

10620 PARK ROAD

CHARLOTTE | NORTH CAROLINA
BUILDING 400



WILL ROBERTSON
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FOR LEASE

PROPERTY OVERVIEW



TOTAL BUILDING AREA:
± 32,463 SF



TOTAL AVAILABLE SPACE:
Suite 230: ± 1,577 RSF



LEASE RATE:
\$28.00/SF



LEASE TYPE:
NNN



YEAR BUILT:
1988

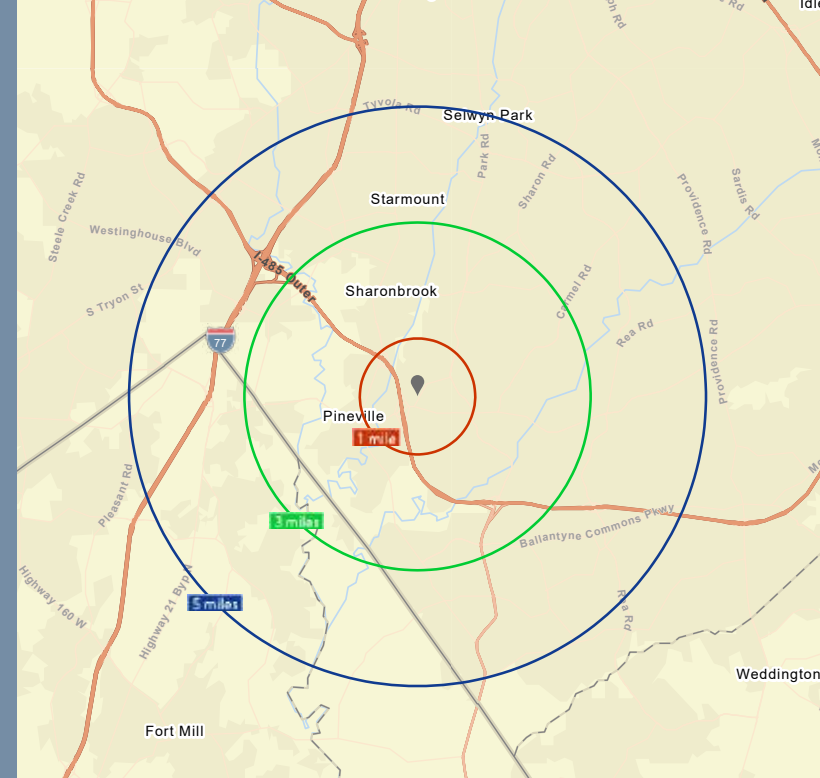
PROPERTY OVERVIEW

10620 Park Road is a two-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.

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2022 Demographics	1 Mile	3 Miles	5 Miles
Population	5,300	31,487	192,538
Households	2,269	13,107	39,130
Median HH Income	\$89,278	\$89,750	\$91,714
Median Age	37.4	40.0	39.1

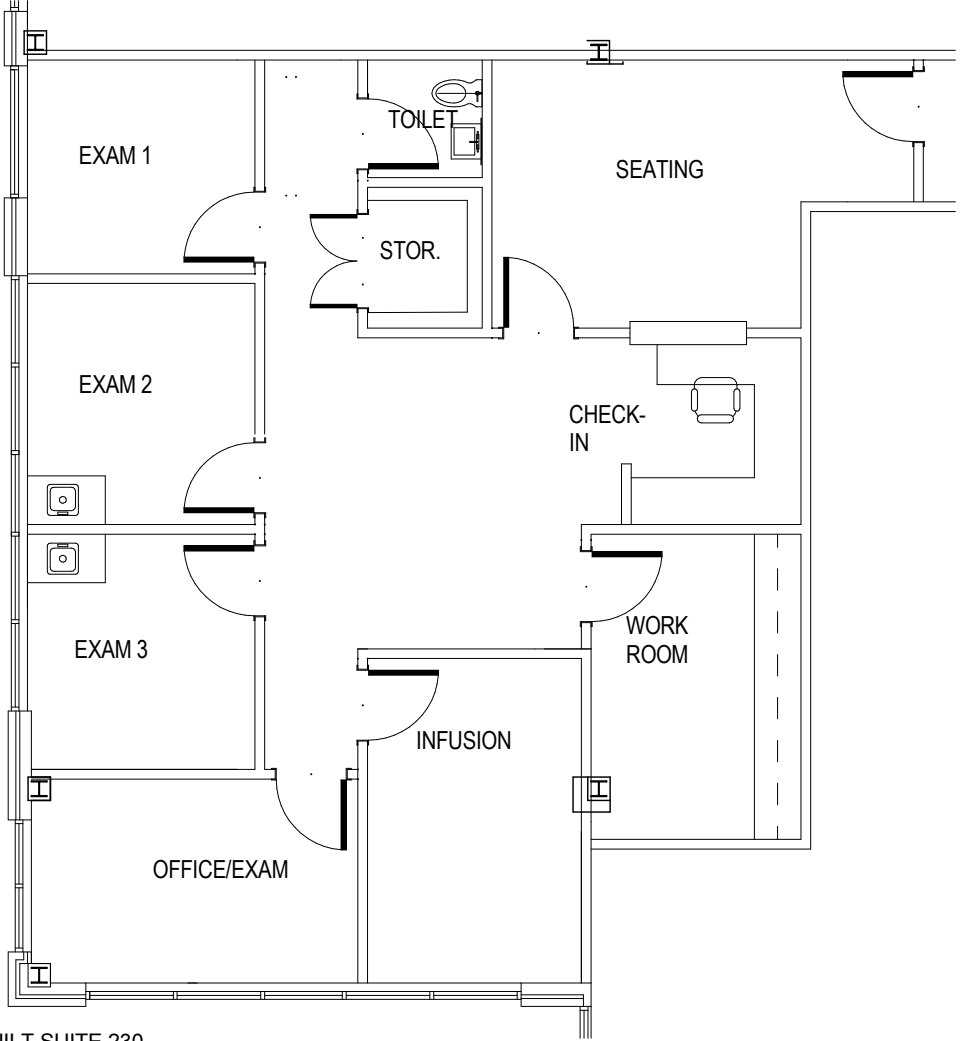
LOCATION

10620 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.

