

AVAILABLE FOR LEASE

10508 PARK ROAD  
SUITE 110  
CHARLOTTE, NORTH CAROLINA



10508 Park Road is a single-story, multi-tenant medical office building located in the heart of Pineville. With close proximity to Atrium Health Pineville, ample parking, and a diverse tenant mix this property provides a first-rate office opportunity for a variety of medical practices.

### BUILDING SPECIFICATIONS

Total Building Area	± 13,543 SF
Total Available Space	± 1,972 SF
Year Built/ Renovated	1995/1999
Asking Lease Rate	\$28.00/SF NNN

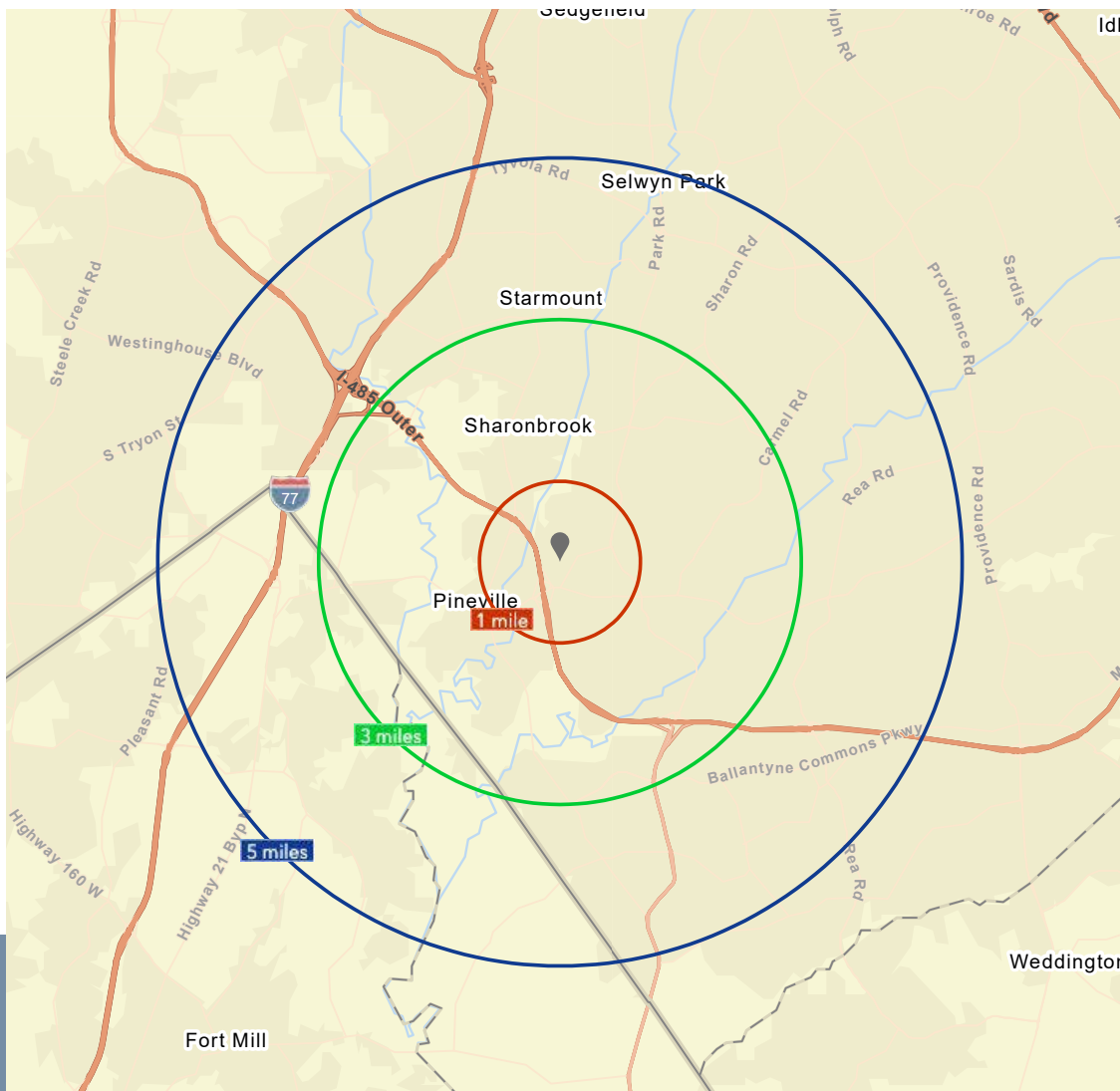
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2022 Demographics	1 Mile	3 Miles	5 Miles
Population	8,622	69,074	192,529
Households	3,785	29,554	81,079
Median HH Income	\$76,173	\$76,199	\$88,881
Median Age	37.1	36.8	37.9



