

# NEW CONSTRUCTION

335 Town Centre Boulevard, Pineville, NC 28134



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>LOT SIZE:</b>	+/- 1.2 Acres
<b>BUILDING SIZE:</b>	+/- 24,094 SF
<b>ZONING:</b>	B-4
<b>PARCEL ID:</b>	22113129 (portion of)

## PROPERTY OVERVIEW

New construction office building scheduled to deliver 3Q 2026. Conveniently located close to Carolina Place Mall, Atrium Hospital Pineville and I-485. First floor offers medical, office, retail or restaurant uses. Second floor is targeting medical and office users. The third and fourth floor are fully leased.

## PROPERTY HIGHLIGHTS

- Flexible floor plans can be tailored to suit Tenant's specific needs
- Elevator Access
- Easily accessible from major roads and highways, this location ensures that practice is easily reachable from across the region
- Traffic counts at Pineville-Matthews Road are 21,346 VPD

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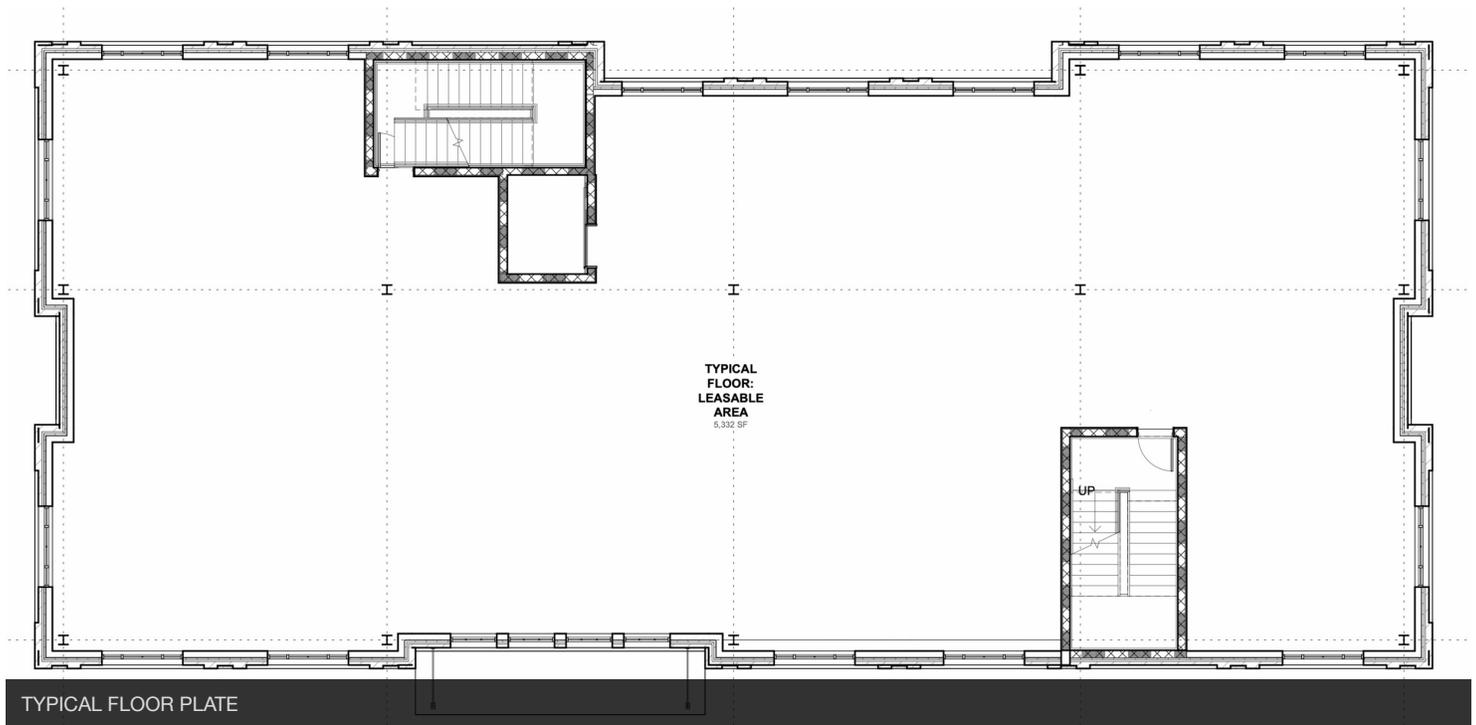
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Each Office Independently Owned and Operated

