

For Lease

Physicians Plaza Huntersville

10030 Gilead Rd.
Huntersville, NC 28078

Colin Stewart
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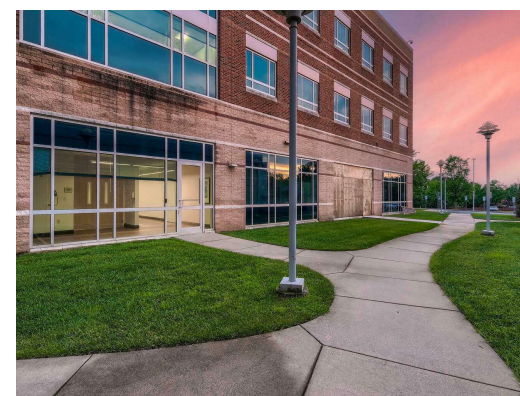
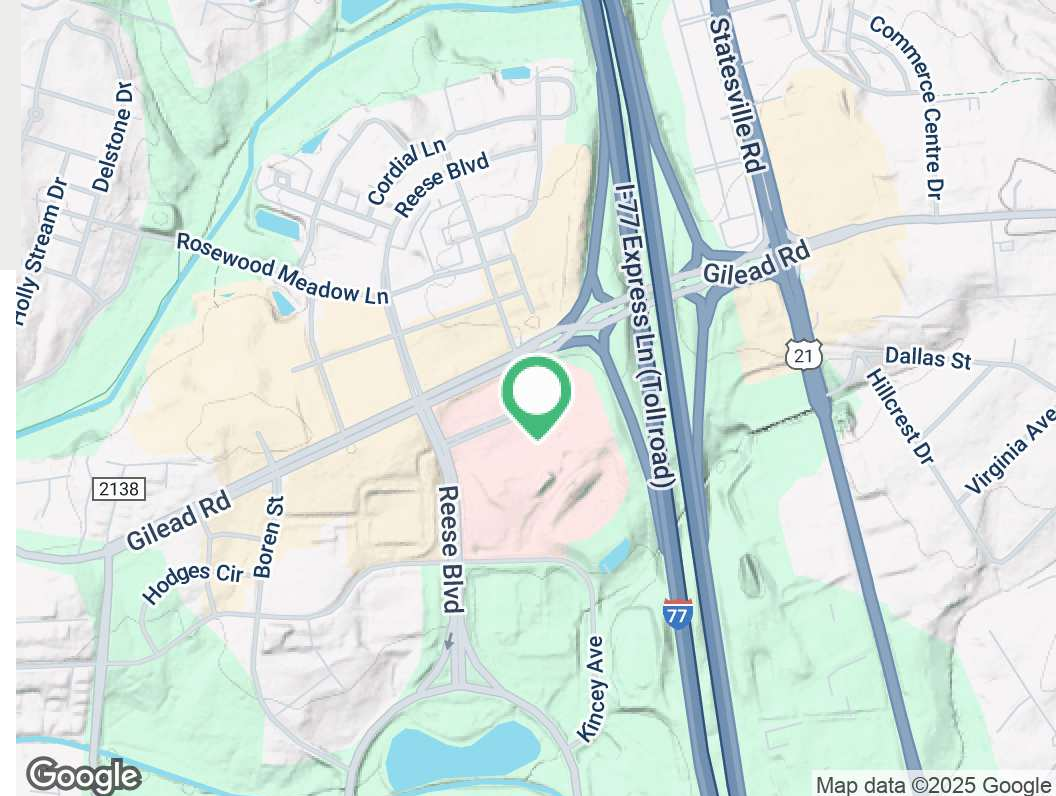
mob.welltower.com



