

BANKRUPTCY SALE

±10,080 SF MEDICAL OFFICE CONDO | LOCATED IN EASTOVER MEDICAL PARK | DIRECT ACCESS TO US 74 & I-277

2620 E 7TH ST

CHARLOTTE, NORTH CAROLINA



±16,524 SF
BUILDING SIZE



±10,080 SF
UNIT SIZE (OFFICE CONDO)

ZONING

B-1 (CD) - Neighborhood Business
Conditional Zoning District

USE

Restricted to Medical and Dental

ACCESS

1.1 mile to US 74 | 2.5 miles to I-277 | 10.5 miles
to Charlotte Douglas International Airport

Established Medical & Dental Hub

Located in Eastover Medical Park II near Novant Health Presbyterian Medical Center, the property benefits from a dense concentration of medical and dental practices, supporting sustained demand and stability.

Scalable and Adaptable Medical Office Space

The ±10,080-SF office condo offers a flexible layout that accommodates multiple tenants and future expansion, maximizing long-term leasing potential and investment value.

Strong Demographics & Market Demand

Within 5 miles, East Charlotte has 306,826 residents and an average household income of \$103,380, supporting stable occupancy and continued growth.

Excellent Connectivity

Direct access to US 74 and I-277 connects tenants to Uptown Charlotte and key destinations, offering prime visibility and accessibility.

Skilled Workforce & Talent Pipeline

Proximity to UNC Charlotte and Wake Forest University supports a steady pipeline of qualified healthcare professionals, reinforcing long-term demand.

CONTACT US

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OFFERED IN CONNECTION WITH

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All sales are subject to Bankruptcy Court approval,
Case No. 25-31298, U.S. Bankruptcy Court for the Western
District of North Carolina (Charlotte Division).