



FOR LEASE

Eastover Medical Park

MEDICAL OFFICE SUITE

2711 Randolph Road, Building 300, Unit 301
Charlotte, North Carolina 28207

AVAILABLE

2,990 SF

Built-out medical Space

LEASE RATE

\$38.00 PSF

Full Service

Also available for sale. Contact for purchase inquiries.

Dave Allison

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● AVAILABLE NOW

THE OFFERING

A turn-key suite for a practice ready to grow

Also available for sale. Contact for purchase inquiries.

HIGHLIGHTS

- 2,990 SF of built-out medical space — former pediatrics practice with exam rooms, nurse stations and private office in place
- Part of Eastover Medical Park — 66,000 SF fully occupied; Unit 301 is the only availability in the park
- Ground-floor, ADA-accessible entry with covered patient drop-off
- Building 300 surface parking at 3.62 per 1,000 SF — ample patient and staff capacity
- Established Eastover medical node — Atrium Health Mercy and Novant Presbyterian both within two miles
- Building signage and monument panel available to the occupant
- New flooring throughout the suite



LEASE TERMS

Rate	\$38.00 PSF, Full Service
Suite size	2,990 SF
Term	Negotiable
Availability	Call for details

BUILDING FACTS

Building type	Medical office
Park size	66,000 SF of medical office
Zoning	Office or medical use
Parking ratio (Bldg 300)	3.62 / 1,000 SF



Video walkthrough
WATCH ON YOUTUBE

Suite 301 floor plan

Also available for sale. Contact for purchase inquiries.

