

# 10508 PARK ROAD

CHARLOTTE | NORTH CAROLINA  
MEDICAL OUTPATIENT BUILDING



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

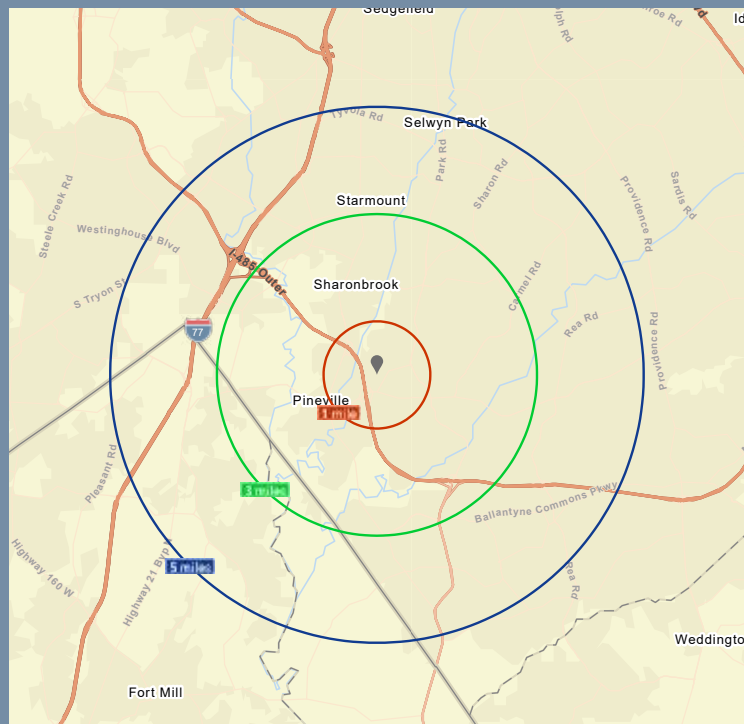
**WILL ROBERTSON**  
704-996-5824  
[will@FlagshipHP.com](mailto:will@FlagshipHP.com)

# FOR LEASE

# PROPERTY OVERVIEW

## PROPERTY SUMMARY

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.



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



**BUILDING AREA:**  
± 13,543 SF



**TOTAL AVAILABLE SPACE:**  
± 4,508 SF



**LEASE RATE:**  
\$28.00/SF

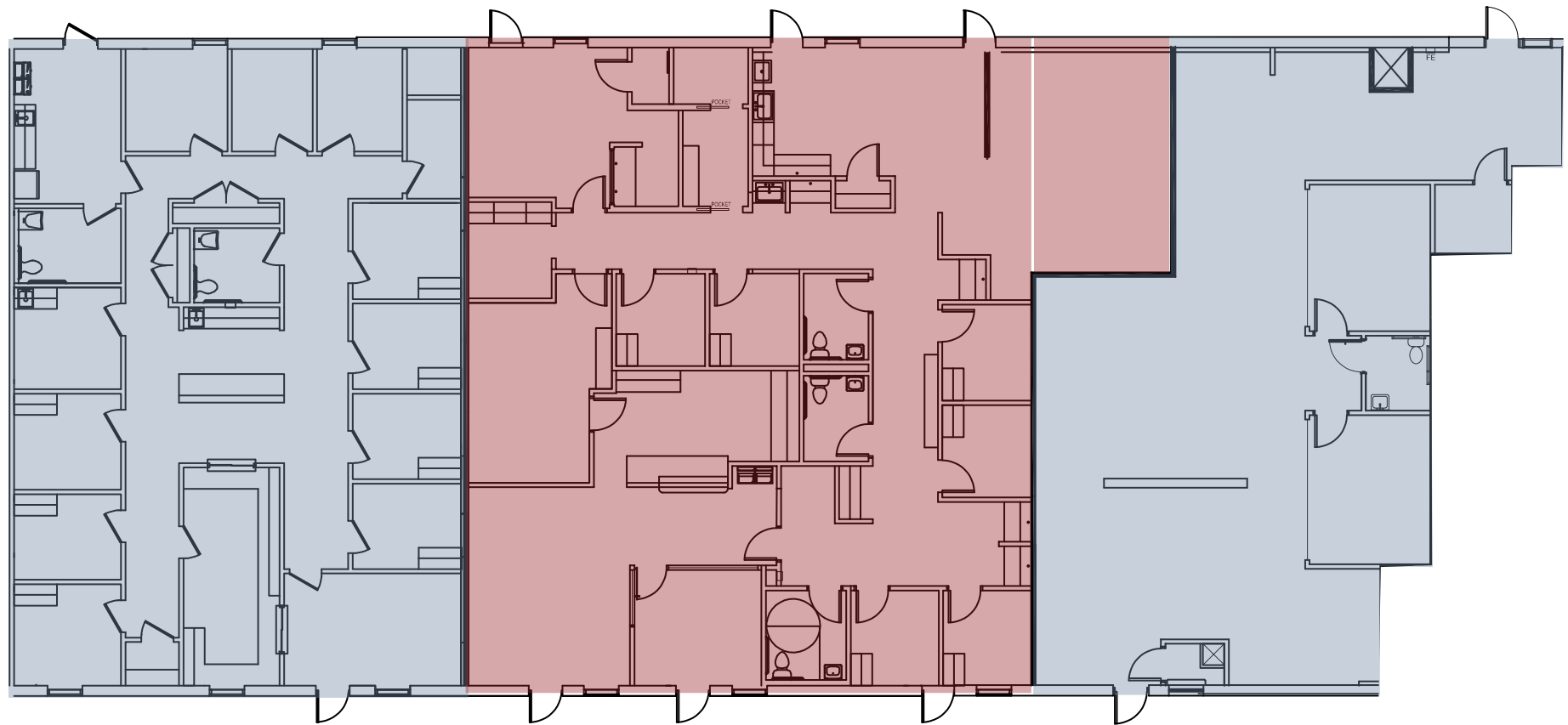


**LEASE TYPE:**  
NNN



**YEAR BUILT & RENOVATED:**  
1995/1999

# FLOOR PLAN



**SUITE 130:**  
**Amity Medical Group**  
**2,536 RSF**  
**Available March 1, 2025**

**SUITE 120:**  
**3,544 RSF**  
**LEASED**

**SUITE 110:**  
**1,972 RSF**  
**AVAILABLE**

**VIRTUAL TOUR**

# AREA MAP

