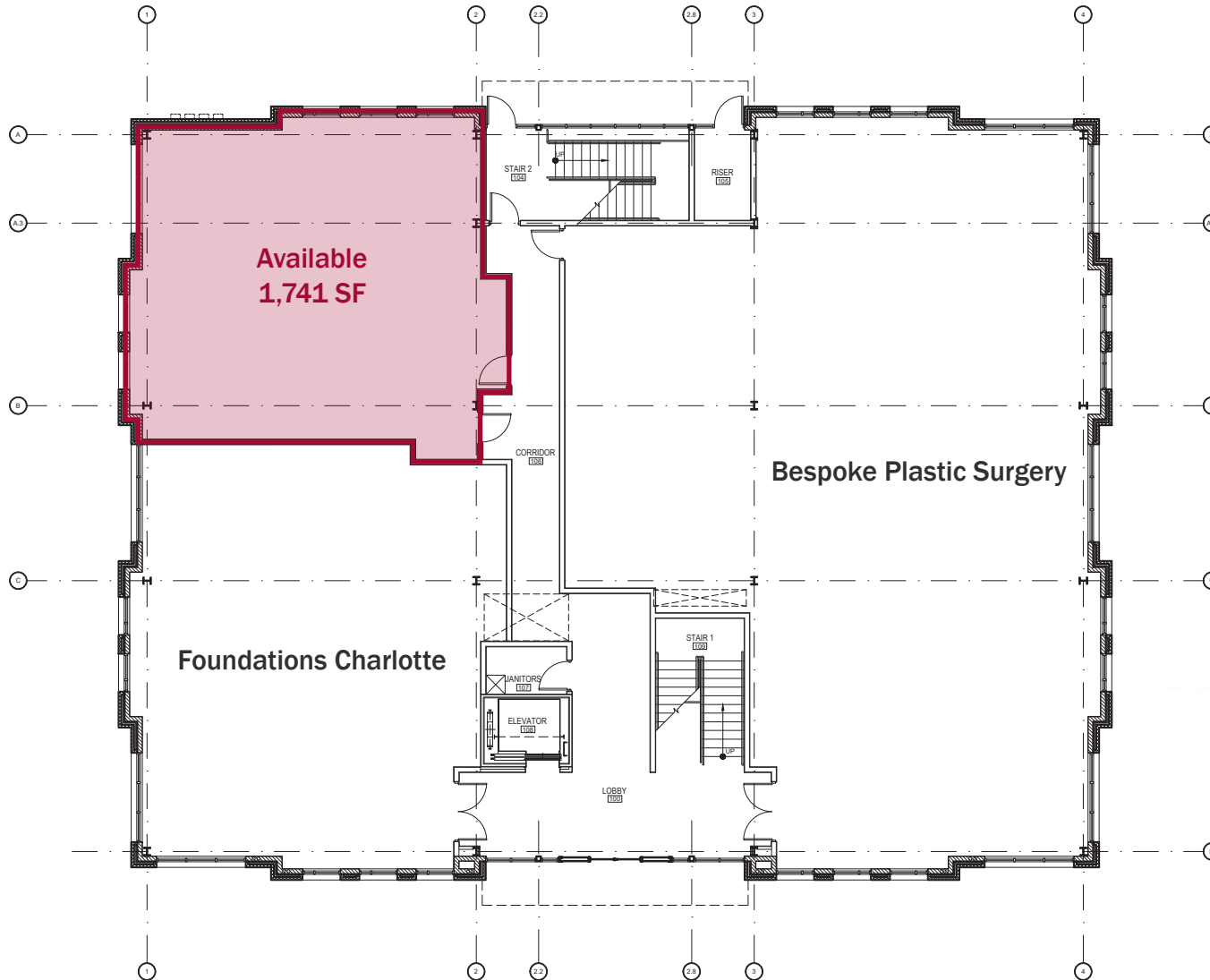
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Ground Floor Plan