# MIXED USE FOR LEASE



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<b>BUILDING STATS:</b>	
FIRST FLOOR:	5,470 GSF
TENANT A:	2,078 LSF
TENANT B:	2,172 LSF
TYPICAL FLOOR:	6,208 GSF
LEASABLE:	5,282 LSF
THREE STORY BUILDING:	17,886 GSF
FOUR STORY BUILDING:	24,094 GSF

## SPACES AVAILABLE

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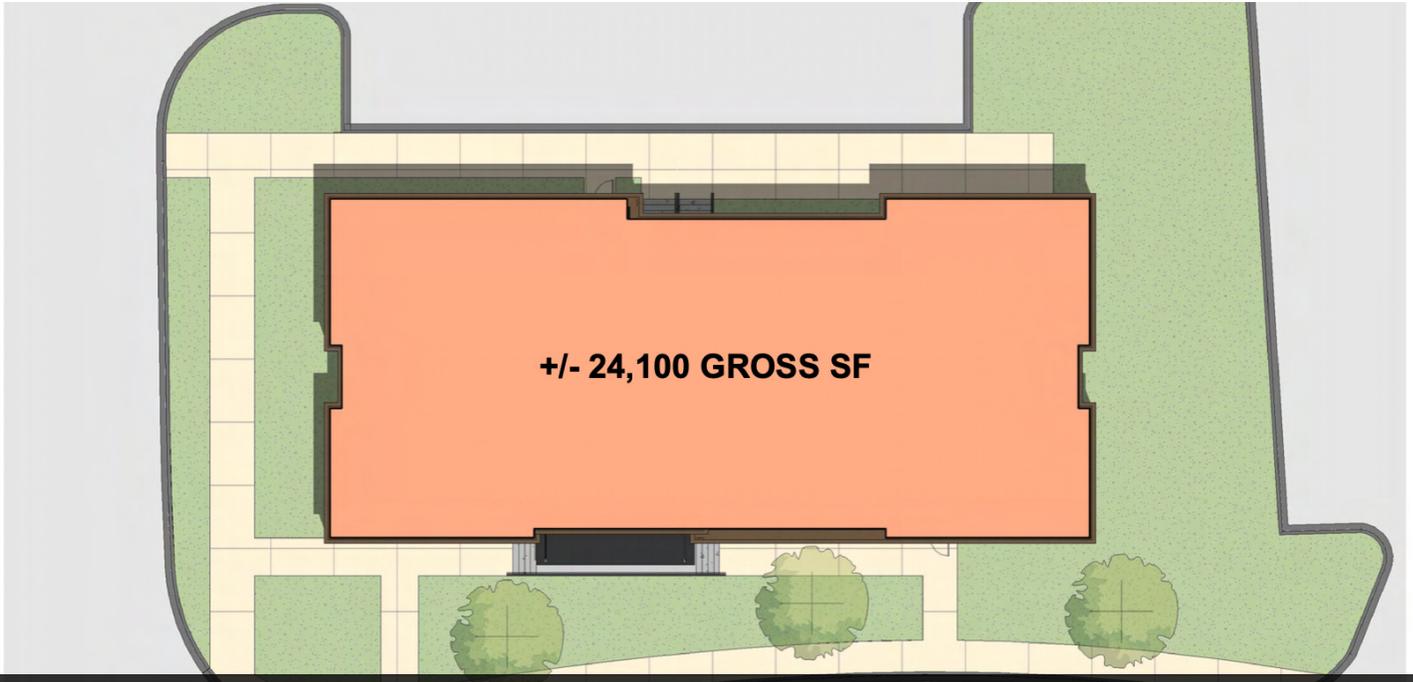
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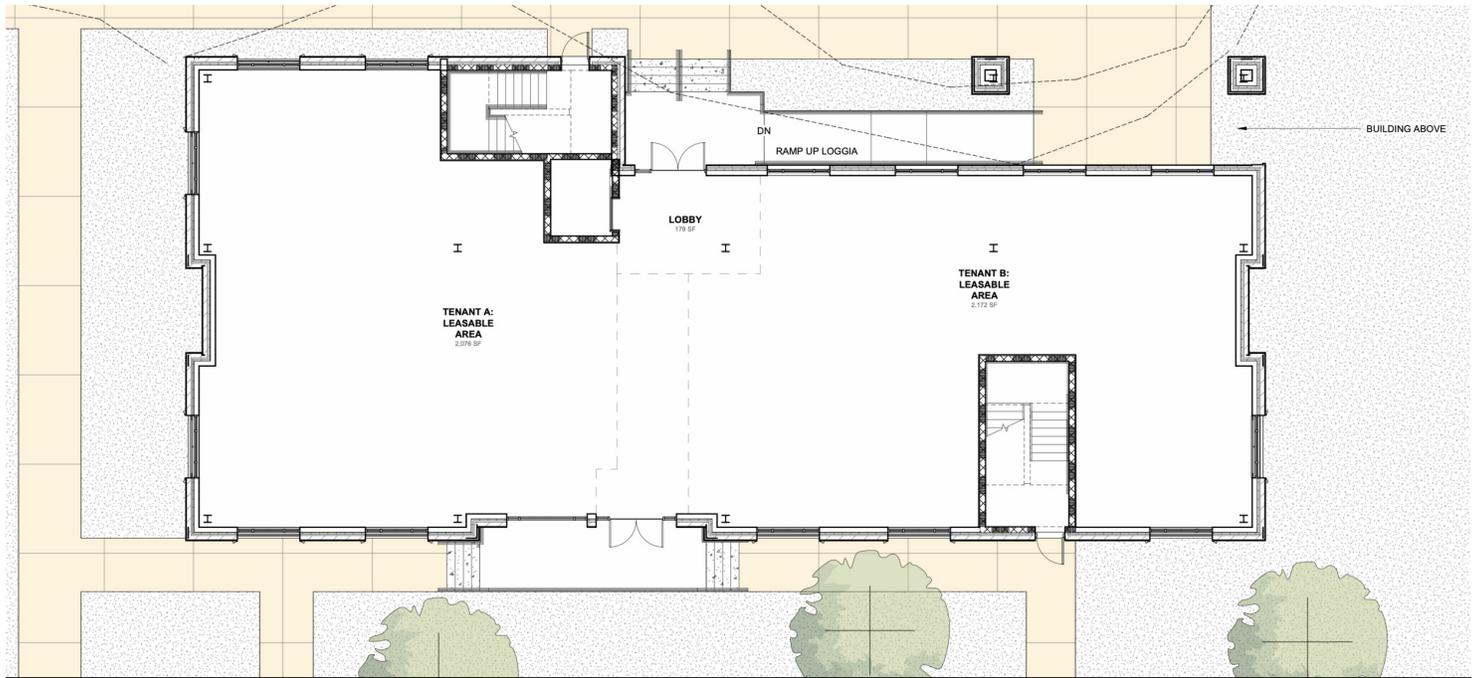
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SITE LAYOUT



