

Huntersville Physicians Plaza

Physicians Plaza is a 4-story medical office building offering high visibility, direct connectivity to Novant Health's Huntersville Medical Center, and convenient access to on-site amenities, that support an efficient, patient-friendly care environment within the growing Lake Norman region.

Space for Lease
10030 Gilead Road
Huntersville, NC 28078



Total SF
101,525 SF



Available SF
6,020 - 13,047 SF



Property Highlights



Direct Hospital Access

As part of the Novant Health Huntersville Medical Center campus, the building offers full hospital connectivity across all four floors for streamlined care delivery.



Centrally Connected

Positioned at the corner of Gilead Road and Reese Boulevard with easy access to the I-77, this location provides strong visibility and ease of access for both staff and patients.



Flexible Lease Options

The property offers competitive lease rates and generous tenant improvement packages, giving providers the freedom to tailor the space to their practice needs.



Hassle-Free Parking

Ample parking is available for both patients and providers, making daily operations smoother and more accessible.



On-site Dining & Retail

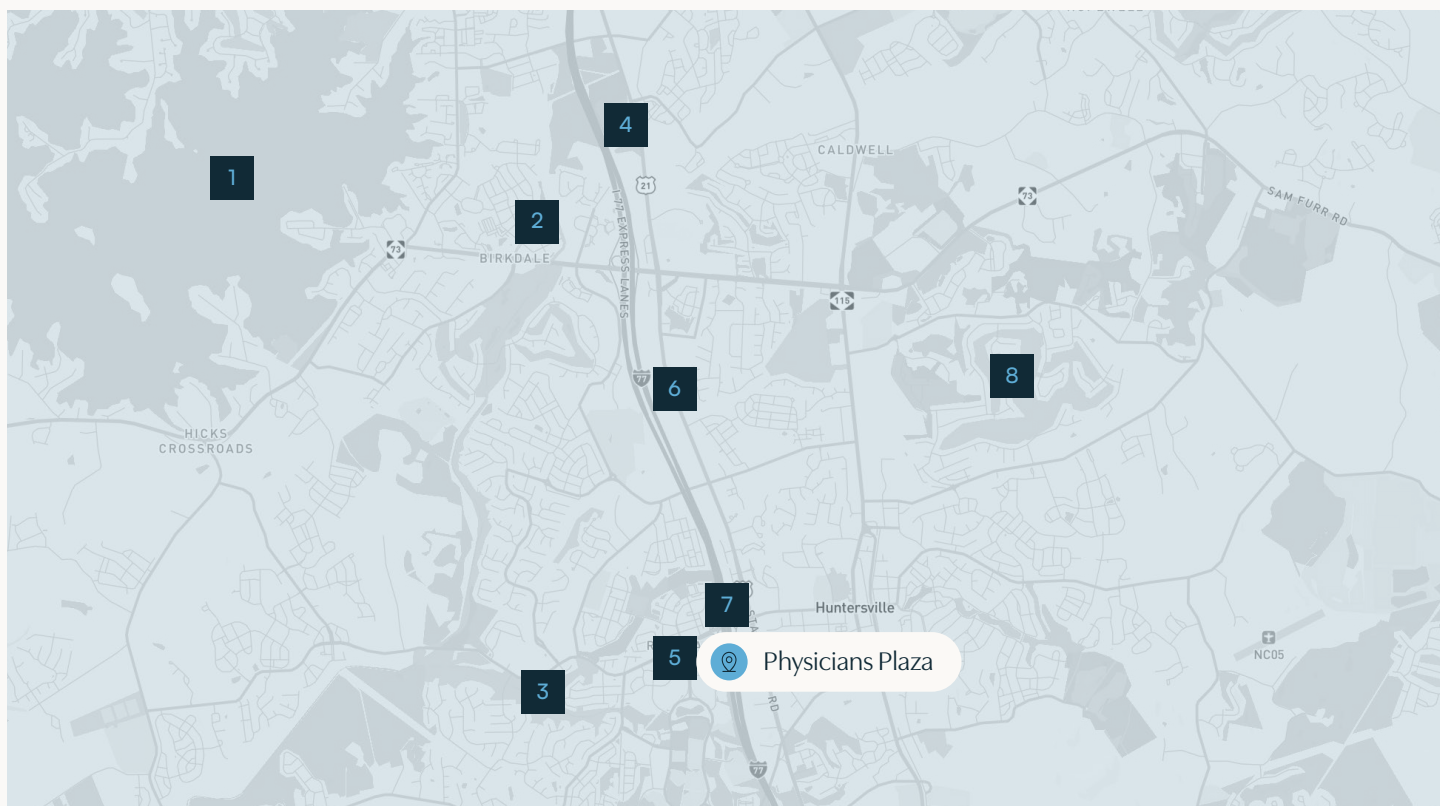
Patients and visitors benefit from convenient access to the hospital's cafeteria, café, and gift shop, enhancing the overall care experience.