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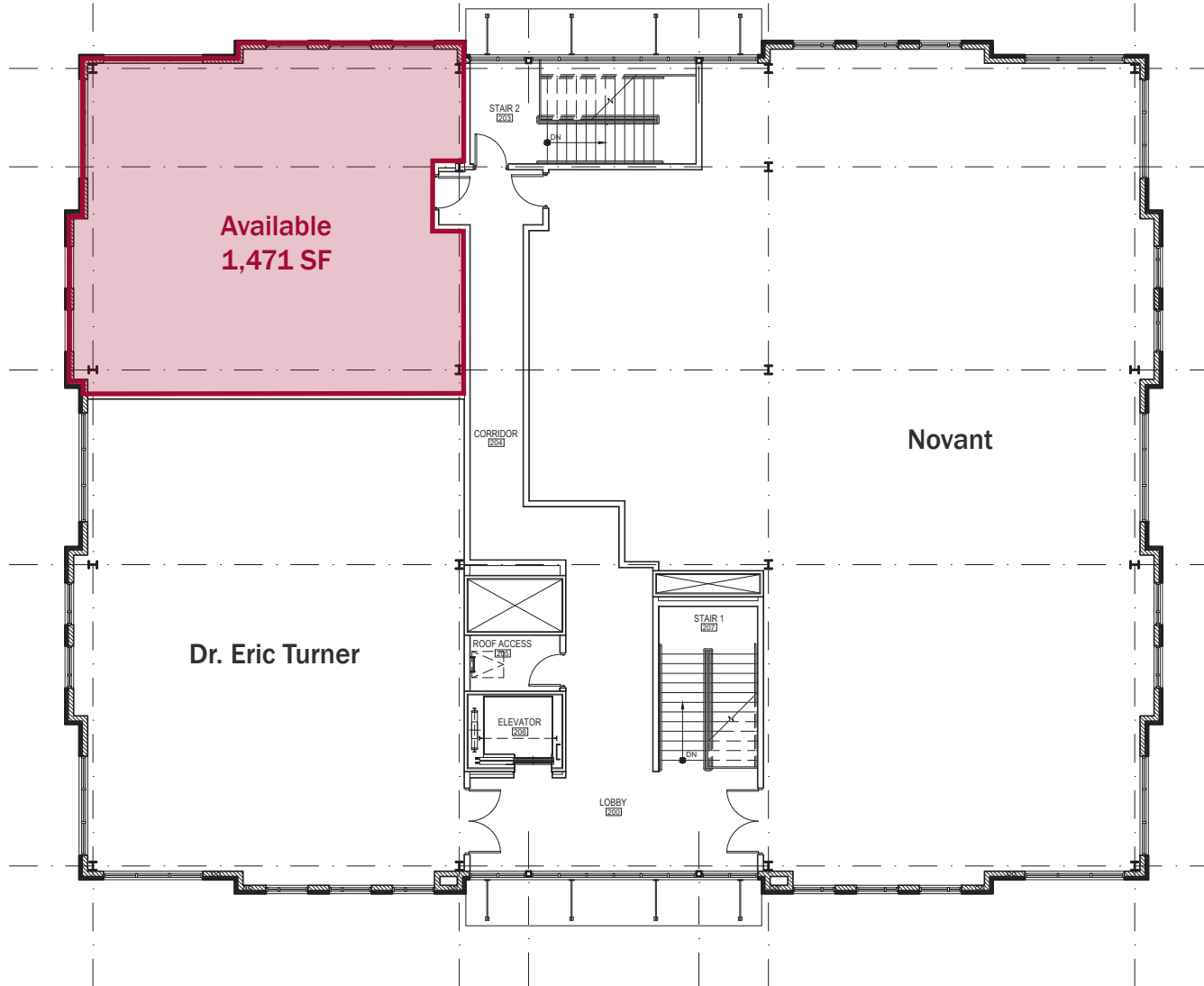
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Second Floor Plan



