

## Medical Office Space for Sale

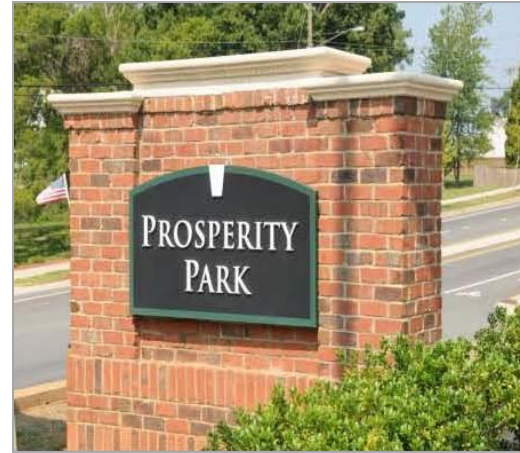
**Prosperity Park** is a mixed-use development in the University area, located near the new I-485 outer loop Exit 26 in northeast Charlotte. With tremendous growth in the area, Prosperity Park's "Neighborhood Services" (NS) zoning positions it as a strategic location for medical practices.

This office condo space includes signage, ample parking, visibility and easy access.

**5,026 +/- sq ft**

- Condition: Existing medical office space
- Space potentially divisible. Current floorplan includes office condo units 200 and 300
- 10-year NNN lease in place until July 31, 2034

**PRICE: \$2,100,000**



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# Medical Office for Sale

## PROPERTY HIGHLIGHTS

- Located less than ¼ mile from Exit 26 I-485 Outer Loop of Charlotte, this area is experiencing tremendous growth.
- Prosperity Park is within walking distance to residential neighborhoods, office space, medical space, grocery stores, restaurants and retail.

## DEMOGRPAHICS:

### Population

1 mile radius	8,201
3 mile	46,685
5 mile	101,471

### Average Household Income

1 mile radius	\$84,851.14
3 mile	\$88,568.89
5 mile	\$76,282.45



**10220 Prosperity Park Drive  
Charlotte NC 28269**

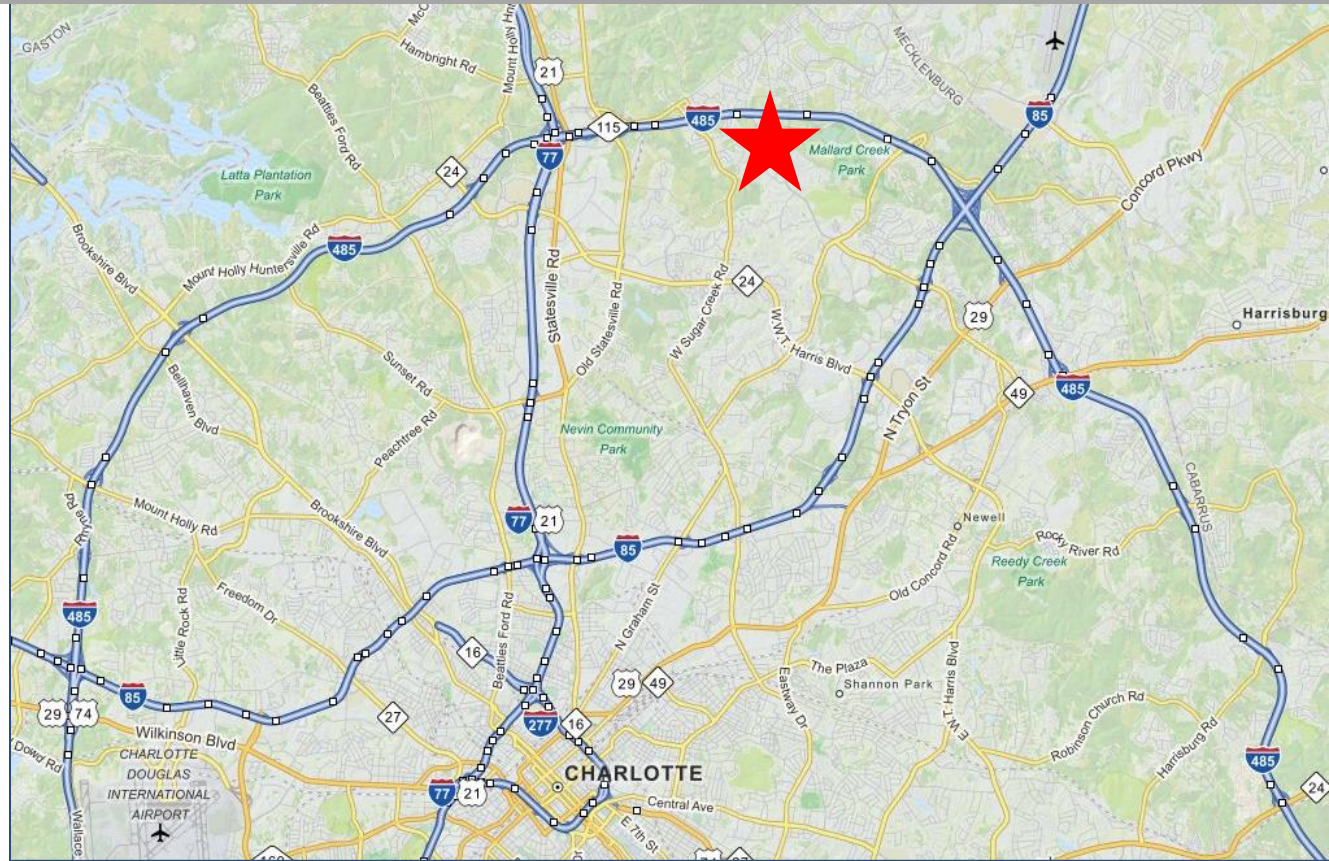


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# Vicinity Map

- Prosperity Park is a mixed-use development located in the University area of Charlotte, just minutes from Concord Mills, the Highland Creek neighborhood and Interstates I-77 & I-85.
- Due to its location directly off Exit 26 of the I-485 outer loop, Prosperity Park is an ideal location for office and medical practices or facilities.
- Conveniently Located:
  - ¼ mile to I-485
  - 3.27 miles to I-85
  - 3.6 miles to I-77
  - 5.9 miles to Concord Mills
  - 7.5 miles to Charlotte Motor Speedway
  - 8.8 miles to UNCC
  - 17.9 miles to Charlotte Douglas International Airport



## Located at Exit 26 I-485 Charlotte's Outer Loop

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10220 PROSPERITY PARK DR SUITE 300

Steel Tape Measuring

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