

# TURNKEY MEDICAL OFFICE FOR LEASE

2800 W Sugar Creek Rd STE 10, Charlotte, NC 28262



**MARIA DINSHAW**  
919-327-8498  
maria@cityplat.com

**CITYPLAT**  
COMMERCIAL REAL ESTATE

# TABLE OF CONTENTS

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Page 03 | Property Dashboard

Page 04 | Photos

Page 07 | Aerial View

Page 08 | Location Map

Page 09 | Market Overview

Page 10 | Demographics



# PROPERTY DASHBOARD

## SUGAR CREEK RD STE

ADDRESS:	2800 W Sugar Creek Rd STE 10, Charlotte, NC 28262
LEASE RATE:	\$18/ ft
LEASE TYPE:	NNN
AVAILABLE SF:	9,375 sq ft
PARCEL LOT AREA:	5.75 Acres
EXISTING ZONING:	CG

### DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	9,974	77,671	217,804
2024 AVG HOUSEHOLD INCOME	\$70,380	\$70,104	\$73,940



## PROPERTY HIGHLIGHTS

- **Location:** Inside the I-485 loop, in one of Charlotte's densest areas.
- **Ready to Move-in:** Fully built-out medical office including x-ray room, lab space, and security system. Ideally suited for medical office space, senior care, plasma center, etc.
- **Parking Lot:** Seal coated and restriped in 2022.