FIRST FLOOR LAYOUT

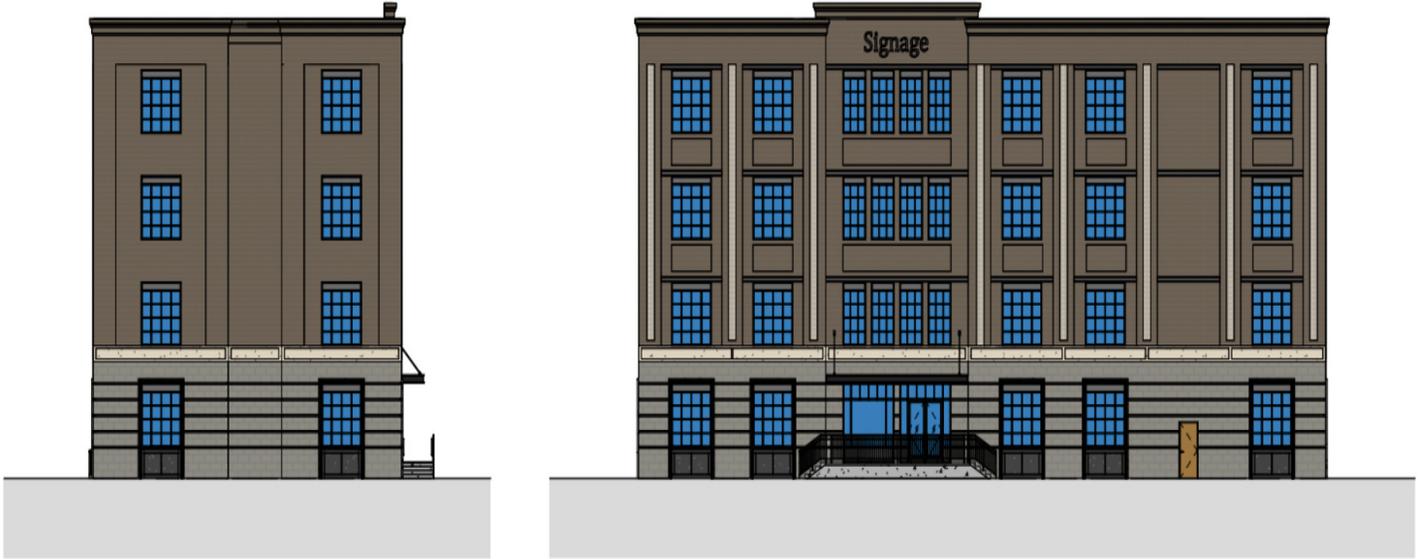
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EXTERIOR RENDERINGS



