

OFFICE FOR LEASE

6824 HARRISBURG RD

Charlotte, NC 28227



LOCATION DESCRIPTION

Situated at the signalized intersection of Harrisburg Road and Albemarle Road, the property offers exceptional visibility, convenient ingress and egress, ample parking and excellent accessibility for patients throughout East Charlotte, Mint Hill, Harrisburg and surrounding communities. With its turnkey medical improvements and efficient clinical layout, this property presents a rare opportunity for healthcare providers.

PROPERTY HIGHLIGHTS

- Purpose-built healthcare facility with modern interior finishes
- Laboratory and specimen processing area
- Dedicated pharmacy/medication dispensing area
- Welcoming reception and patient check-in/check-out areas
- Spacious treatment and procedure rooms
- Large breakroom and staff support areas

PROPERTY DESCRIPTION

The professionally designed layout includes 15 fully equipped exam rooms, 28 nurse stations, pharmacy and lab areas, along with private physician offices, making it well suited for primary care, urgent care, specialty practices or other healthcare-related users.

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Available SF:	11,200 SF
Acreage:	1.4 Acres
Zoning:	CG

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MATTHEW HAGLER

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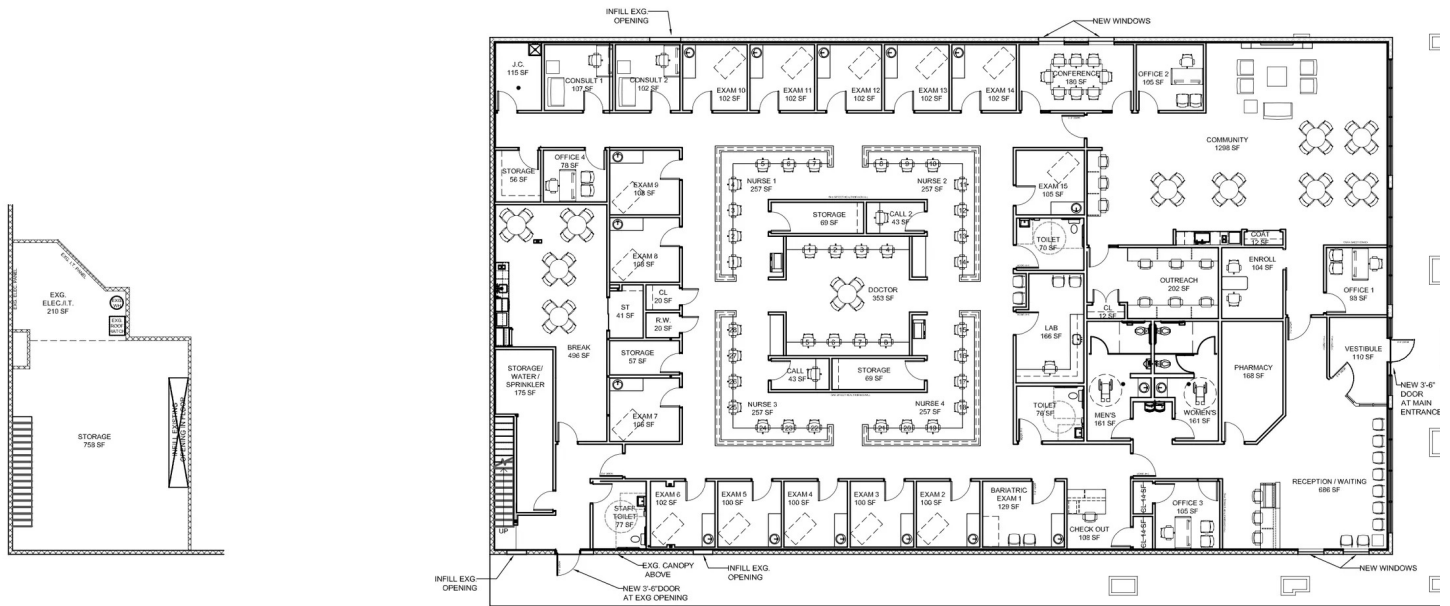
KW COMMERCIAL
14045 Ballantyne Corporate Place
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2 SECOND FLOOR PLAN