Patient Pipeline Potential

With immediate hospital access and a diverse mix of tenant specialties, practices benefit from strong referral networks and patient convenience.

Points of Interest

**1** Lake Norman

📍 6 miles

2 Birkdale Village

📍 4 miles

3 Torrence Creek Greenway

📍 2 miles

4 Atrium Health Lake Norman Hospital

📍 4 miles

5 Novant Health Huntersville Medical

📍 0 miles

6 OrthoCarolina Huntersville

📍 3 miles

7 Bill Lee Freeway (I-77)

📍 0.5 miles

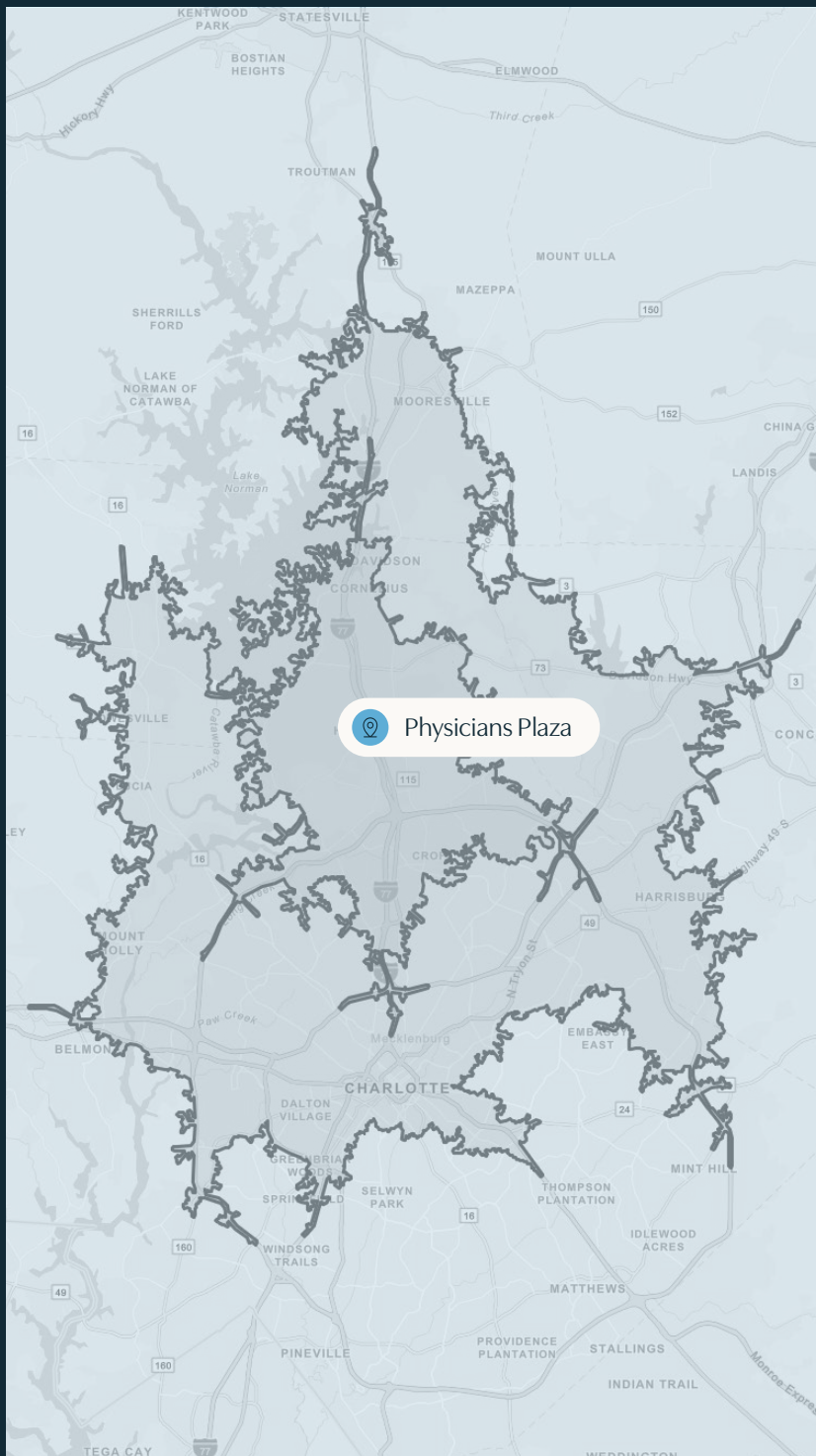
8 NorthStone Country Club

📍 5 miles

Notable locations within 1 mile

- CVS Pharmacy
- Walgreens Pharmacy
- American Red Cross Donation Center
- Publix
- Starbucks
- Jimmy John's
- ALDI
- USPS
- Dunkin' Donuts