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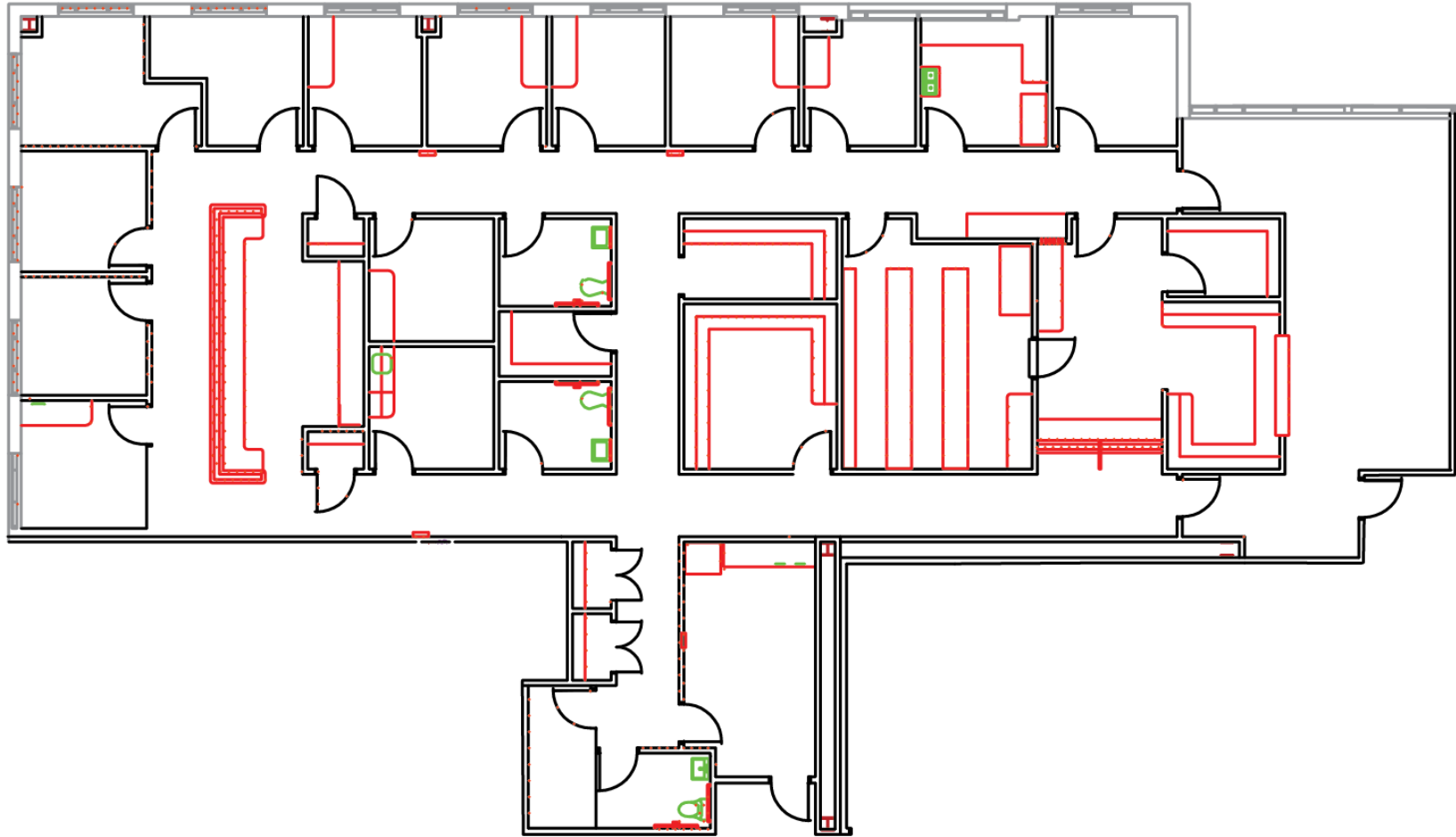
Property Highlights

- At the corner of Gilead Road and Reese Blvd
- Located on the Novant Health Huntersville Medical Center Campus
- Connected to the hospital on all four floors
- Convenient access to the hospital cafeteria, cafe and gift shop
- On-site building management