1/16" = 1'-0"

1 FIRST FLOOR PLAN

1/16" = 1'-0"

15 EXAM ROOMS
28 NURSES
8 DOCTORS

USABLE SPACE:
10,850 SF

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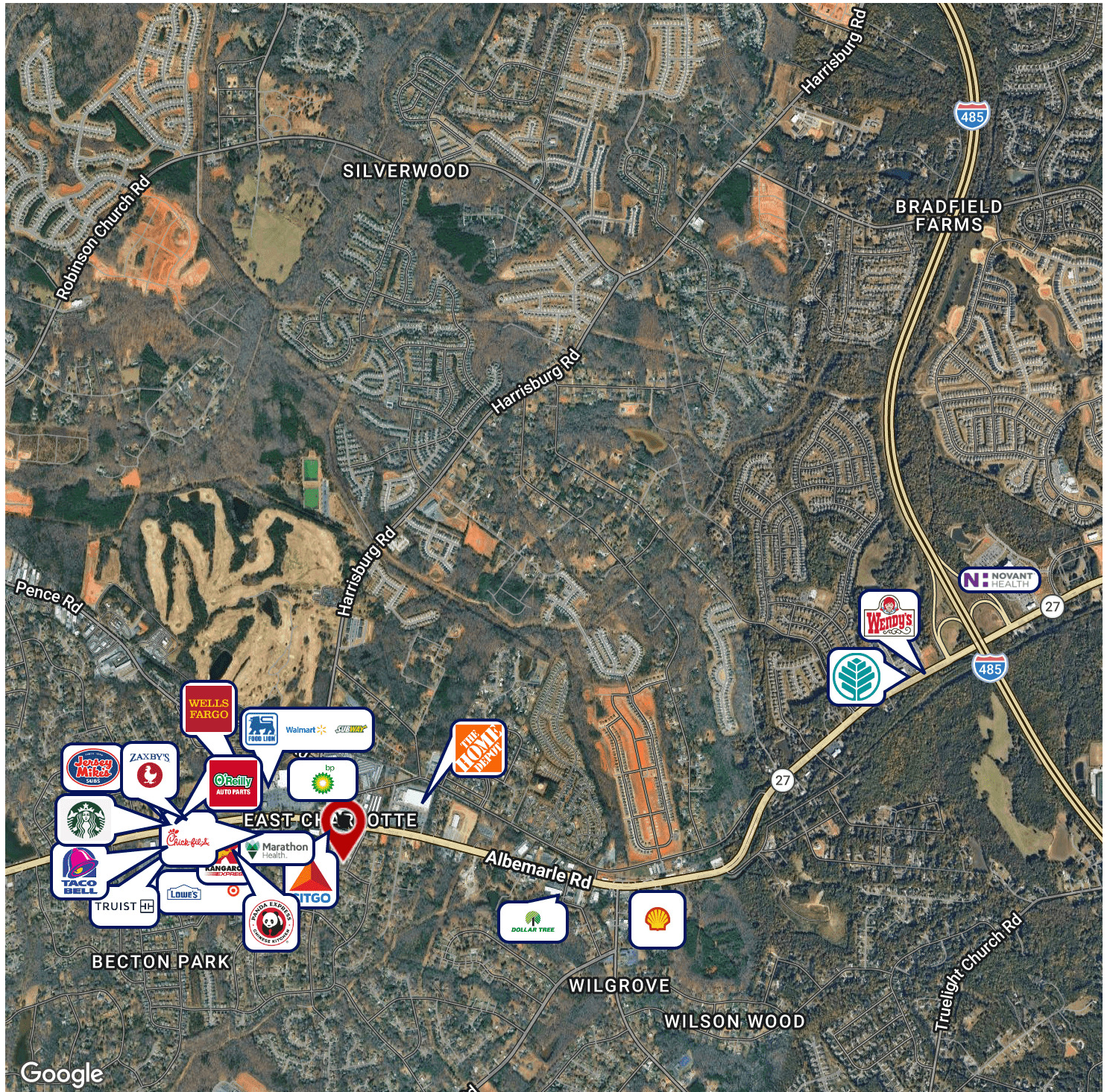
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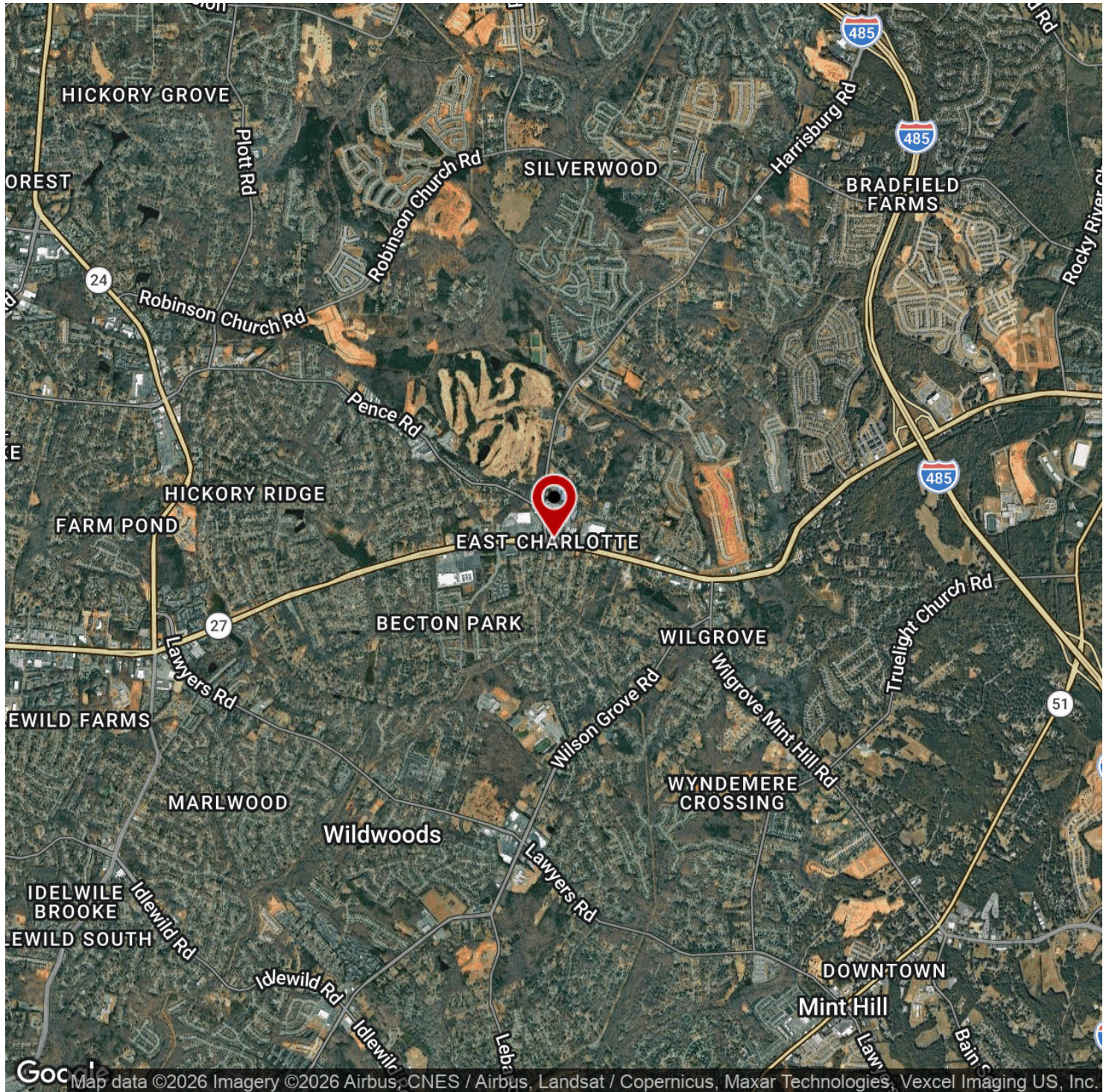
