

AVAILABLE FOR SALE

**10224 Hickorywood Hill Rd
Suites 204/205
Huntersville, NC 28078**

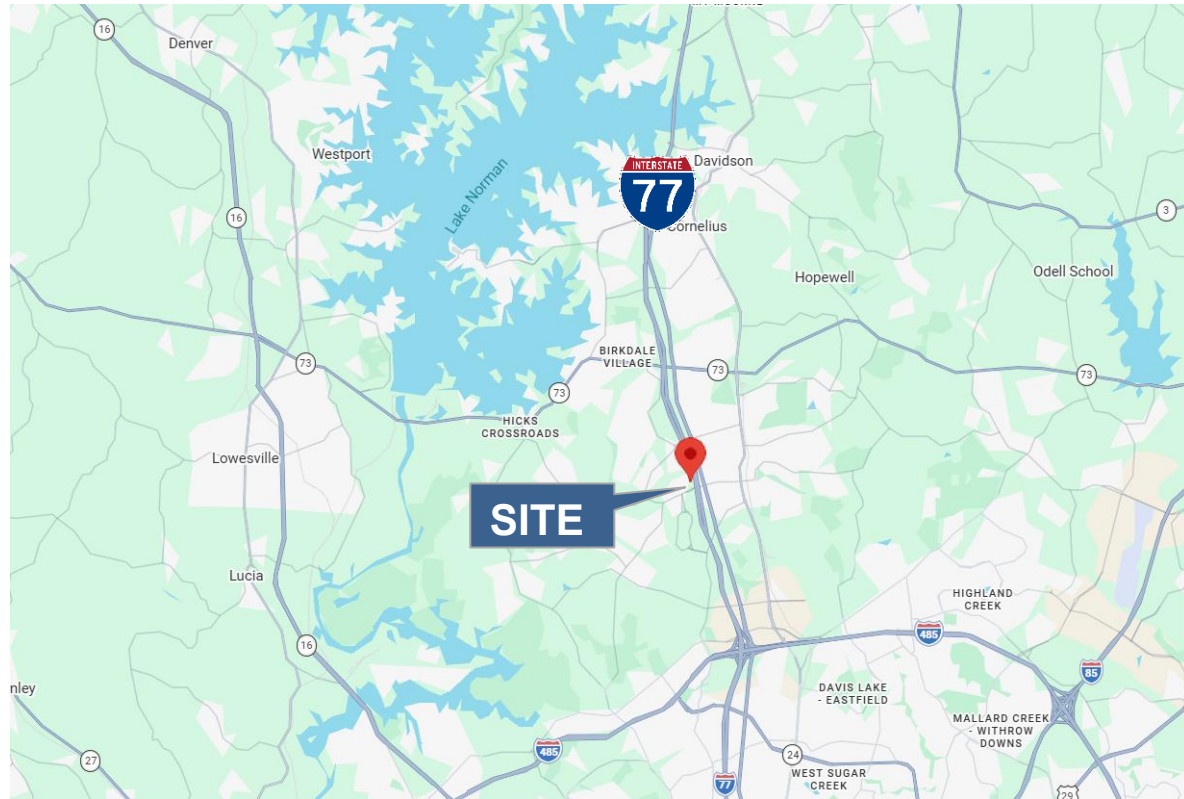
Suite 204

- Occupied until 9/30/26
- 3 large window offices
- Waiting room, reception
- ADA bathroom
- Kitchenette
- 800 RSF
- Owner can occupy or list for listing
- Parcel ID: 01715908

Suite 205

- Leased until 8/31/29
- 3 Large window offices
- Waiting room, reception
- ADA bathroom
- Kitchenette
- 700 RSF
- Rental income and current lease available with signed NDA
- Parcel ID: 01715908

SALE PRICE: \$ 650,000



CONTACT

Michelle Polito
cell 704-995-4885
michelle@knoxgroupinc.com

19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911



All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.

Conveniently located:

- 0.5 miles from I-77
- 0.8 miles from Novant Health Medical Center
- 1.0 miles from Lowes Foods
- 3.6 miles from Birkdale Village



Demographics

| | 1 mile | 3 mile | 5 mile |
|--------------------------|----------|----------|----------|
| Population | 6,204 | 32,840 | 65,884 |
| Average Household Income | \$78,203 | \$91,022 | \$89,770 |

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SUITE 204 PHOTOS



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