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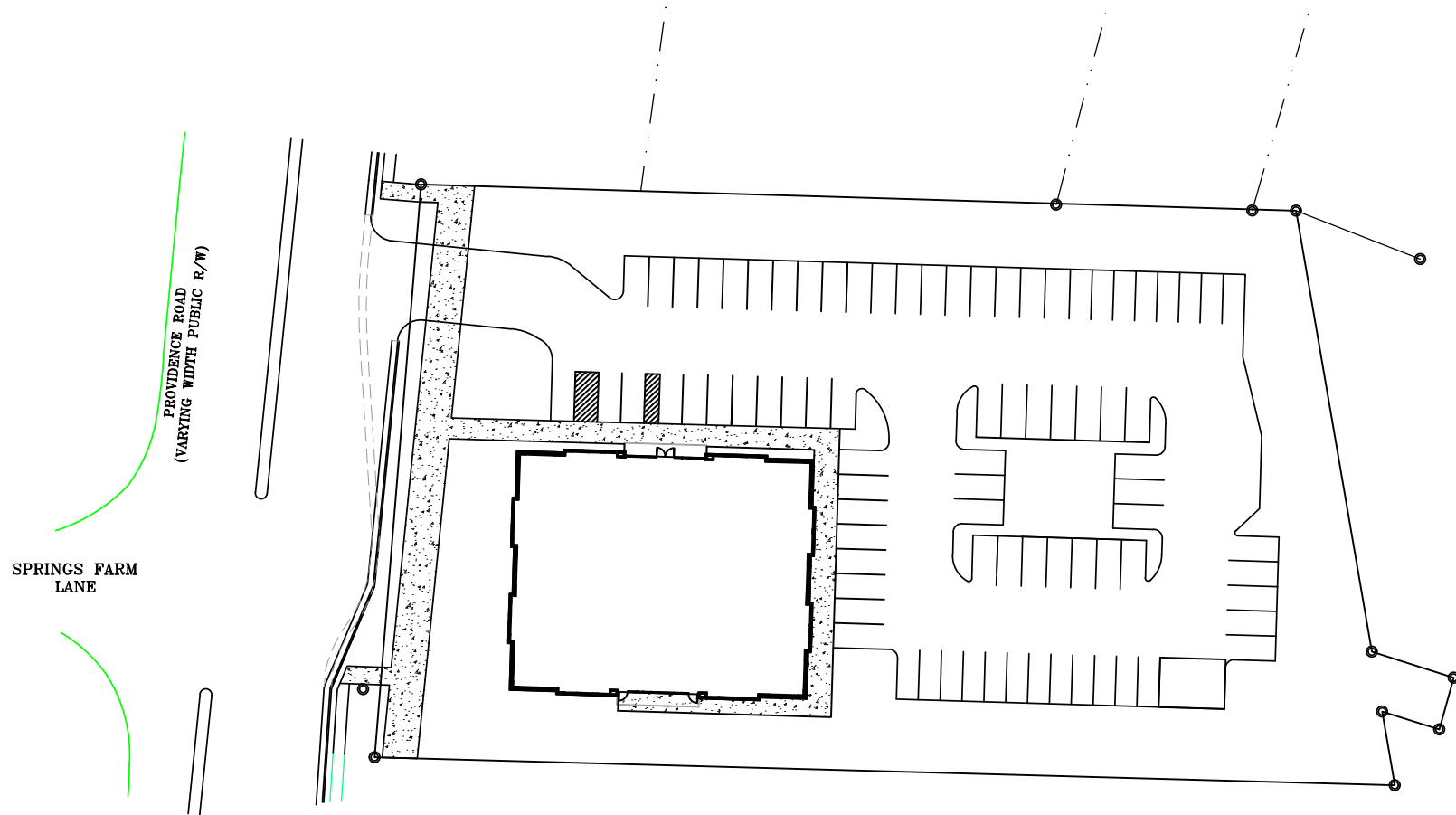
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Site Plan



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Site Aerial



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Market Aerial



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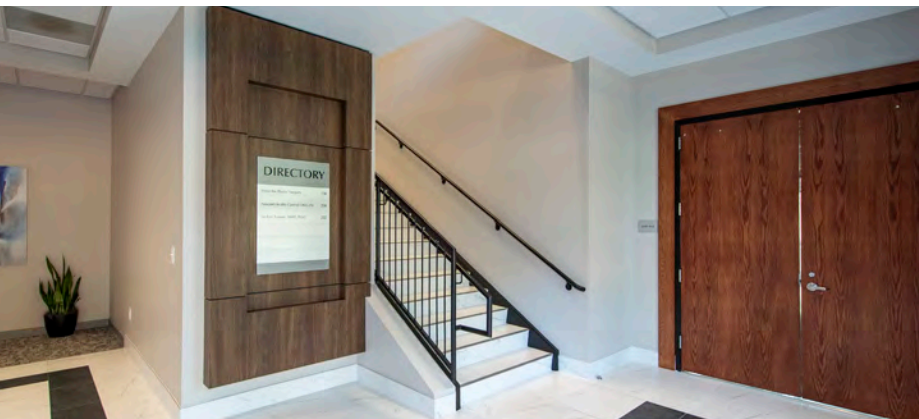
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Property Photos