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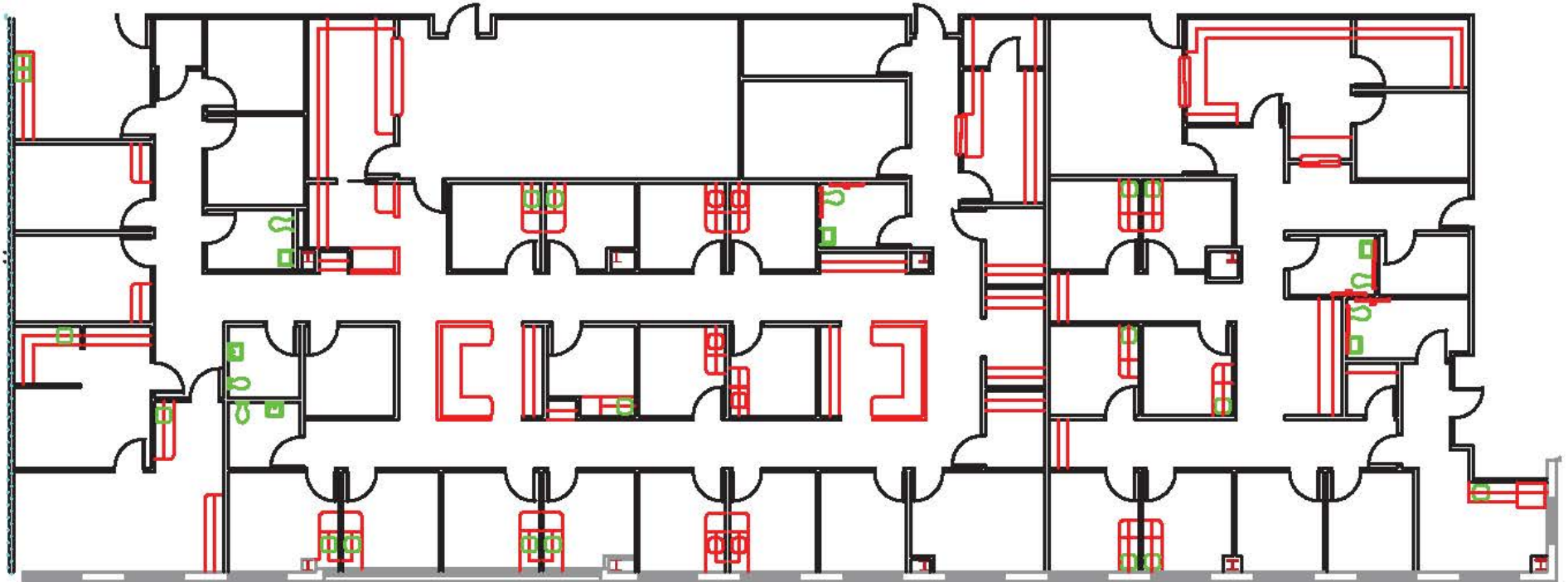
Suite 200 | 6,020 RSF



