

Mint Hill Medical Plaza

Mint Hill Medical Plaza offers flexible medical office space just minutes from Novant Health Mint Hill Medical Center. With easy access to I-485, Albemarle Road, and Hwy 51, the property is well-positioned to serve patients across Mint Hill and the surrounding communities.

Space for Lease
10545 Blair Hill Rd
Mint Hill, NC 28227



Total SF
57,580 SF



Available SF
1,396 - 19,609 SF



Property Highlights



Versatile Space Solutions

Space options range from customizable shell suites to fully built-out clinical offices, ideal for practices at any stage of growth.



Prime Medical Location

Just minutes from Novant Health Mint Hill Medical Center, this site offers strategic proximity for capturing referral traffic and enhancing provider visibility.



Hassle-Free Parking

With a parking ratio of 5.21/1,000 SF ample space is available for both patients and providers, making daily operations smoother and more accessible.



Supportive Incentives

The property offers competitive lease terms and generous tenant improvement packages to support and accelerate occupancy for providers.



Easy Area Access

Quick access to I-485, Albemarle Road, and Hwy 51 ensures smooth commutes for providers, staff, and patients across the Charlotte metro.



Flexible Use Potential

While designed for healthcare, ownership is open to qualified non-medical office users, offering added versatility for tenants and brokers.

Points of Interest



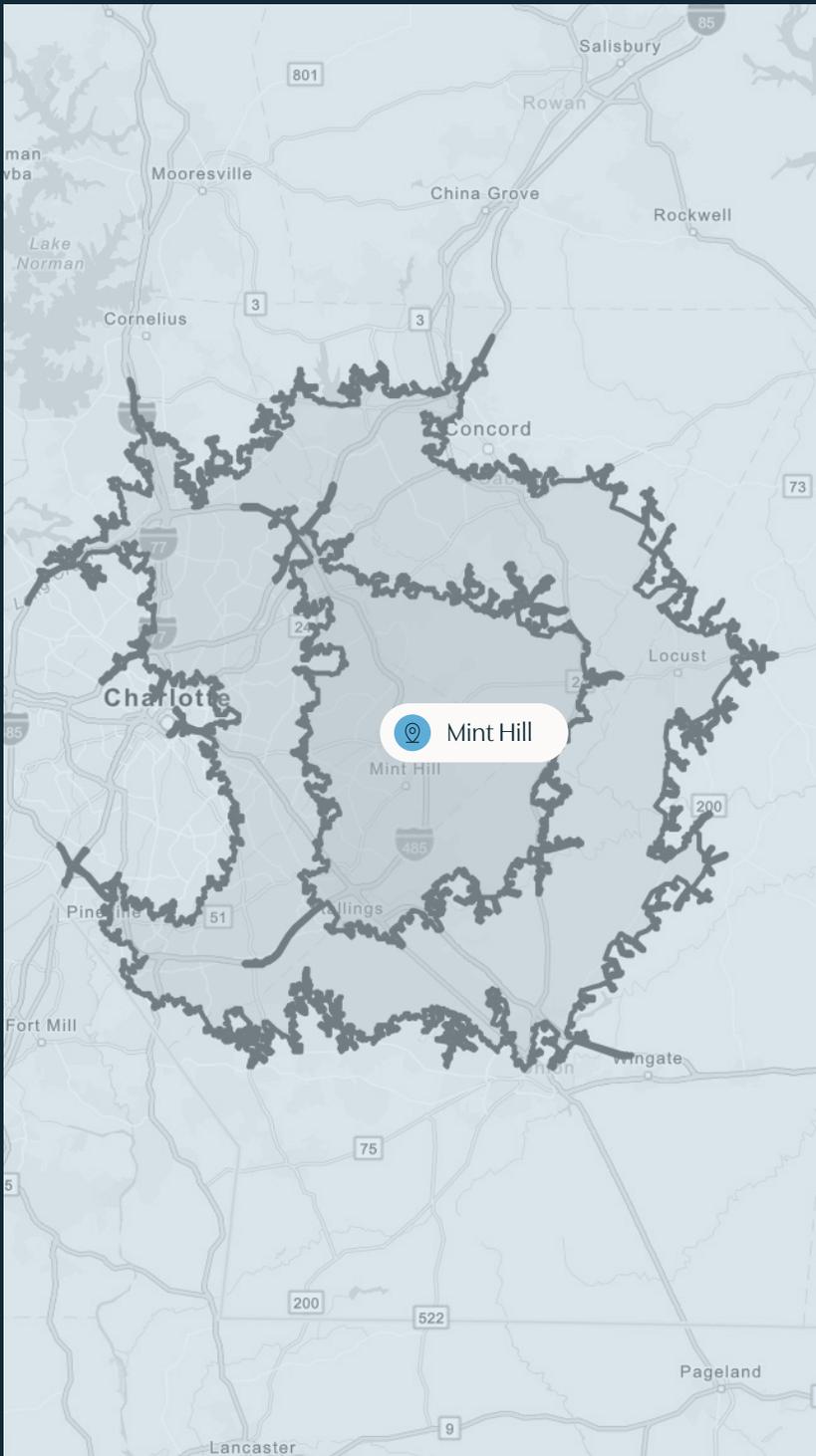
- 1** Novant Health Mint Hill Hospital
📍 2 miles
- 2** I-485
📍 1 mile
- 3** Clear Creek Nursing & Rehab
📍 2 miles
- 4** Rocky River High School
📍 2 miles