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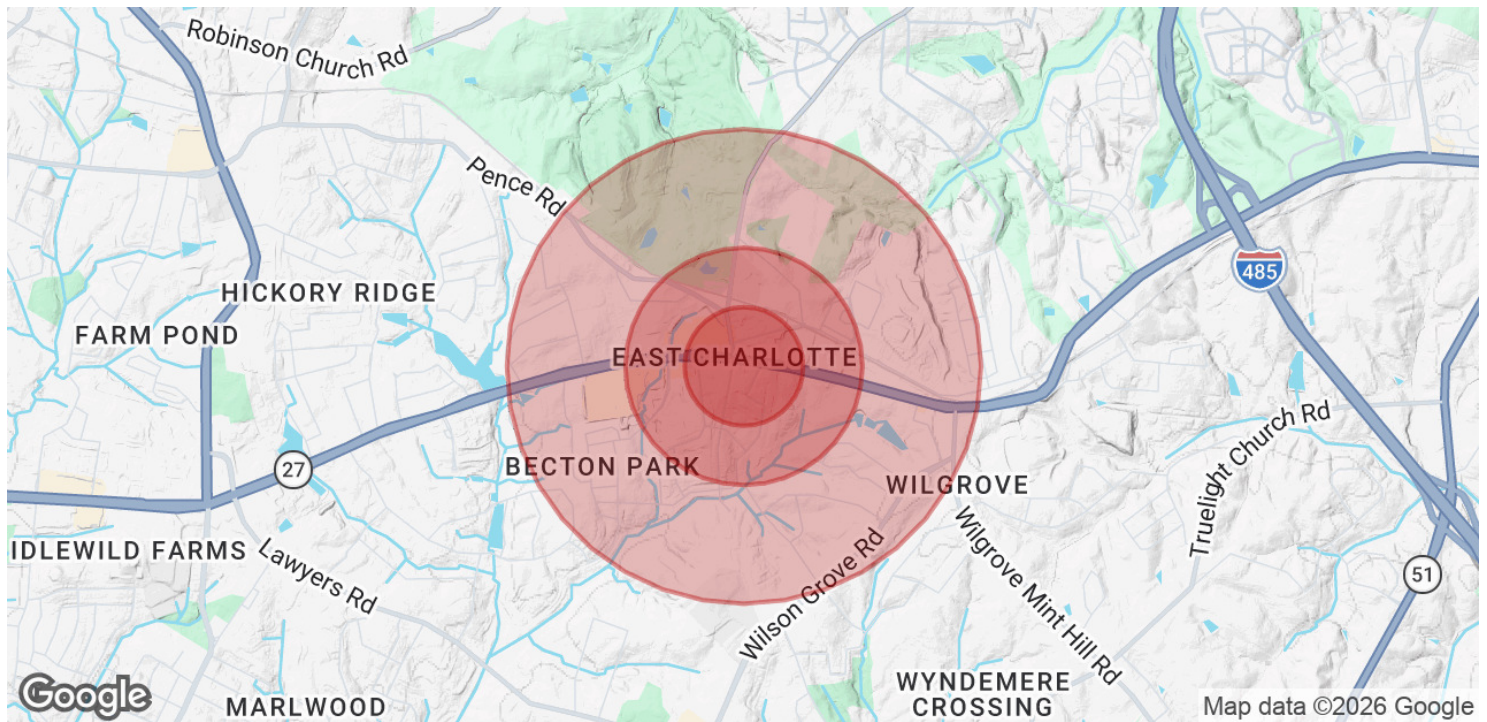
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	622	2,351	8,491
Average Age	33.7	32.6	31.9
Average Age (Male)	26.6	27.5	28.4
Average Age (Female)	41.0	38.1	36.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	199	740	2,670
# of Persons per HH	3.1	3.2	3.2
Average HH Income	\$63,272	\$66,859	\$72,677
Average House Value	\$234,456	\$220,412	\$214,497

2023 American Community Survey (ACS)

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