Demographics



15 Minute Drive Time



Population
158,302



Median Income
\$106,490



Median Age
37.5 years old



CAGR
1.52%

25 Minute Drive Time



Population
770,845



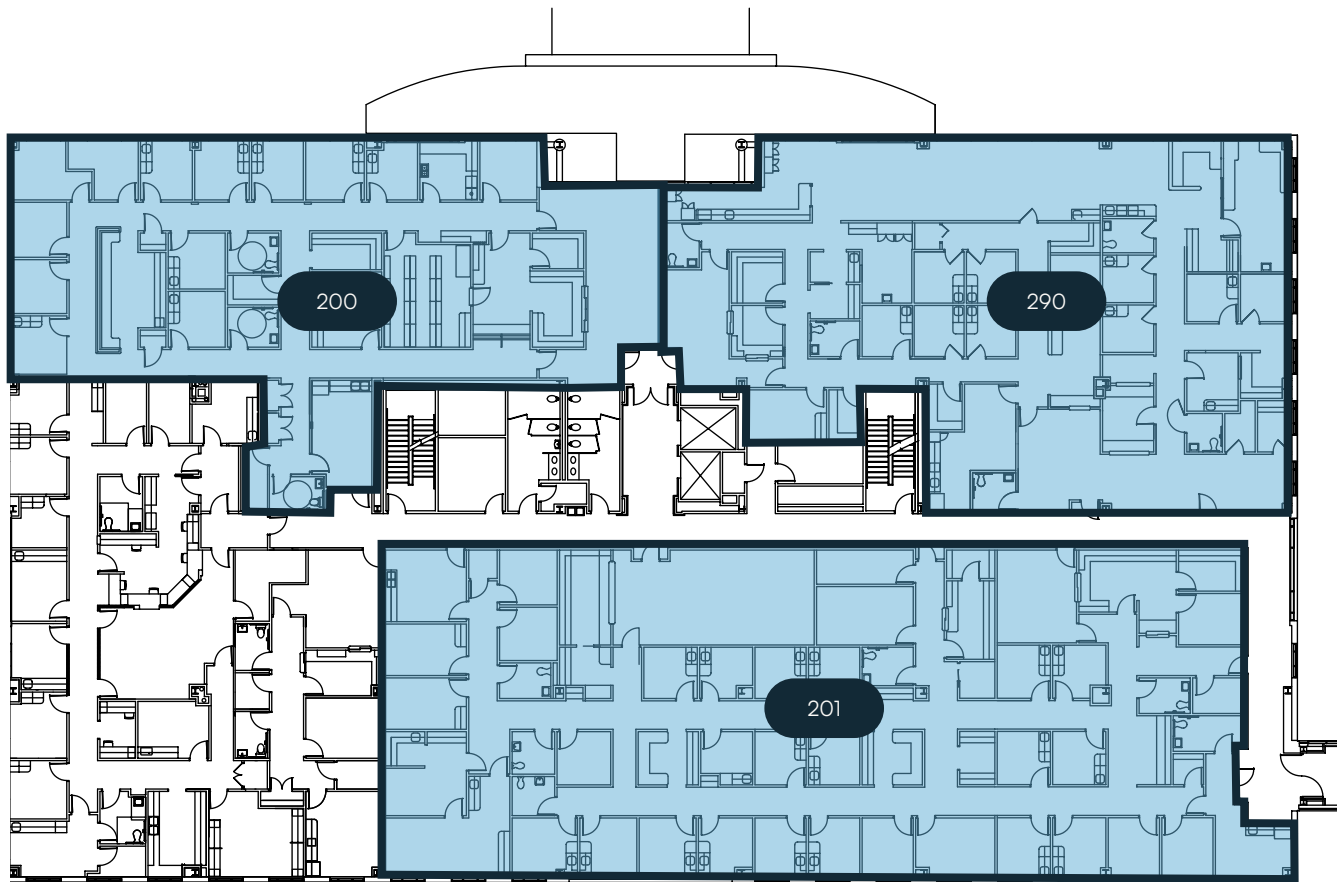
Median Income
\$90,381



Median Age
35.2 years old



CAGR
2.14%



FLOOR PLAN

Floor Two

+ Suites 200 and 290 could be combined to offer 13,047 RSF

Suite 200



Size
6,020 RSF



Availability
Vacant

Suite 201



Size
10,202 RSF



