

# 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



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CONTACT US

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).

### 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.

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OFFERED IN CONNECTION WITH

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