RENTABLE SF

RATE

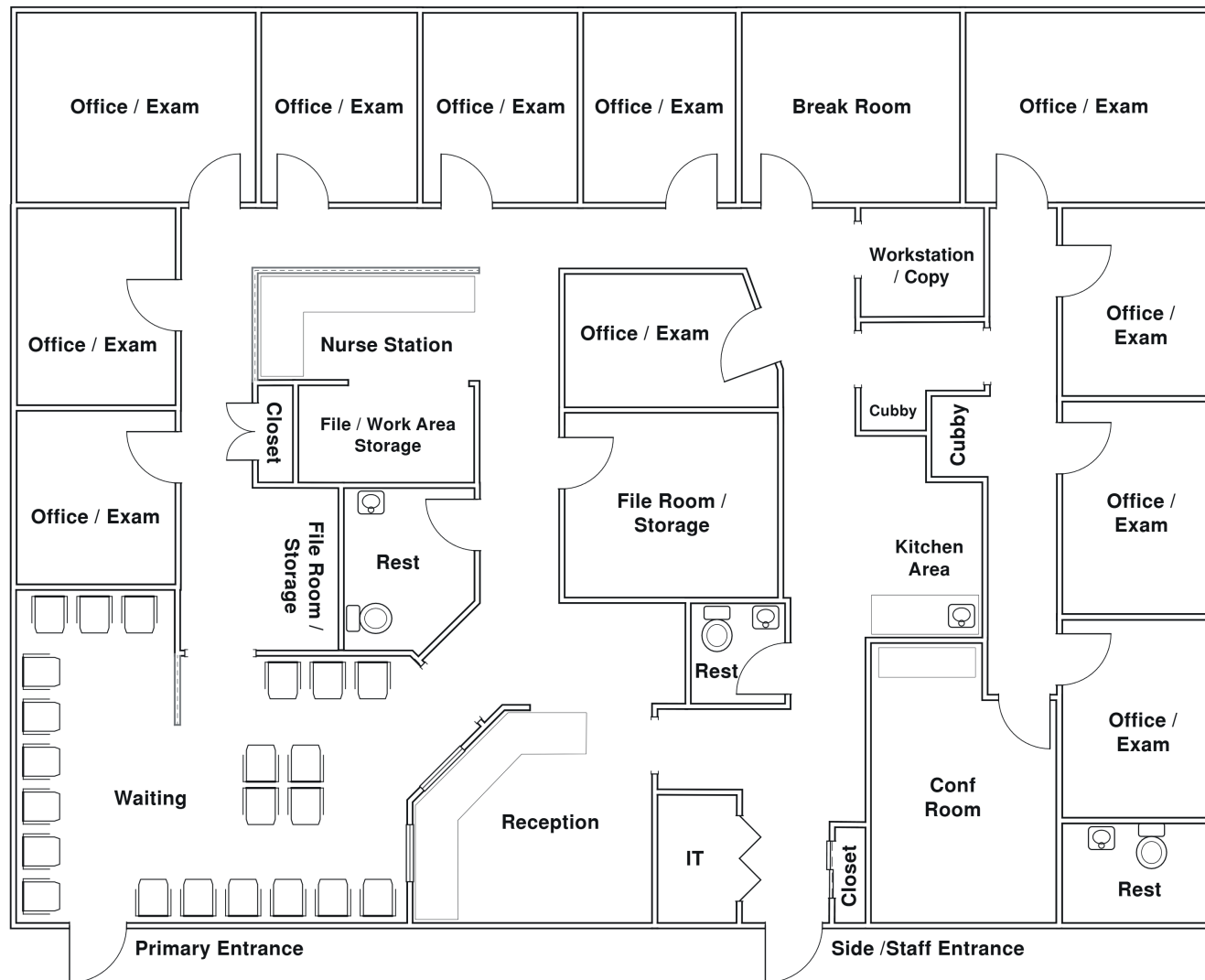
STATUS

2,990

\$38.00 PSF FS

Available

Not to scale



ROOMS IN THE SUITE

- 11 office / exam rooms - Flexible uses for build out to a practice. Can be for private offices or medical exam rooms.
- Private office(s)
- Reception & waiting area
- Nurse station(s)
- Check-out / second nurse station
- Conference room
- Break room
- Three file / storage rooms and additional areas throughout for storage / work areas if needed
- Closets and cubbies
- Three restrooms — one with a shower
- Primary and side entrances for staff and physicians



MEDICAL ANCHORS NEARBY

Novant Health Medical Center 200 Hawthorne Ln	±1.8 mi
Atrium Health Mercy 196 beds · 24-hr ED	±1.5 mi
Novant Charlotte Orthopedic Hospital at Mercy campus	±1.5 mi
Atrium Health Carolinas Medical Center Level I trauma	±2.3 mi

PATIENT BASE · 3-MILE TRADE AREA

131,557 Residents	68,779 Households	\$113,055 Median HH income	135 Health care spend index
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Source: Esri Executive Summary and Medical Expenditures reports, 2026 estimates. Hospital distances approximate.

Demographics & medical spending

Eastover sits in one of Charlotte's highest-income catchments. Households within one mile spend 48% more on health care than the national average, and the five-mile trade area is adding roughly 21,000 households every five years.

1 mile

IMMEDIATE

12,225
POPULATION

5,748
HOUSEHOLDS

\$102,098
MEDIAN HH INCOME

37.6
MEDIAN AGE

Health care spend

\$68.0M

Physician services

\$2.5M

148

Health care spending potential index vs. U.S. average of 100

3 miles

CORE TRADE AREA

131,557
POPULATION

68,779
HOUSEHOLDS

\$113,055
MEDIAN HH INCOME

34.6
MEDIAN AGE

Health care spend

\$743.7M

Physician services

\$27.0M

135

Health care spending potential index vs. U.S. average of 100

5 miles

EXTENDED DRAW

325,952
POPULATION

156,277
HOUSEHOLDS

\$91,429
MEDIAN HH INCOME

34.9
MEDIAN AGE

Health care spend

\$1.46B

Physician services

\$52.7M

117

Health care spending potential index vs. U.S. average of 100

158

WEALTH INDEX, 1 MILE

\$555,959

MEDIAN HOME VALUE, 5 MILES

2.05%

ANNUAL POPULATION GROWTH TO 2031

14.3%

AGE 65+ WITHIN 1 MILE

Source: Esri Executive Summary and Medical Expenditures reports, 2026 estimates and 2031 projections; U.S. Census 2020; Consumer Expenditure Surveys, Bureau of Labor Statistics.

