

# HUNTERSVILLE MEDICAL PAVILION I & II

9920 & 9930 KINCEY AVENUE  
HUNTERSVILLE | NORTH CAROLINA



# FOR LEASE

# PAVILION I - 9920 KINCEY AVE

## OVERVIEW

- 9920 Kincey Ave is a two-story medical office building
- Monument signage provides excellent visibility
- Ability to buildout a surgery center on the second floor
- Improvements include covered drop off, new gurney sized elevator, and new common areas
- Abundant parking
- Adjacent to Novant Health - Huntersville Medical Center
- Generous T.I. Allowance

[CLICK HERE TO EXPLORE](#)

### CONTACT:

**GREG MCINTOSH**

d. 704-749-7248

c. 704-562-2153

greg@FlagshipHP.com

**WILL ROBERTSON**

d. 704-996-5824

will@FlagshipHP.com



**BUILDING AREA:**

± 67,623 SF



**TOTAL AVAILABLE SPACE:**

2nd Floor: ± 2,896 RSF



**LEASE RATE:**

\$36.00/SF



**LEASE TYPE:**

Full Service



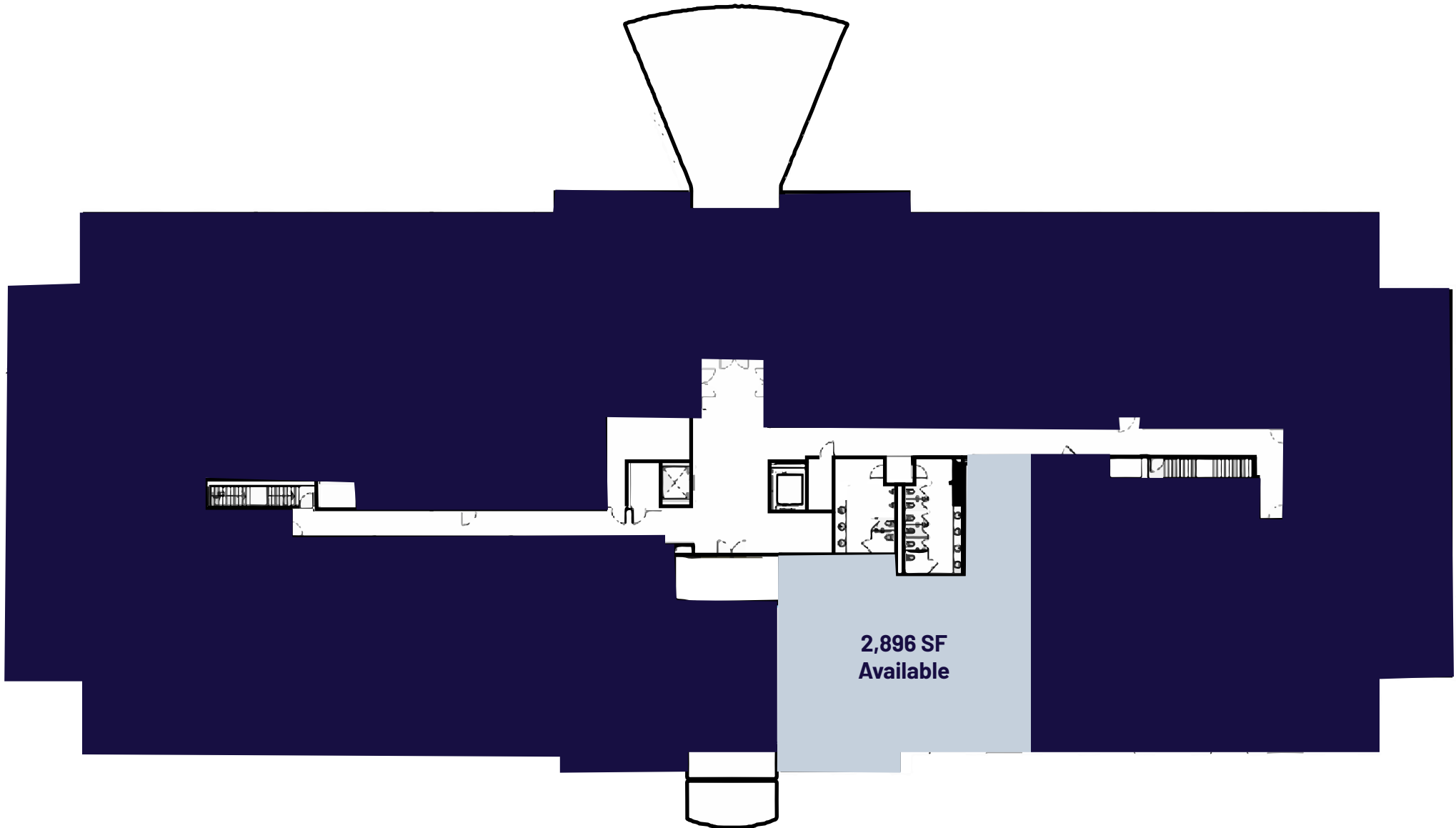
**YEAR BUILT & RENOVATED:**

2000/2024



# PAVILION I FLOOR PLAN

9920 KINCEY AVE



# PAVILION II - 9930 KINCEY AVE

## OVERVIEW

- Three-story medical office building featuring a diverse tenant mix
- Monument signage provides excellent visibility
- Easy access to I-77
- Surrounded by ample retail and dining opportunities
- Located in a strong medical corridor
- Abundant parking
- Adjacent to Novant Health- Huntersville Medical Center
- Generous T.I. Allowance

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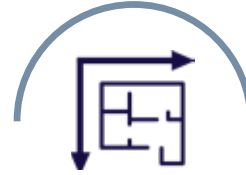
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will@FlagshipHP.com



