

# MEDICAL OFFICE FOR LEASE

335 Town Centre Boulevard, Pineville, NC 28134



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$35.00 SF/yr (NNN)
<b>LOT SIZE:</b>	+/- 1.2 Acres
<b>BUILDING SIZE:</b>	11,830 SF
<b>ZONING:</b>	B-4
<b>PARCEL ID:</b>	22113129 (portion of)

## PROPERTY OVERVIEW

New construction medical office scheduled to break ground 1Q 2025. Conveniently located close to Carolina Place Mall, Atrium Hospital Pineville and I-485.

## PROPERTY HIGHLIGHTS

- Flexible floor plans can be tailored to suit Tenant's specific needs
- Elevator Access
- Easily accessible from major roads and highways, this location ensures that practice is easily reachable from across the region
- Traffic counts at Pineville-Matthews Road are 21,346 VPD

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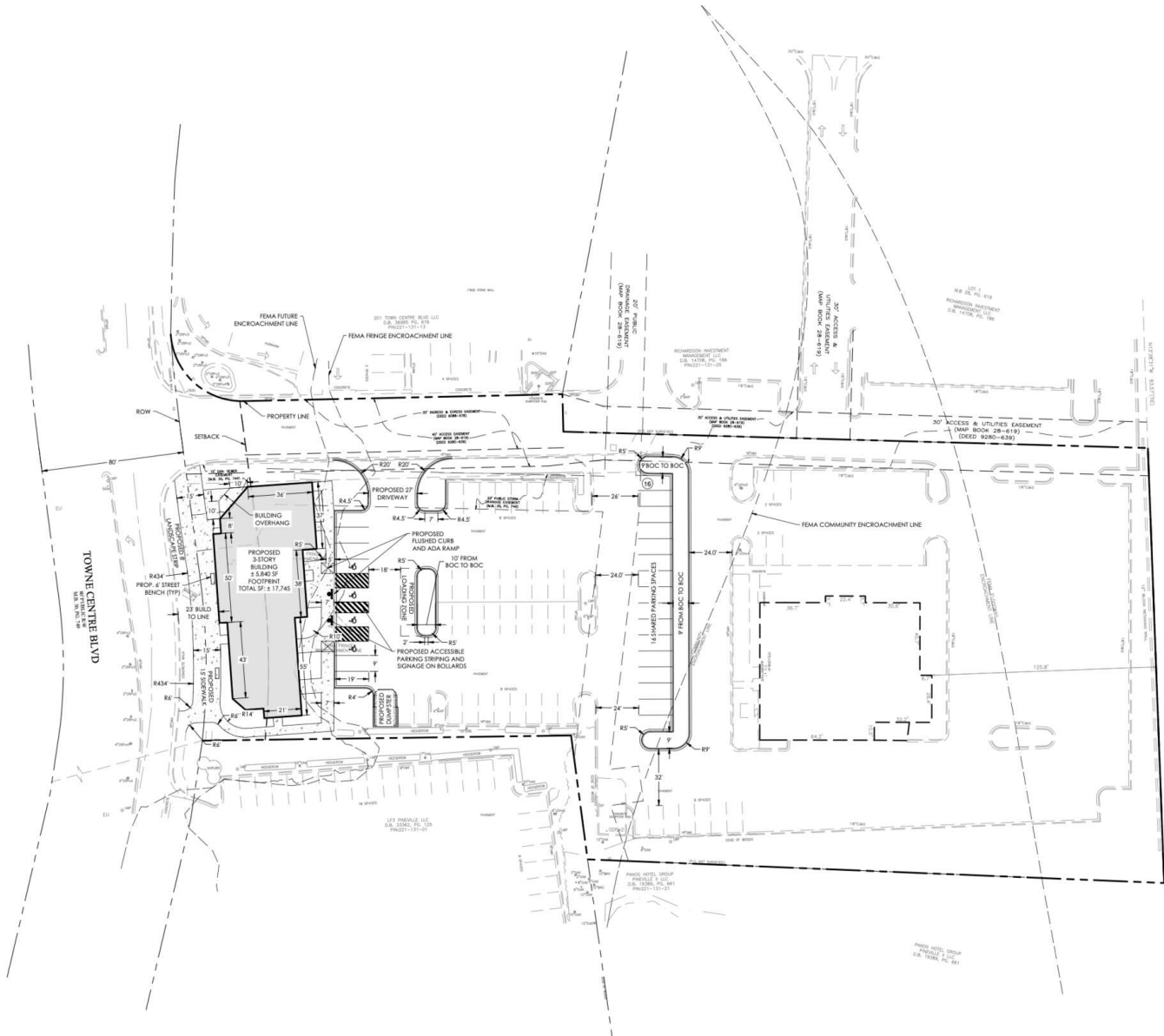
Outside Broker Address: 3430 Toringdon Way, Charlotte, NC 28277