3,785 Households



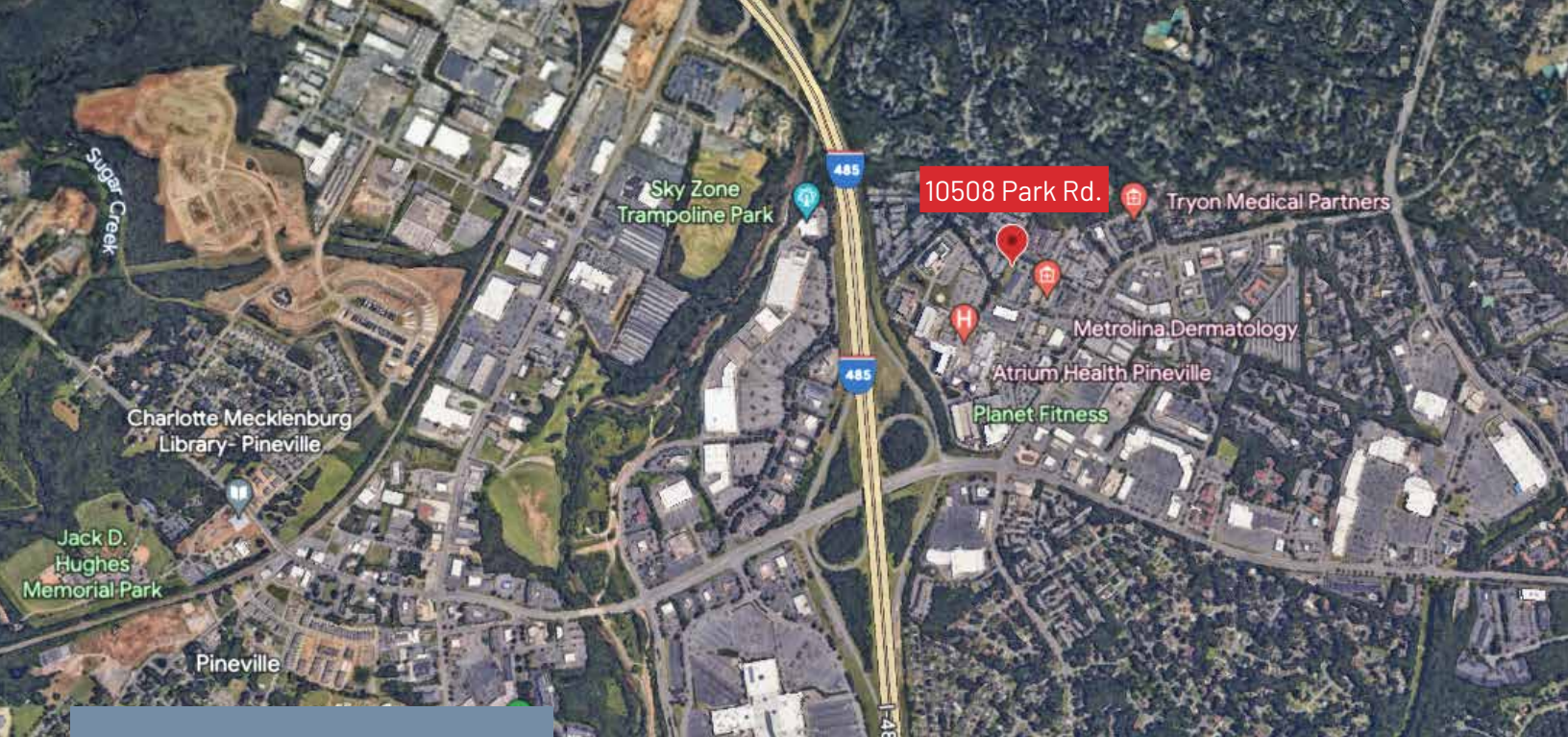
\$132,428 Average Household Income



Population of 8,622



\$49,502 Per Capita



## LOCATION

10508 Park Road is located between Pineville-Matthews Road (Hwy 51) and Park Road in Charlotte, NC.

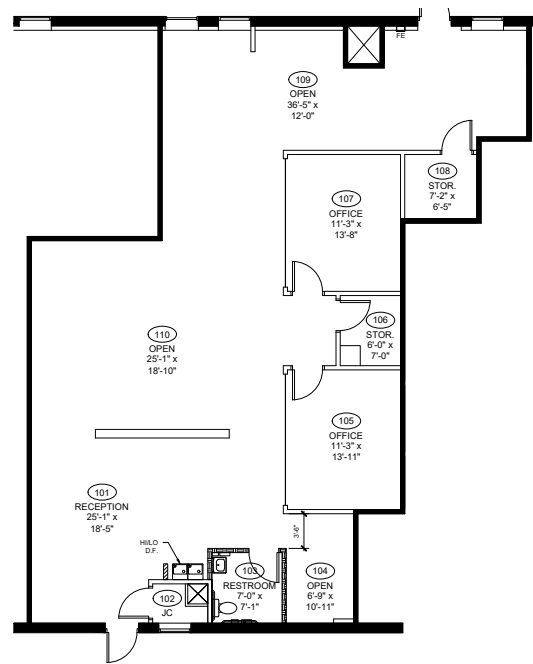
Less than 1 mile from I-485 and near Atrium Health Pineville, the property is both conveniently located and surrounded by restaurant and retail amenities.

## AVAILABILITIES

Suite 110

± 1,972 RSF

Vacant



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