**BUILDING AREA:**

±101,500 SF



**TOTAL AVAILABLE SPACE:**

Suite 175: ± 2,295 SF

3rd Floor: ± 2,953 SF



**LEASE RATE:**

\$36.00/SF



**LEASE TYPE:**

Full Service



**YEAR BUILT & RENOVATED:**

2000/2024



# PAVILION II FLOOR PLAN

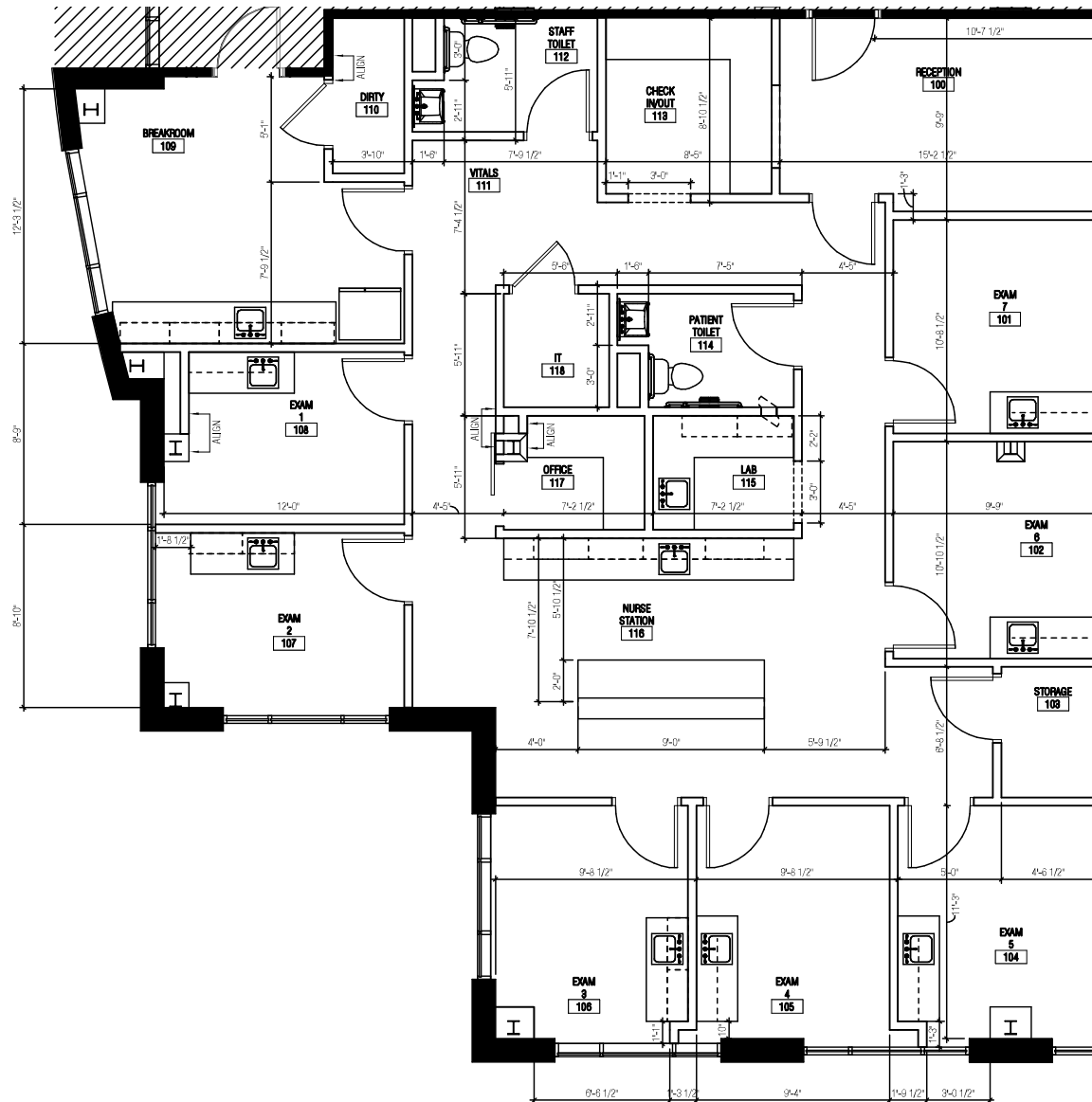