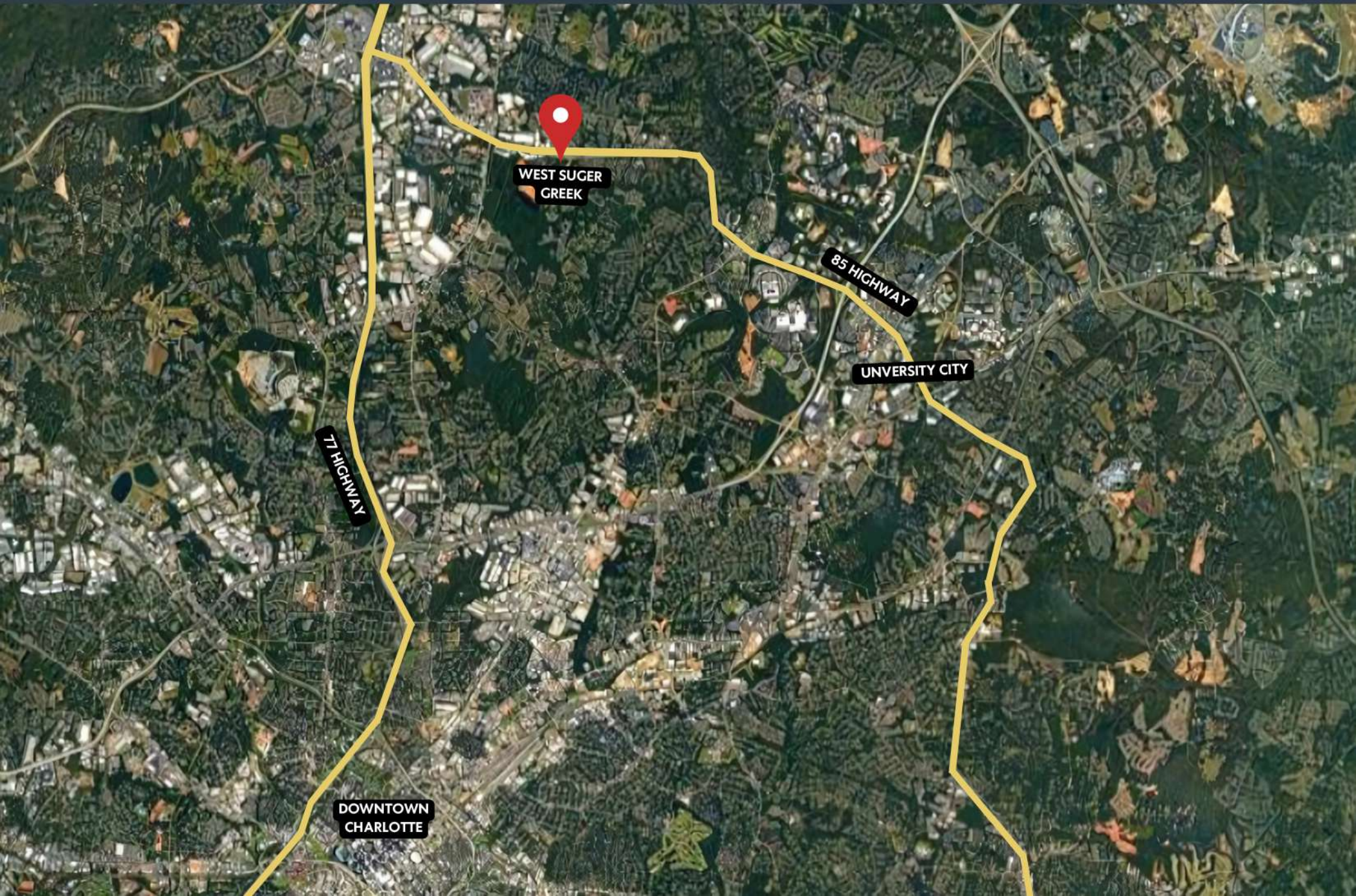


AERIAL VIEW





# LOCATION MAP





# MARKET OVERVIEW

Charlotte, North Carolina, is a rapidly growing city known for its robust economy and vibrant cultural scene. As a major financial hub, it is home to the headquarters of Bank of America and the east coast operations of Wells Fargo, making it the second-largest banking center in the United States. The city's diverse economy also includes significant contributions from the energy, healthcare, and technology sectors. Over the past decade, Charlotte has experienced substantial population growth, attracting new residents with its relatively low cost of living, high quality of life, and numerous job opportunities.

The real estate market in Charlotte has been thriving, driven by the city's economic growth and increasing population. Home prices have risen steadily, reflecting high demand and limited inventory. Both residential and commercial properties are in high demand, with new developments continually emerging to meet the needs of the growing population. Despite the competitive market, Charlotte remains an attractive destination for both investors and homebuyers, offering a blend of urban amenities and Southern charm. The city's infrastructure and transportation networks are also expanding to support its growth, ensuring it remains a dynamic and appealing market.





# SURROUNDING DEMOGRAPHICS

RADIUS	1 Miles	3 Miles	5 Miles
2029 PROJECTION	10,482	82,910	232,188
2024 ESTIMATE	9,974	77,671	217,804
2020 CENSUS	9,766	72,115	203,150
ANNUAL GROWTH 2020-2024	2.13%	7.70%	7.21%
ANNUAL GROWTH 2024-2029	5.09%	6.75%	6.60%
POPULATION BY HISPANIC ORIGIN	1,575	16,292	36,088
2024 POPULATION	9,974	77,671	217,804
WHITE	1,26712.70%	12,365 15.92%	46,43221.32%
BLACK	6,51265.29%	42,533 54.76%	115,489 53.02%
AM. INDIAN & ALASKAN	48 0.48%	607 0.78%	1,270 0.58%
ASIAN	413 4.14%	4,822 6.21%	14,651 6.73%
HAWAIIAN & PACIFIC ISLAND	2 0.02%	37 0.05%	117 0.05%
OTHER	1,73217.37%	17,308 22.28%	39,84518.29%
U.S. ARMED FORCES	14	79	265

INCOME	1 Miles	3 Miles	5 Miles
2024 AVG HOUSEHOLD INCOME	\$70,380	\$70,104	\$73,940
2024 MED HOUSEHOLD INCOME	\$55,572	\$56,286	\$56,012

HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2029 PROJECTION	3,961	31,750	92,012
2024 ESTIMATE	3,772	29,749	86,189
ANNUAL GROWTH 2020-2024	1.59%	7.32%	7.42%
ANNUAL GROWTH 2024-2029	5.01%	6.73%	6.76%
2020 CENSUS	3,713	27,721	80,237
OWNER OCCUPIED	2,25259.70%	13,133 44.15%	36,71742.60%
RENTER OCCUPIED	1,52040.30%	16,615 55.85%	49,47257.40%

2024 HOUSEHOLDS BY HH INCOME	3,773	29,749	86,189
INCOME: <\$25,000	696 18.45%	4,602 15.47%	15,529 18.02%
INCOME: \$25,000 - \$50,000	991 26.27%	8,435 28.35%	23,357 27.10%
INCOME: \$50,000 - \$75,000	865 22.93%	6,799 22.85%	17,174 19.93%
INCOME: \$75,000 - \$100,000	474 12.56%	4,284 14.40%	10,663 12.37%
INCOME: \$100,000 - \$125,000	254 6.73%	2,018 6.78%	7,277 8.44%
INCOME: \$125,000 - \$150,000	148 3.92%	1,354 4.55%	4,131 4.79%
INCOME: \$150,000 - \$200,000	256 6.79%	1,535 5.16%	4,433 5.14%
INCOME: \$200,000+	89 2.36%	722 2.43%	3,625 4.21%



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COMMERICAL REAL ESTATE



**MARIA DINSHAW**

Broker

919-327-8498

maria@cityplat.com

107 Fayetteville St, Suite 400, Raleigh NC 27601

919.650.2643

[www.cityplat.com](http://www.cityplat.com)

BIC | Pat Moore