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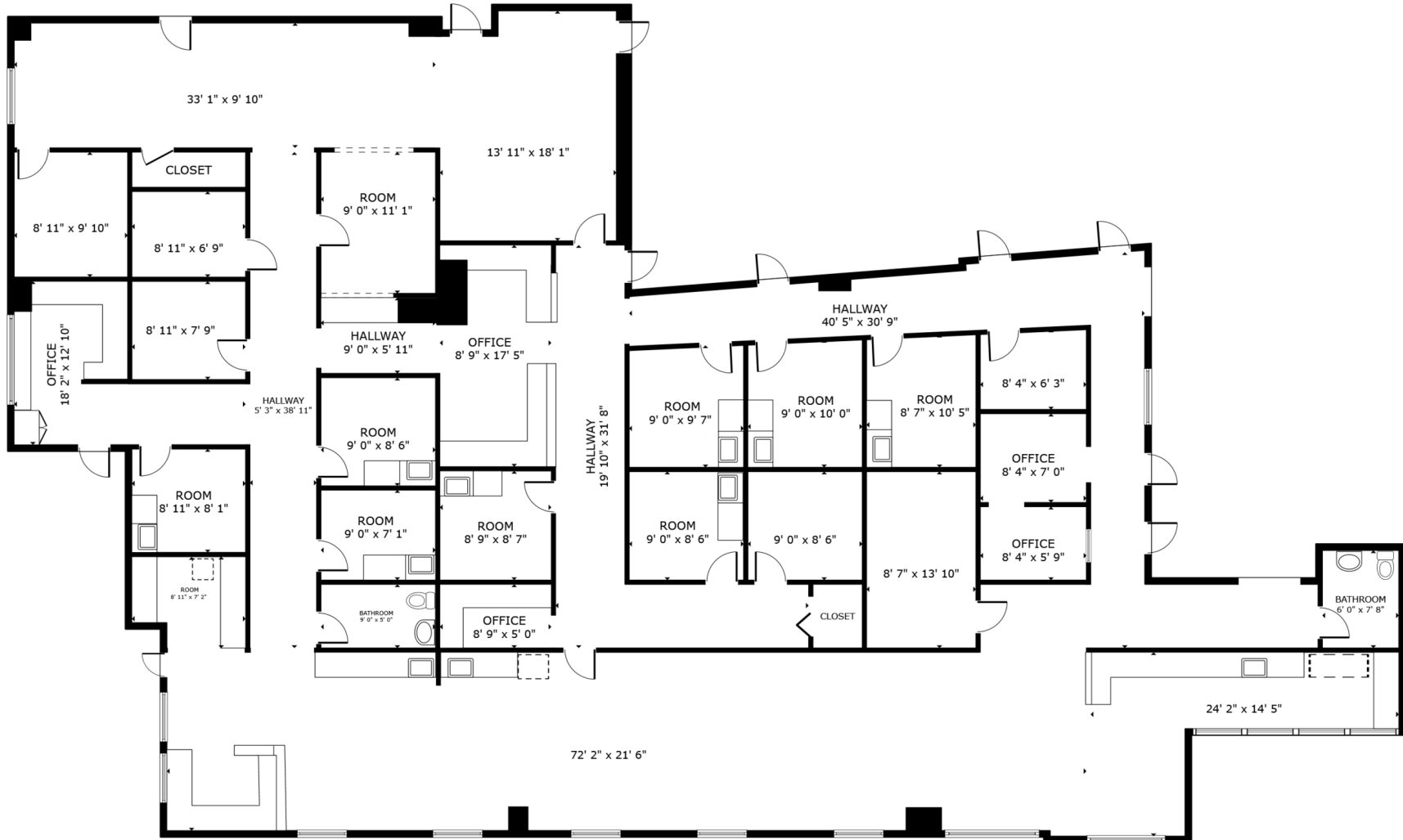
Suite 201 | 10,202 RSF



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Suite 290 | 7,027 RSF



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Demographics Map & Report

Population	1 Mile	5 Miles	10 Miles
Total Population	3,638	76,586	298,929
Average Age	32.2	34.2	34.1
Average Age (Male)	31.9	34.0	33.2
Average Age (Female)	32.6	34.2	34.9

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,420	30,454	114,653
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$82,865	\$90,235	\$84,451
Average House Value	\$220,496	\$244,471	\$240,042