## 9930 KINCEY AVE



**SUITE 175:**  
**± 2,295 RSF**

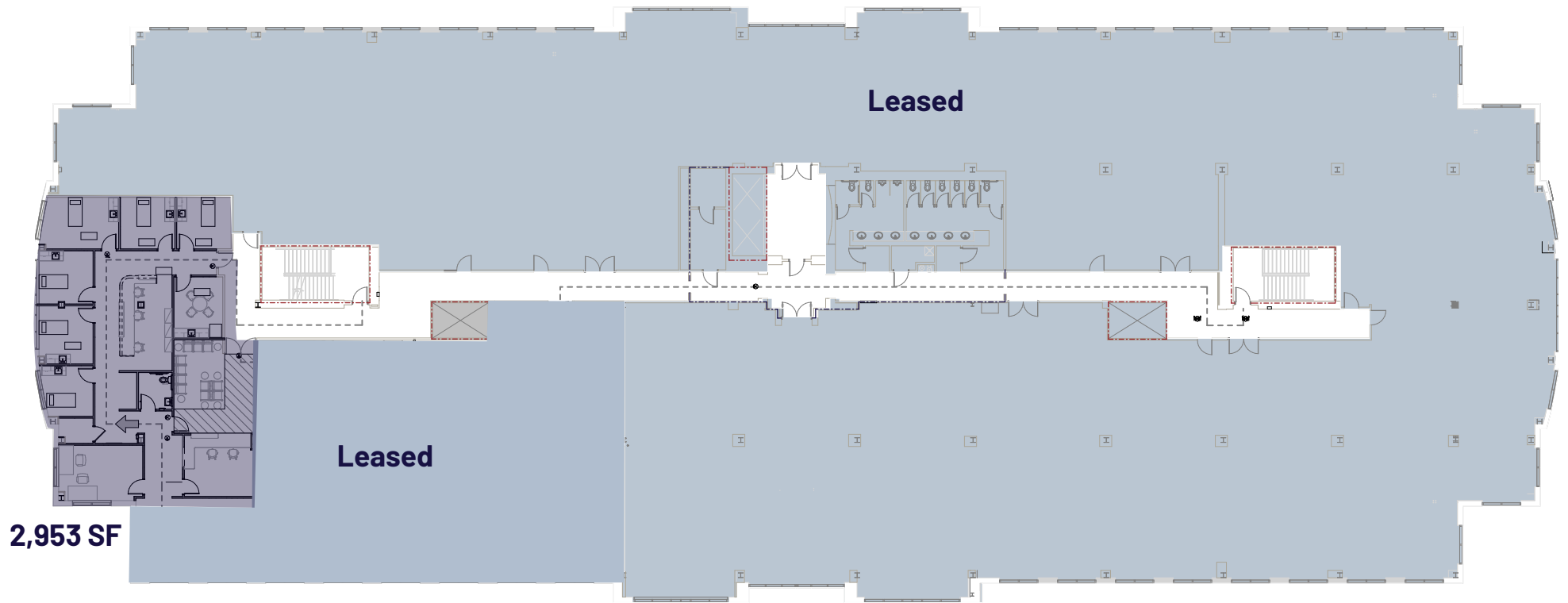
# PAVILION II FLOORPLAN

## SUITE 175- 2,295 SF, 9930 KINCEY AVE

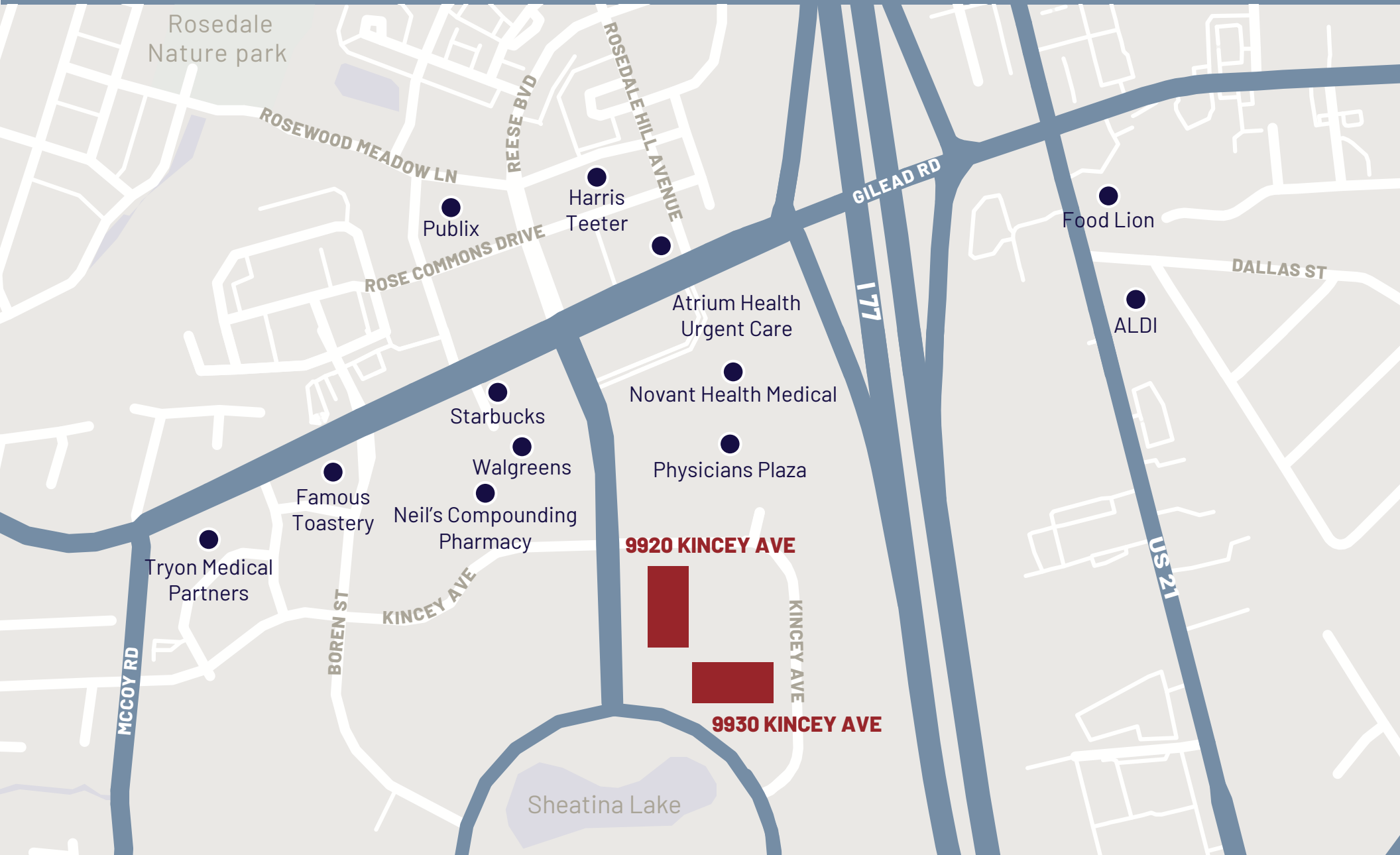


# PAVILION II FLOORPLAN

3rd FLOOR, 9930 KINCEY AVE



# AREA MAP



Rosedale Nature park

ROSEWOOD MEADOW LN

REESE BYD

ROSEDALE HILL AVENUE

ROSE COMMONS DRIVE

Publix

Harris Teeter

GILEAD RD

Food Lion

DALLAS ST

ALDI

Atrium Health Urgent Care

177

Novant Health Medical

Starbucks

Physicians Plaza

Walgreens

Famous Toastery

Neil's Compounding Pharmacy

**9920 KINCEY AVE**

US 21

Tryon Medical Partners

BOREN ST

KINCEY AVE

KINCEY AVE

MCCOY RD

**9930 KINCEY AVE**

Sheatina Lake