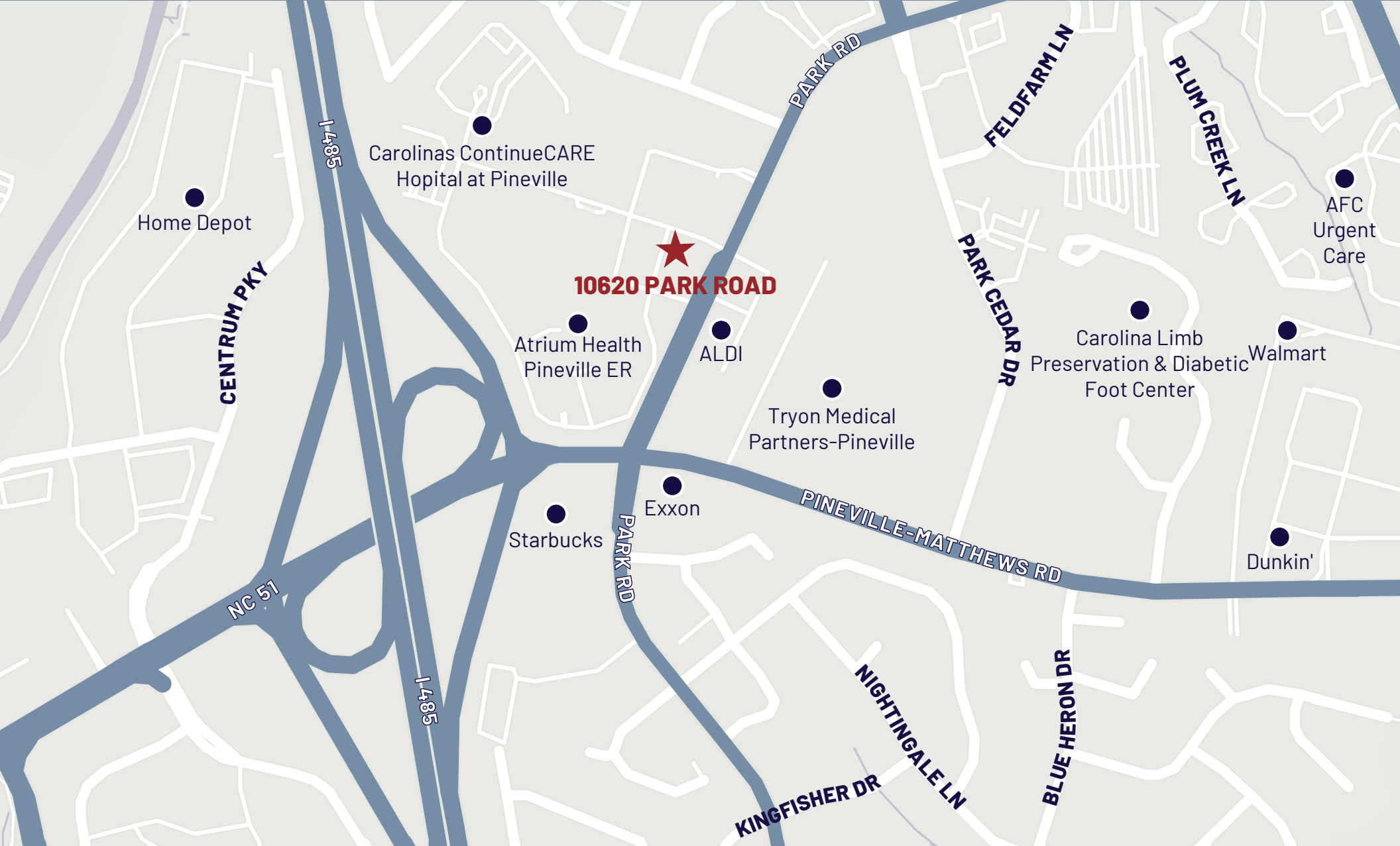
FLOOR PLAN

SUITE 230:
± 1,577 RSF



① AS-BUILT SUITE 230
3/16" = 1'-0" ON 11" x 17"

AREA MAP



Home Depot

Carolinas ContinueCARE
Hopital at Pineville

10620 PARK ROAD

Atrium Health
Pineville ER

ALDI

Tryon Medical
Partners-Pineville

Carolina Limb
Preservation & Diabetic
Foot Center

Walmart

AFC
Urgent
Care

Starbucks

Exxon

Dunkin'

CENTRUM PKY

NC 51

1485

1485

PARK RD

PARK RD

PARK CEDAR DR

PINEVILLE-MATTHEWS RD

NIGHTINGALE LN

KINGFISHER DR

FELDFARM LN

PLUM CREEK LN

BLUE HERON DR