

# PROSPERITY COMMONS

3220 PROSPERITY CHURCH ROAD  
CHARLOTTE | NORTH CAROLINA



WILL ROBERTSON  
704-996-5824  
[will@FlagshipHP.com](mailto:will@FlagshipHP.com)

GREG MCINTOSH  
704-562-2153  
[greg@FlagshipHP.com](mailto:greg@FlagshipHP.com)

## FOR SALE OR LEASE



# PROPERTY OVERVIEW

- Located in Prosperity Commons
- One story medical outpatient space
- On building signage available
- Abundant parking
- Close proximity to I-485
- Close proximity to retail and grocery stores
- 2<sup>nd</sup> generation medical space

**SUITE 101: 1,704 SF**  
AVAILABLE SPACE

**\$625,000**  
SALES PRICE

**\$23.00/SF**  
LEASE RATE

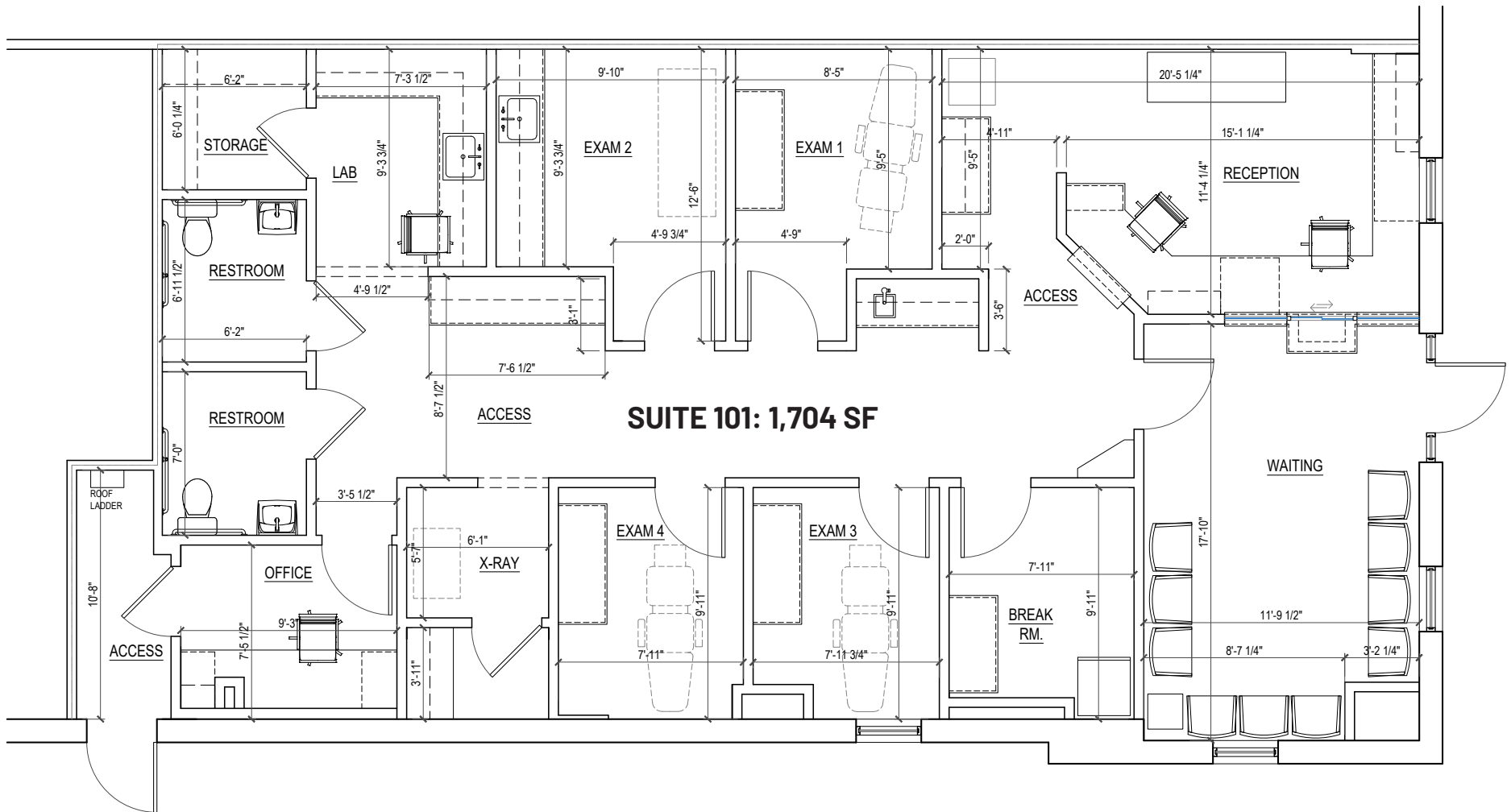
**4/1,000**  
PARKING RATIO

**NNN**  
LEASE TERM

**9,000 SF**  
BUILDING SIZE



# FLOOR PLAN



**VIEW THE VIRTUAL TOUR**



# SURROUNDING AREA



UNIVERSITY CITY  
NORTH

UNIVERSITY CITY

UNIVERSITY CITY  
RESEARCH PARK

Trader Joe's

Charlotte Pediatric  
Dentistry

Harris Teeter

McAlister's Deli

Mallard Crossing  
Medical Park

Walgreens

Circle K

Hilltop  
Coffee

CVS

Orange  
Theory

Smoothie  
King

Bojangles

Dunkin'