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Demographics

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Population			
2010 Population	11,010	63,039	185,582
2020 Population	12,191	69,180	208,292
2024 Population	12,032	69,127	213,460
2029 Population	11,677	67,656	214,873
2010-2020 Annual Rate	1.02%	0.93%	1.16%
2020-2024 Annual Rate	-0.31%	-0.02%	0.58%
2024-2029 Annual Rate	-0.60%	-0.43%	0.13%
2020 Male Population	48.1%	47.9%	47.6%
2020 Female Population	51.9%	52.1%	52.4%
2020 Median Age	38.1	42.1	40.3
2024 Male Population	49.2%	48.7%	48.4%
2024 Female Population	50.8%	51.3%	51.6%
2024 Median Age	39.0	42.7	41.0

In the identified area, the current year population is 213,460. In 2020, the Census count in the area was 208,292. The rate of change since 2020 was 0.58% annually. The five-year projection for the population in the area is 214,873 representing a change of 0.13% annually from 2024 to 2029. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 41.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	68.9%	76.0%	69.1%
2024 Black Alone	7.8%	7.3%	10.8%
2024 American Indian/Alaska Native Alone	0.3%	0.2%	0.3%
2024 Asian Alone	12.2%	6.8%	7.8%
2024 Pacific Islander Alone	0.0%	0.0%	0.1%
2024 Other Race	3.2%	2.2%	3.9%
2024 Two or More Races	7.6%	7.4%	8.0%
2024 Hispanic Origin (Any Race)	6.6%	6.5%	9.1%

Persons of Hispanic origin represent 9.1% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 58.0 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	152	194	156
2010 Households	4,547	24,647	76,887
2020 Households	4,835	26,447	85,637
2024 Households	4,791	26,543	87,907
2029 Households	4,674	26,115	89,017
2010-2020 Annual Rate	0.62%	0.71%	1.08%
2020-2024 Annual Rate	-0.21%	0.09%	0.62%
2024-2029 Annual Rate	-0.49%	-0.32%	0.25%
2024 Average Household Size	2.51	2.59	2.42

The household count in this area has changed from 85,637 in 2020 to 87,907 in the current year, a change of 0.62% annually. The five-year projection of households is 89,017, a change of 0.25% annually from the current year total. Average household size is currently 2.42, compared to 2.42 in the year 2020. The number of families in the current year is 57,216 in the specified area.



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Mortgage Income			
2024 Percent of Income for Mortgage	30.4%	24.1%	28.3%
Median Household Income			
2024 Median Household Income	\$122,317	\$148,639	\$116,973
2029 Median Household Income	\$153,757	\$167,972	\$138,412
2024-2029 Annual Rate	4.68%	2.48%	3.42%
Average Household Income			
2024 Average Household Income	\$170,398	\$195,158	\$167,972
2029 Average Household Income	\$199,495	\$223,224	\$192,818
2024-2029 Annual Rate	3.20%	2.72%	2.80%
Per Capita Income			
2024 Per Capita Income	\$67,532	\$75,334	\$69,153
2029 Per Capita Income	\$79,465	\$86,610	\$79,837
2024-2029 Annual Rate	3.31%	2.83%	2.91%
GINI Index			
2024 Gini Index	34.3	31.1	34.8
Households by Income			
Current median household income is \$116,973 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$138,412 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$167,972 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$192,818 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$69,153 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$79,837 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	82	103	88
2010 Total Housing Units	4,769	25,861	81,856
2010 Owner Occupied Housing Units	2,684	18,608	51,781
2010 Renter Occupied Housing Units	1,863	6,039	25,106
2010 Vacant Housing Units	222	1,214	4,969
2020 Total Housing Units	5,052	27,651	90,183
2020 Owner Occupied Housing Units	2,918	19,785	54,669
2020 Renter Occupied Housing Units	1,917	6,662	30,968
2020 Vacant Housing Units	208	1,228	4,574
2024 Total Housing Units	4,953	27,496	92,208
2024 Owner Occupied Housing Units	2,955	19,933	55,865
2024 Renter Occupied Housing Units	1,836	6,610	32,042
2024 Vacant Housing Units	162	953	4,301
2029 Total Housing Units	4,953	27,617	94,640
2029 Owner Occupied Housing Units	2,977	19,965	56,392
2029 Renter Occupied Housing Units	1,697	6,150	32,625
2029 Vacant Housing Units	279	1,502	5,623
Socioeconomic Status Index			
2024 Socioeconomic Status Index	65.2	66.8	62.2



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