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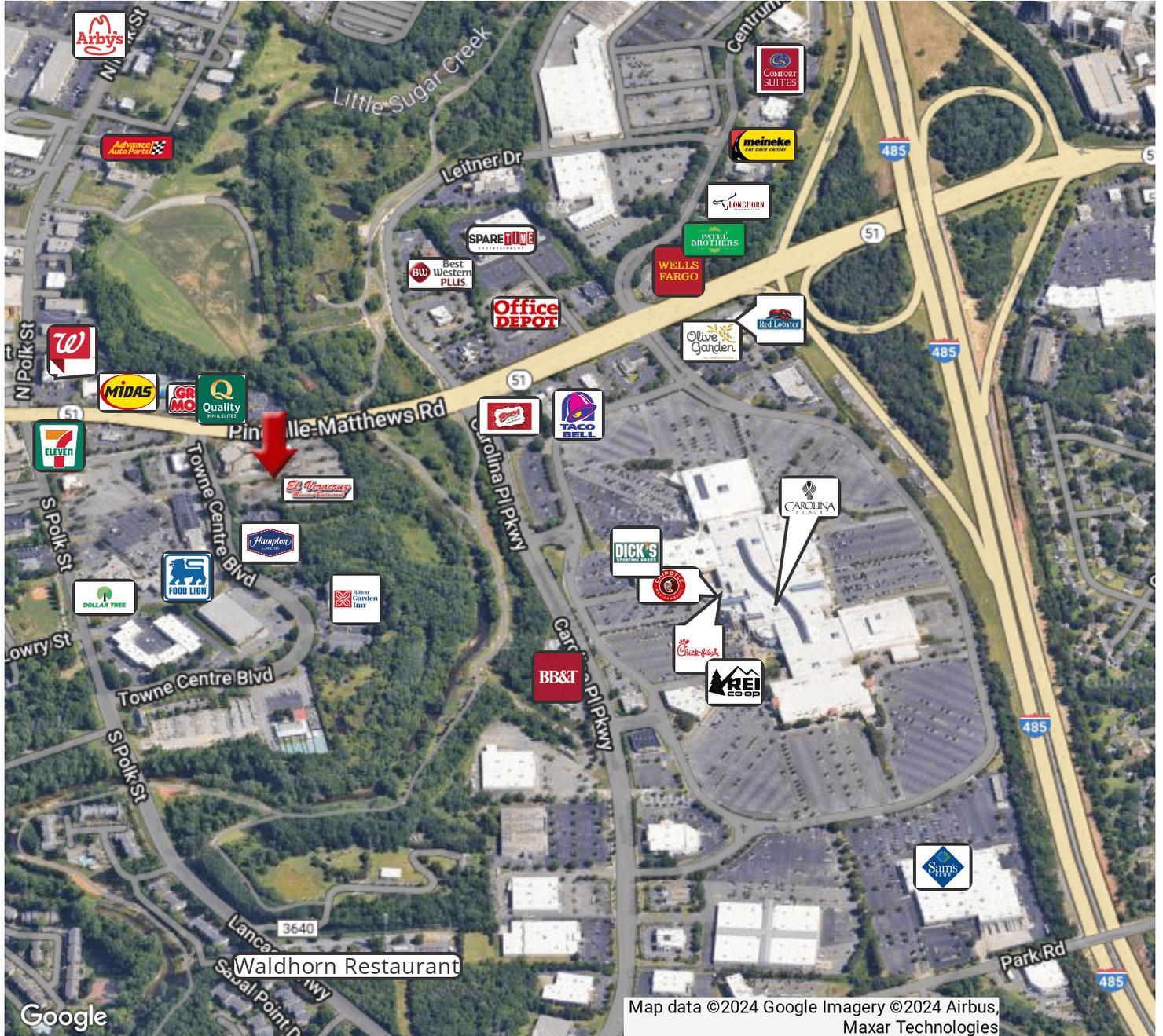
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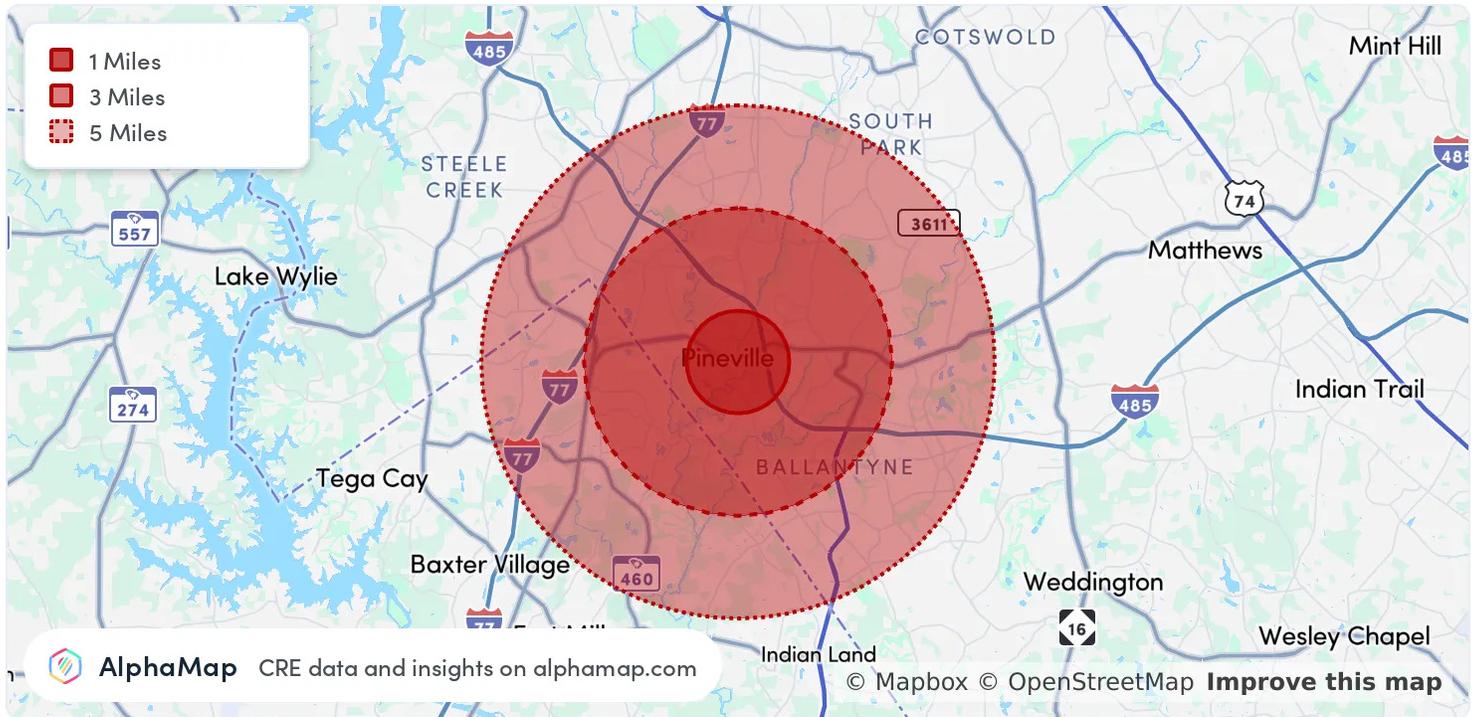
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,339	69,317	177,954
Average Age	41	39	39
Average Age (Male)	38	37	38
Average Age (Female)	43	40	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,822	29,254	72,403
Persons per HH	2.2	2.4	2.5
Average HH Income	\$87,865	\$121,813	\$138,438
Average House Value	\$351,852	\$440,884	\$503,373
Per Capita Income	\$39,938	\$50,755	\$55,375

Map and demographics data derived from AlphaMap

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