- 5** Clear Creek Elementary
📍 2 miles
- 6** Maple Springs Dental
📍 2 miles
- 7** Publix Pharmacy
📍 2 miles

Additional notable locations

- McDonald's
- Whataburger
- Bojangles
- Arby's
- Taco Bell
- Publix

Demographics



15 Minute Drive Time

-  Population
204,808
-  Median Income
\$92,794
-  Median Age
36.6 years old
-  CAGR
1.07%

25 Minute Drive Time

-  Population
896,705
-  Median Income
\$89,278
-  Median Age
36.7 years old
-  CAGR
.99%



FLOOR PLAN

Floor One

Suite 104



Size
1,396 RSF



Availability
Vacant

Suite 1005

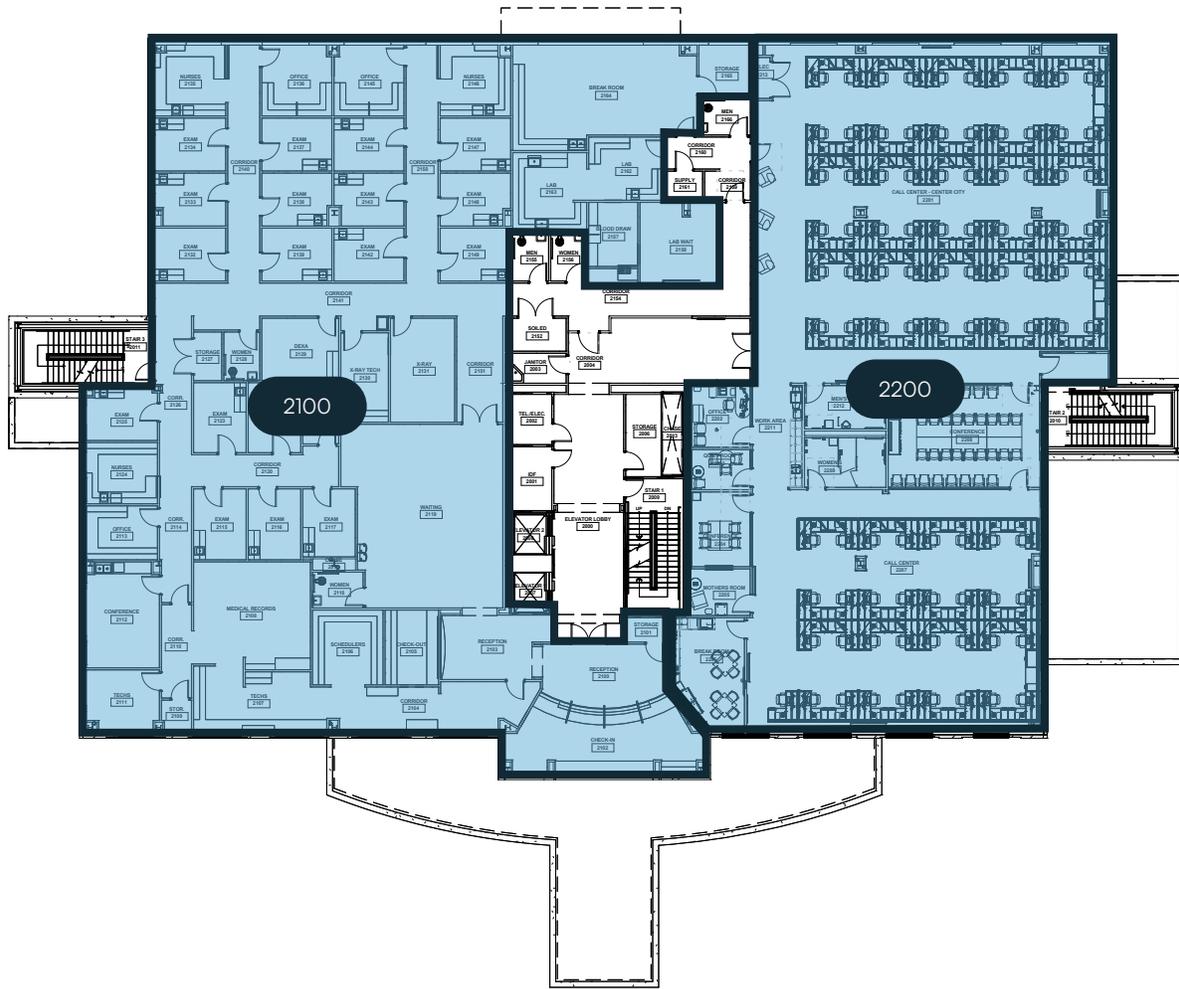


Size
1,500 RSF



Availability
Vacant

+ Suites 104 and 1005 could be combined to offer 2,896 RSF



FLOOR PLAN

Floor Two

Suite 2100



Size
13,464 RSF



Availability
Vacant

Suite 2200



Size
6,145 RSF



Availability
Vacant

+ Suites 2100 and 2200 could be combined to offer 19,609 RSF



FLOOR PLAN

Floor Three

+ Suites 3100, 3200, and 3300 could be combined to offer 19,497 RSF

Suite 3100



Size
9,491 RSF



Availability
Vacant

Suite 3200



Size
6,287 RSF



Availability
Vacant

Suite 3300



Size
3,719 RSF



Availability
Vacant

Exterior





Mint Hill Medical Plaza

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Mint Hill, NC 28227

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