The UPS Store

LA Fitness

Dairy Queen

Persis Biryani  
Indian Grill

Carolinas Eye Center

3220 Prosperity  
Church Road

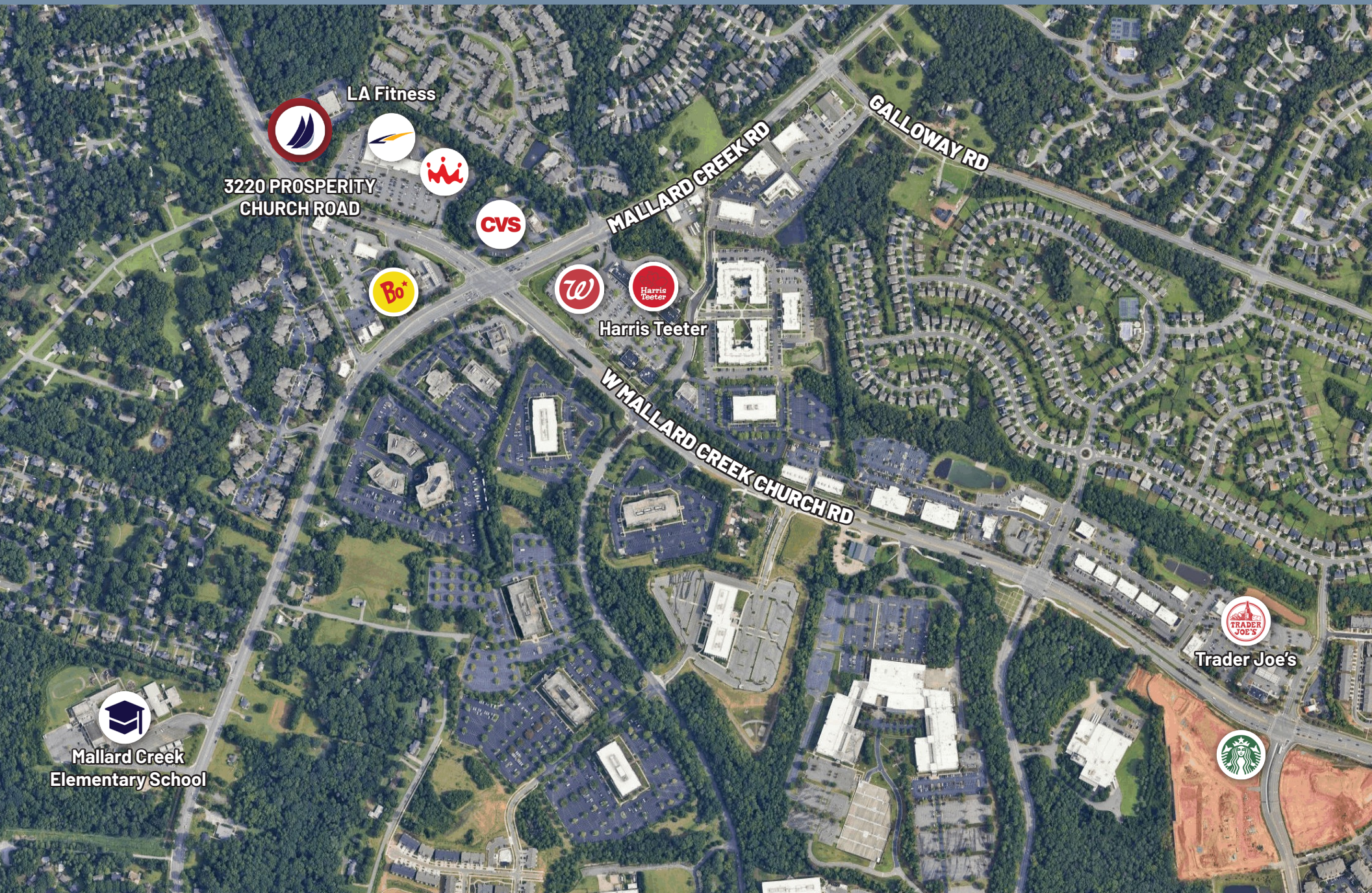
SITE

MEDICAL

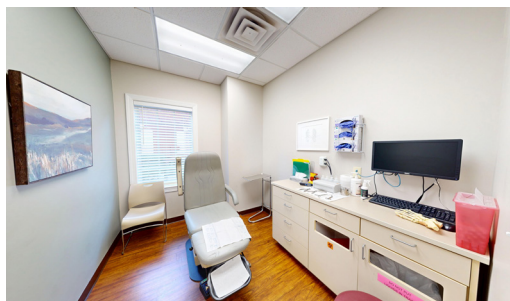
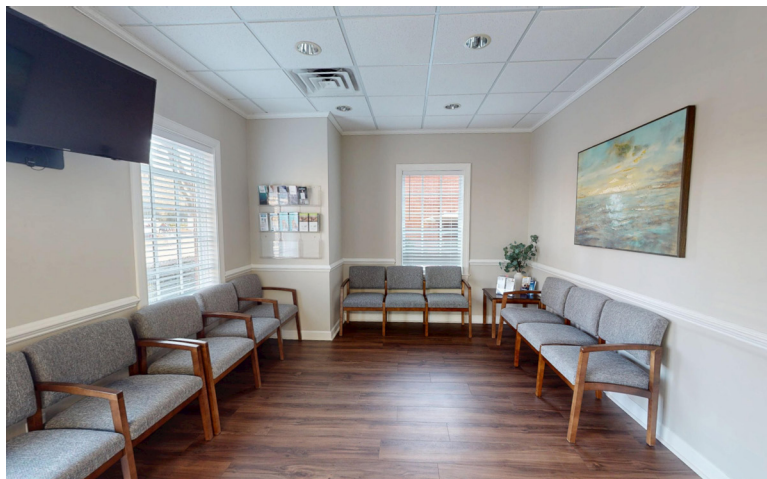
NON-MEDICAL



# AREA MAP











## CONTACT

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**FLAGSHIP**  
HEALTHCARE PROPERTIES