Availability
Vacant

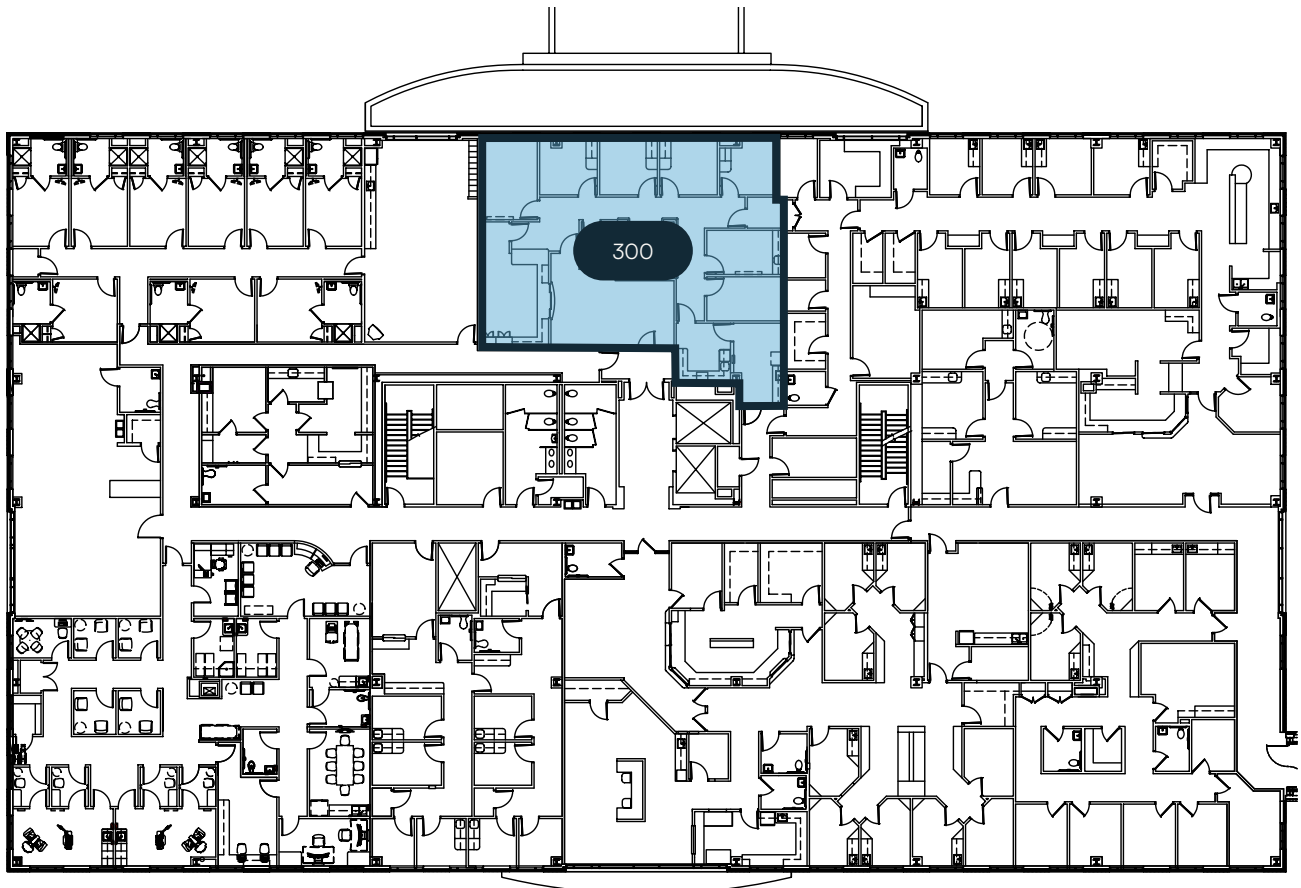
Suite 290



Size
7,027 RSF



Availability
Vacant



FLOOR PLAN

Floor Three

Suite 300



Size
2,530 RSF



Availability
Vacant

Exterior





Huntersville Physicians Plaza

10030 Gilead Road
Huntersville, NC 28078

Colin Stewart
Director, Brokerage Services



Phone
(704) 962-1387



Email
colin.stewart@meadowsandohly.com

Meadows & Ohly

Remedy
Medical Properties, Inc.

MEADOWSANDOHLY.COM