THE SPACE

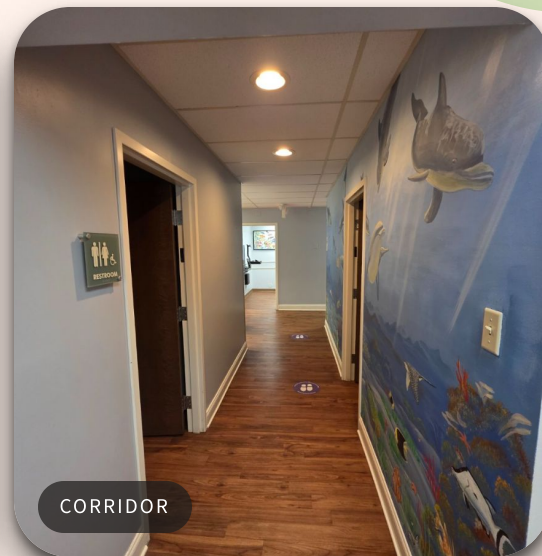
Inside the suite



RECEPTION / WAITING



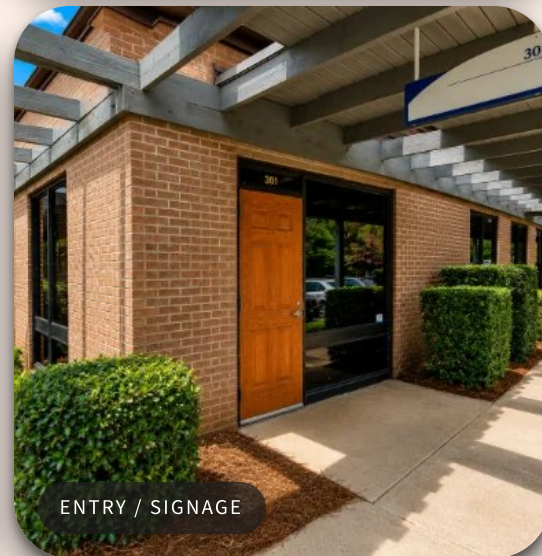
EXAM ROOM



CORRIDOR



NURSE STATION



ENTRY / SIGNAGE

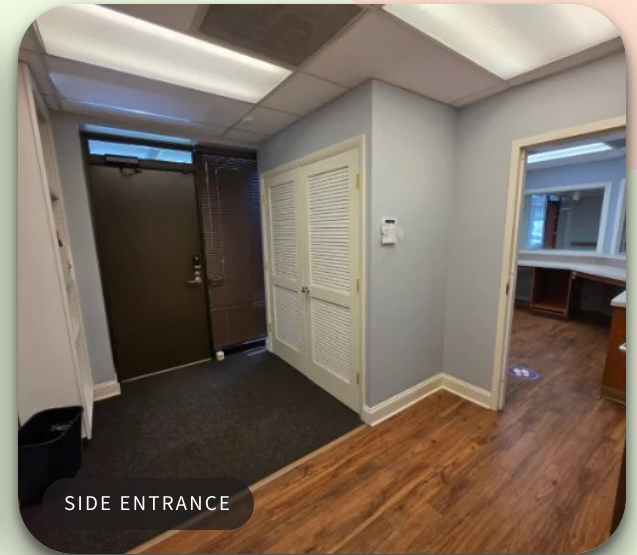
Front of suite



Additional suite photos



Entrance and interior photos



Exam rooms and work areas





CONTACT

Tour the suite

— Move in, turn the lights on, see patients.

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