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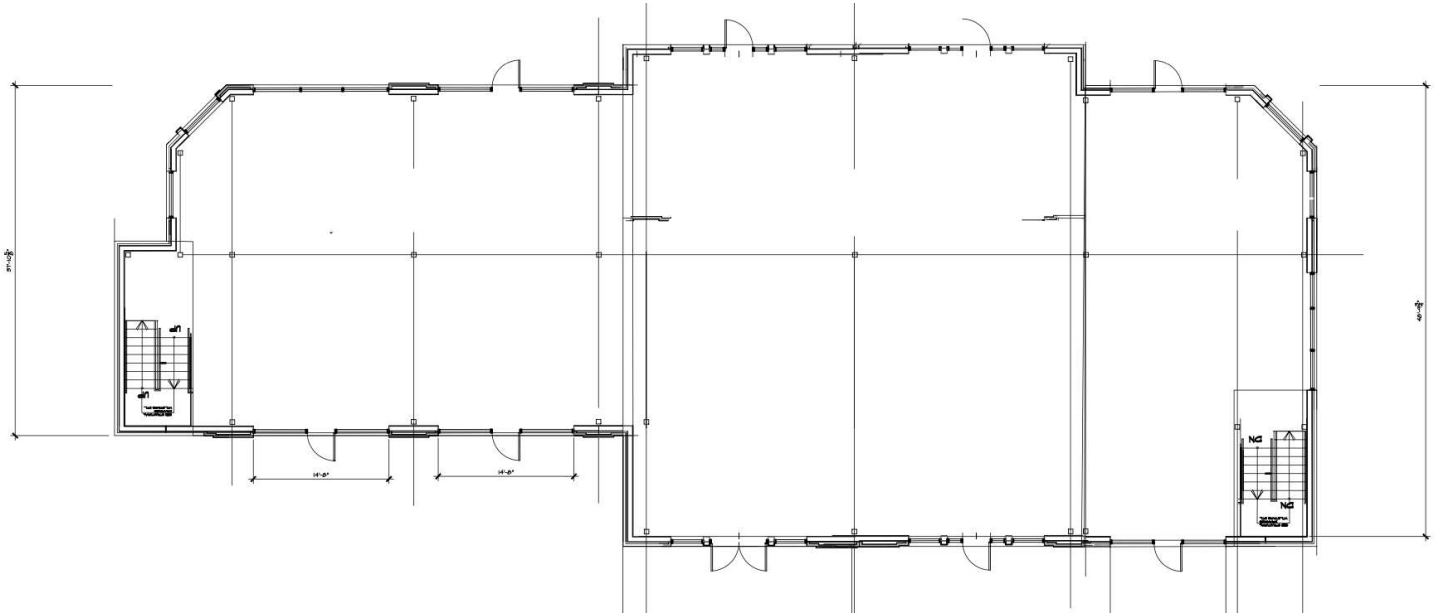
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# Demographic Summary Report

391 Towne Centre Blvd, Pineville, NC 28134

Building Type: **Land**                      Total Available: **0 SF**  
 Class: -    % Leased: **0%**  
 RBA: -    Rent/SF/Yr: -  
 Typical Floor: -