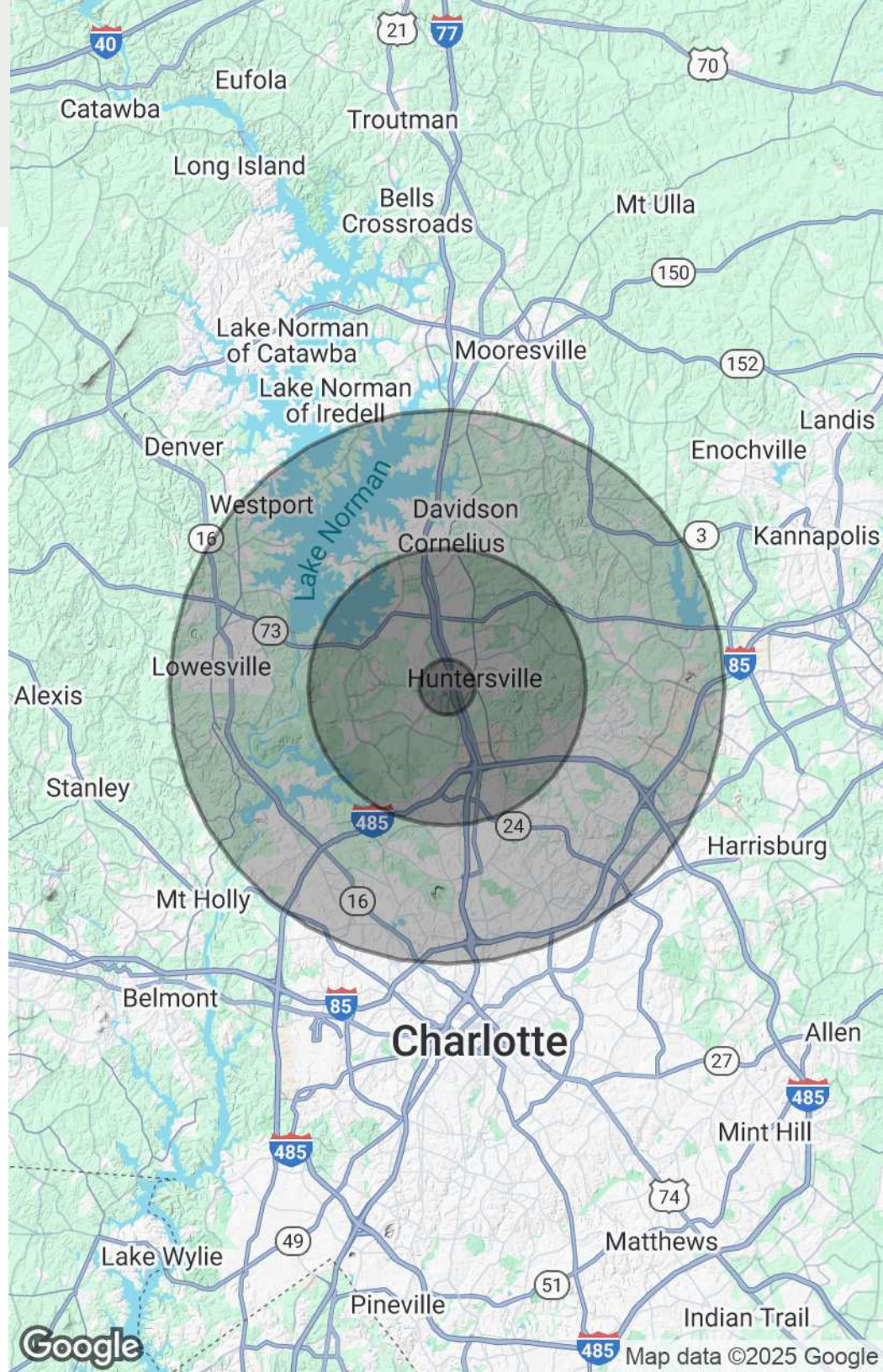
Race	1 Mile	5 Miles	10 Miles
% White	79.1%	78.8%	60.6%
% Black	9.6%	13.7%	30.4%
% Asian	5.8%	2.9%	4.5%
% Hawaiian	0.0%	0.0%	0.1%
% American Indian	0.1%	0.2%	0.3%
% Other	4.1%	2.7%	2.4%

2020 American Community Survey (ACS)

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