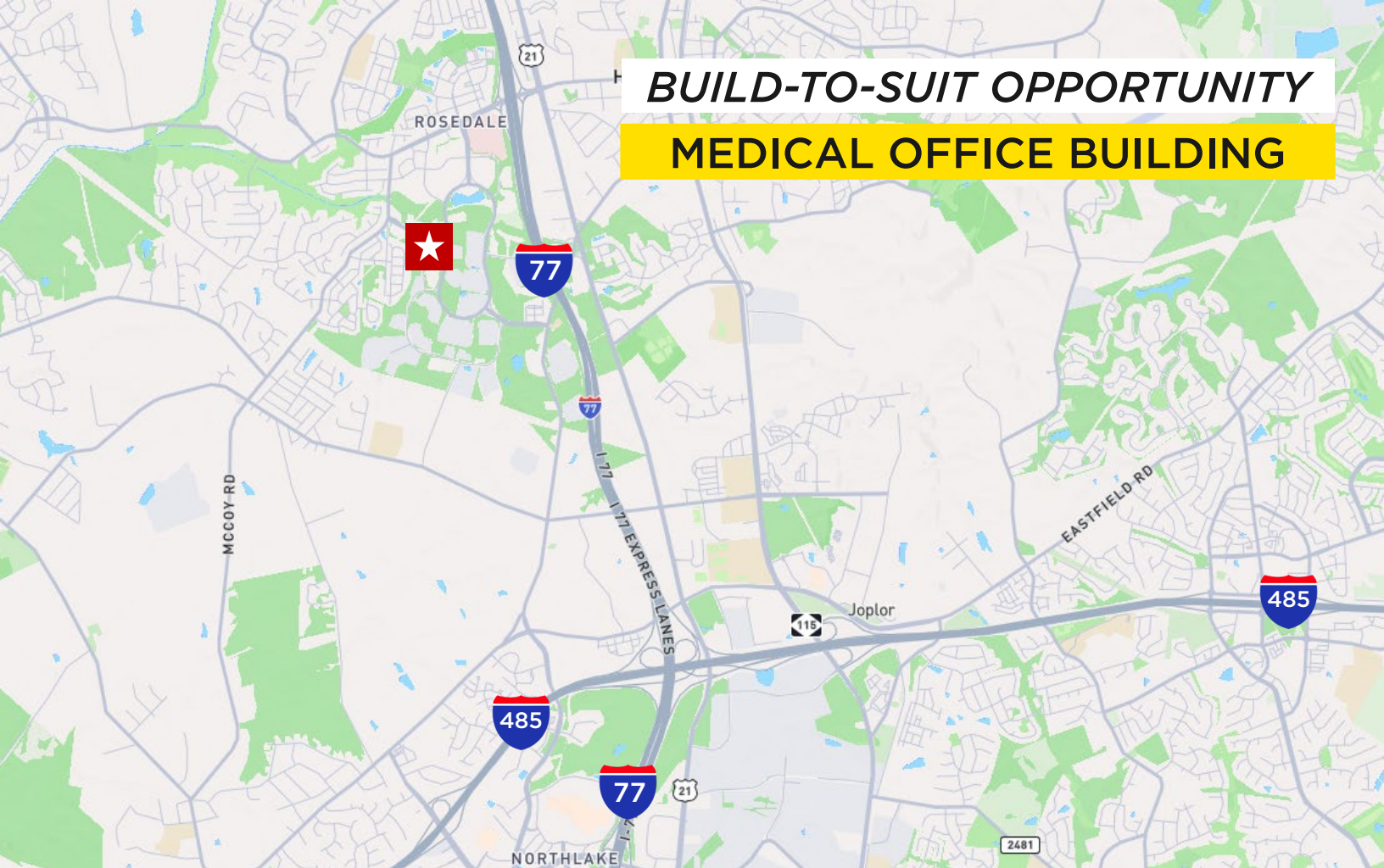




BUILD-TO-SUIT OPPORTUNITY

MEDICAL OFFICE BUILDING

Land Available For Development

9725 JULIAN CLARK AVE
HUNTERSVILLE, NC

LAND PROFILE

1.81 AC

Total Land Acreage

78,844 SF

Total Land Square Footage

Negotiable

Asking Price

01718403

Parcel ID

CB - Corporate Business

Zoning

Matthew Capizzi

Associate
+1 704 620 1331
mcapizzi@savills.us

Colin Reed

Corporate Managing Director
+1 704 618 0754
creed@savills.us

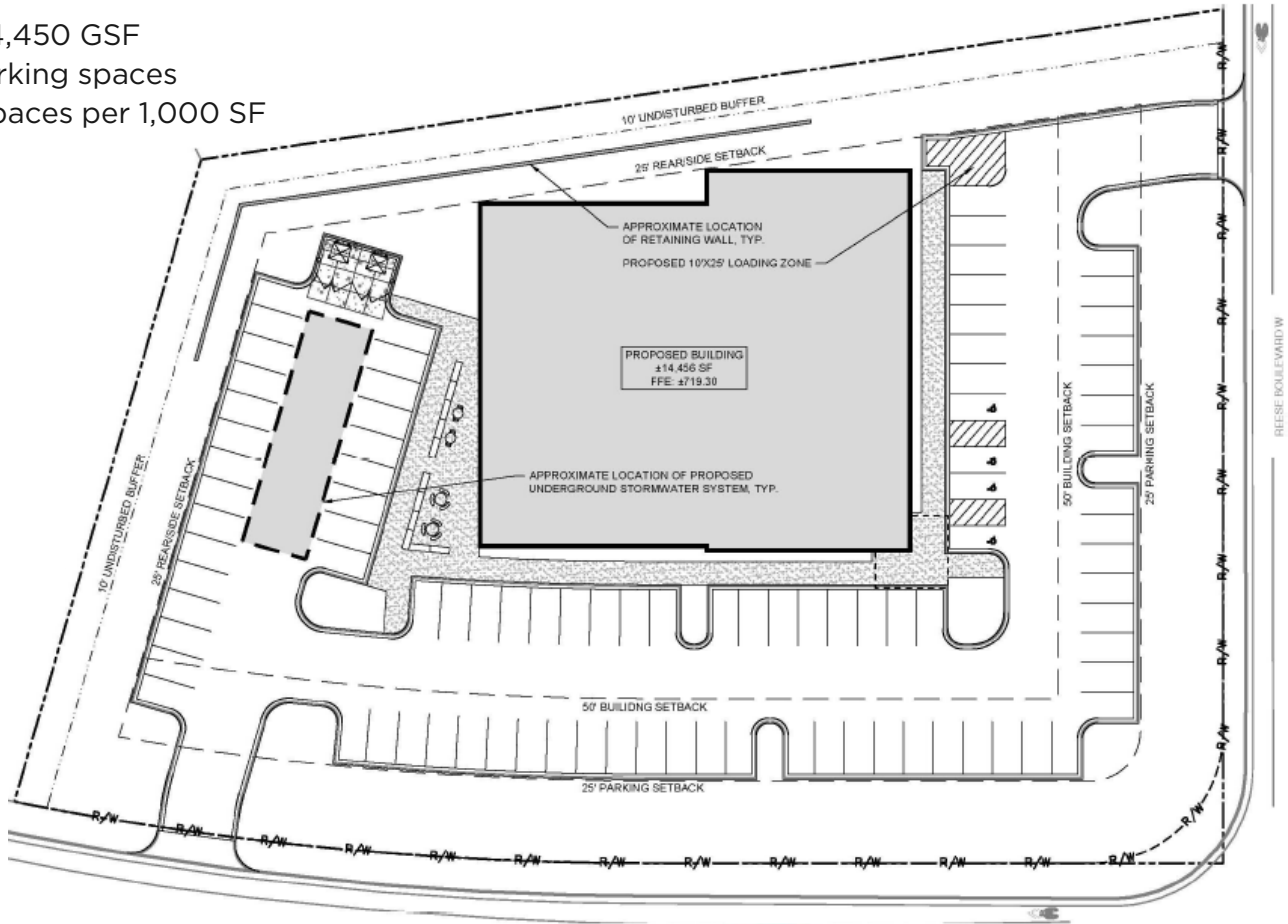
Tucker Shade

Executive Vice President
+1 919 210 2916
tshade@savills.us

savills

Proposed Test-Fit

- +/- 14,450 GSF
- 91 parking spaces
- 6.3 spaces per 1,000 SF



Hotels

- 1 SpringHill Suites
- 2 Hampton Inn & Suites

Grocery & Convenience

- 1 Walgreens
- 2 CVS
- 3 Publix
- 4 Harris Teeter

Operational Support

- 1 Novant Health Huntersville Medical Center
- 2 Safeguard Medical
- 3 LabCorp
- 4 Martinizing (Linen & Laundry Services)

Employee Amenities

- 1 Starbucks
- 2 Wells Fargo
- 3 Sunshine House (Daycare)
- 4 Anytime Fitness