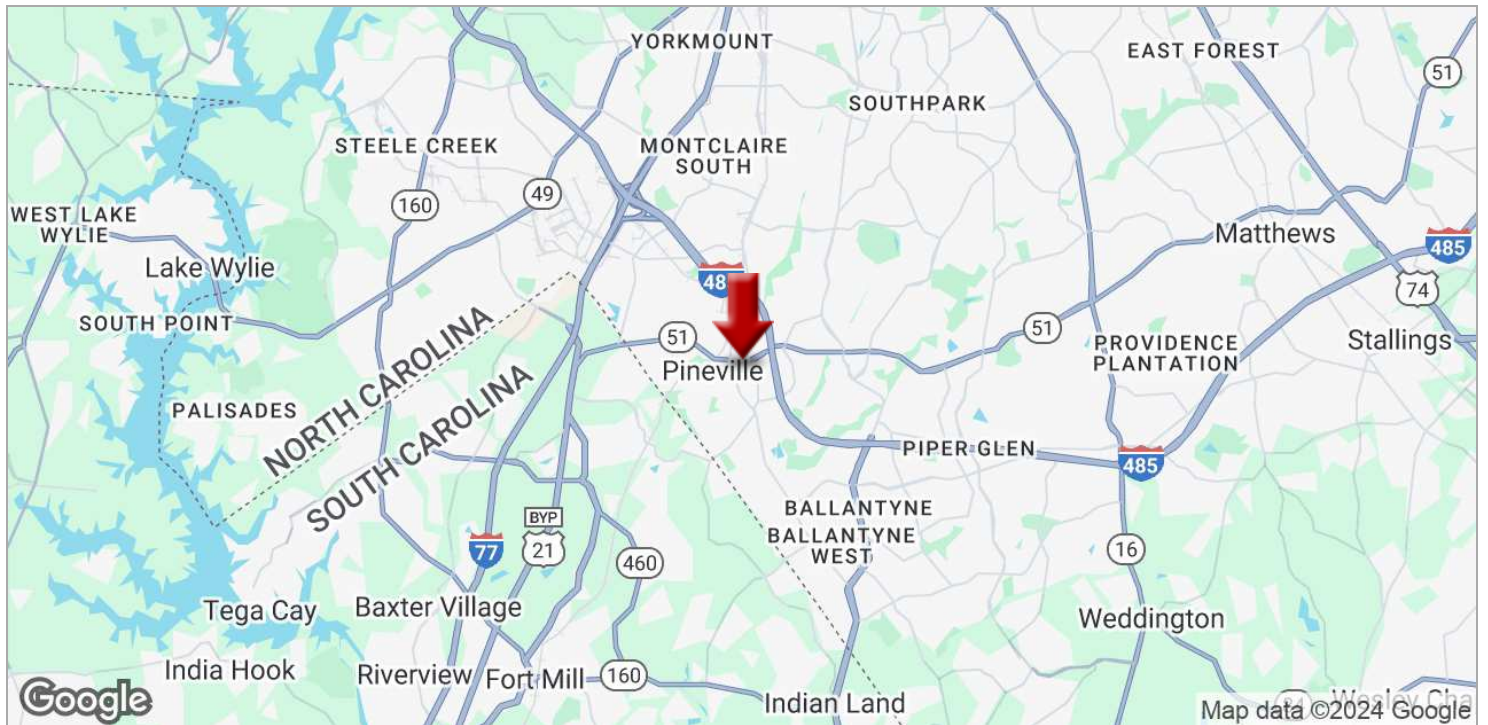
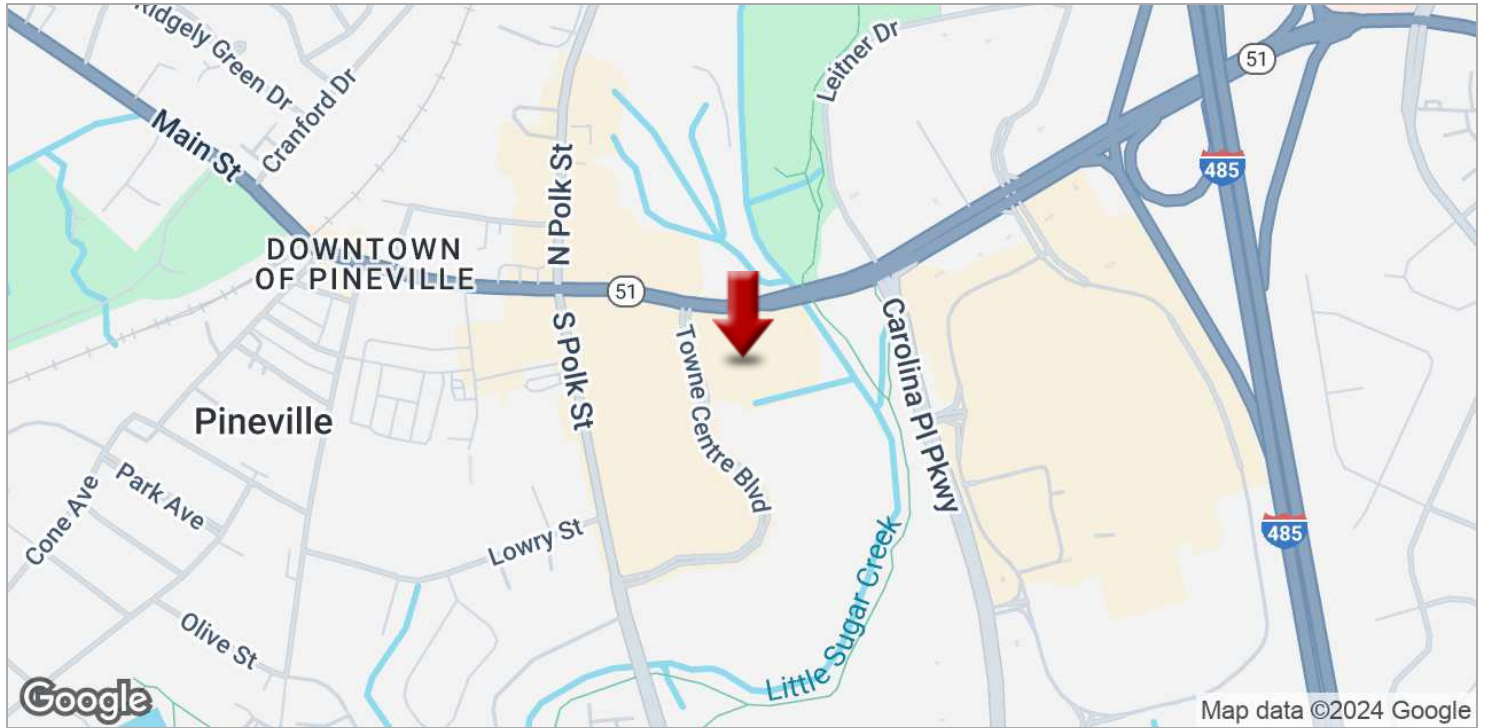


Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2026 Projection	6,265	67,566	189,316
2021 Estimate	5,949	63,136	175,787
2010 Census	5,407	54,541	142,692
Growth 2021 - 2026	5.31%	7.02%	7.70%
Growth 2010 - 2021	10.02%	15.76%	23.19%
<b>2021 Population by Hispanic Origin</b>	1,382	11,076	28,693
<b>2021 Population</b>	5,949	63,136	175,787
White	4,081 68.60%	45,124 71.47%	126,199 71.79%
Black	1,428 24.00%	11,562 18.31%	30,430 17.31%
Am. Indian & Alaskan	56 0.94%	505 0.80%	1,343 0.76%
Asian	216 3.63%	4,121 6.53%	13,087 7.44%
Hawaiian & Pacific Island	6 0.10%	76 0.12%	277 0.16%
Other	162 2.72%	1,748 2.77%	4,451 2.53%
U.S. Armed Forces	5	96	117
<b>Households</b>			
2026 Projection	2,751	28,255	75,697
2021 Estimate	2,624	26,549	70,592
2010 Census	2,452	23,603	58,826
Growth 2021 - 2026	4.84%	6.43%	7.23%
Growth 2010 - 2021	7.01%	12.48%	20.00%
Owner Occupied	1,159 44.17%	14,507 54.64%	43,553 61.70%
Renter Occupied	1,464 55.79%	12,042 45.36%	27,039 38.30%
<b>2021 Households by HH Income</b>	2,622	26,550	70,592
Income: <\$25,000	439 16.74%	3,302 12.44%	7,431 10.53%
Income: \$25,000 - \$50,000	727 27.73%	5,782 21.78%	12,688 17.97%
Income: \$50,000 - \$75,000	628 23.95%	4,756 17.91%	11,485 16.27%
Income: \$75,000 - \$100,000	369 14.07%	3,720 14.01%	10,051 14.24%
Income: \$100,000 - \$125,000	204 7.78%	2,376 8.95%	6,867 9.73%
Income: \$125,000 - \$150,000	75 2.86%	1,634 6.15%	5,294 7.50%
Income: \$150,000 - \$200,000	61 2.33%	2,126 8.01%	6,623 9.38%
Income: \$200,000+	119 4.54%	2,854 10.75%	10,153 14.38%
<b>2021 Avg Household Income</b>	\$70,649	\$99,295	\$113,102
<b>2021 Med Household Income</b>	\$55,105	\$71,667	\$84,183



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