

GILEAD MEDICAL CENTER

15419 HODGES CIRCLE

HUNTERSVILLE | NORTH CAROLINA



WILL ROBERTSON
704-996-5824
will@FlagshipHP.com

FOR LEASE

PROPERTY OVERVIEW

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- Medical office condo
- Prominent Huntersville location
- On-building signage available
- Class A Medical office
- 0.2 miles to Novant Health Huntersville Medical Center



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TOTAL BUILDING AREA:
± 18,000SF



AVAILABLE SPACE:
±4,018 SF

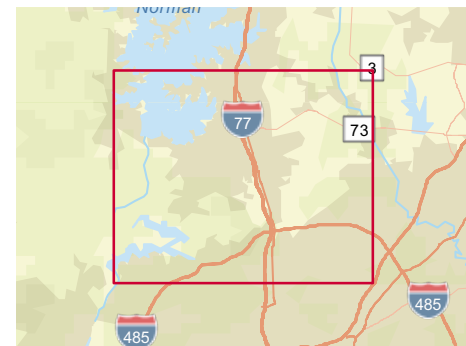
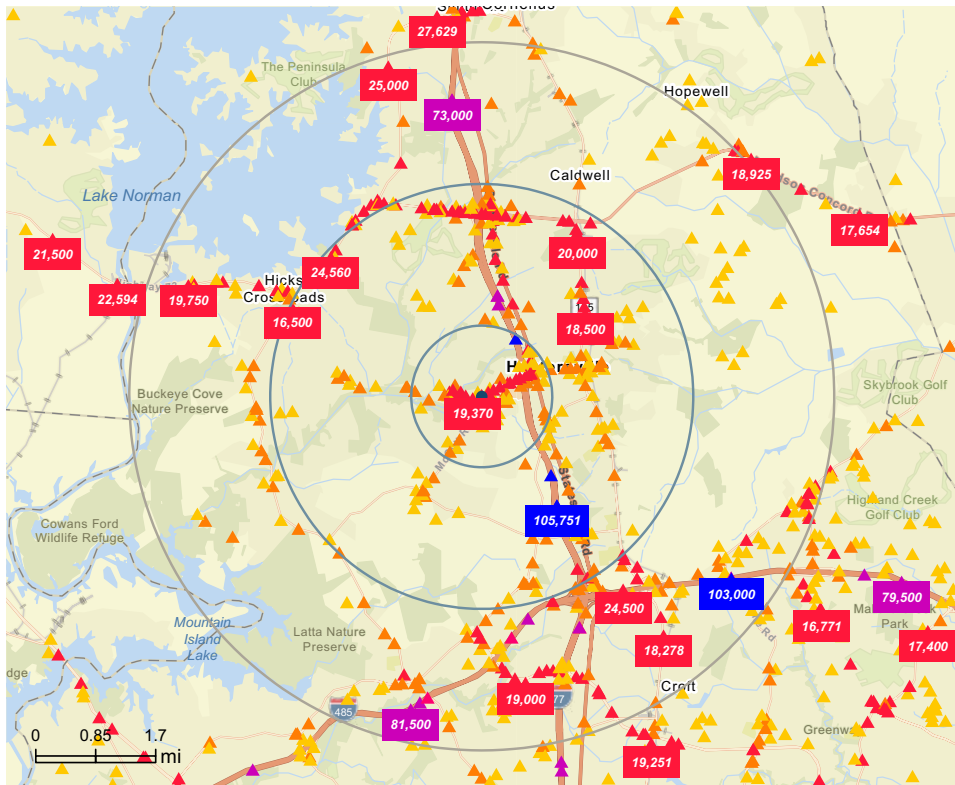


LEASE RATE:
\$29.00/SF



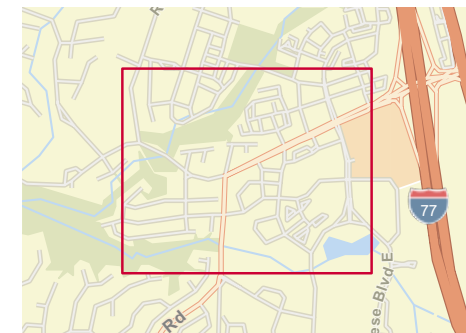
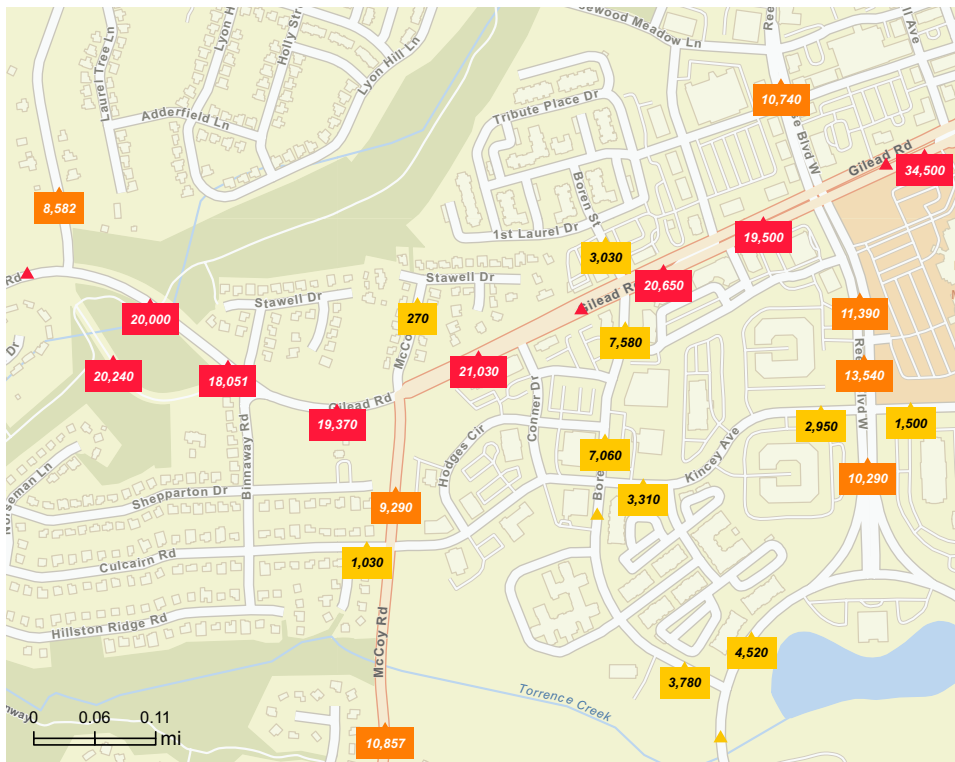
LEASE TYPE:
NNN

TRAFFIC COUNT



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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DEMOGRAPHICS



2025 TOTAL POPULATION
1 Mile: 7,136
3 Miles: 47,721
5 Miles: 109,316



2025 MEDIAN HOUSEHOLD INCOME
1 Mile: \$107,096
3 Miles: \$126,250
5 Miles: \$117,480



2025 TOTAL HOUSEHOLDS
1 Mile: 3,011
3 Miles: 18,838
5 Miles: 44,150

AREA MAP

■ Site
■ Medical
■ Non-medical



15419 Hodges Circle

Harris Teeter

Publix

CVS

Atrium Health Urgent Care

Huntersville Modern Dentistry

Novant Health Huntersville Medical Center

Physicians Plaza

Park Medical Plaza

Novant Health Endocrinology

Carolina Pediatrics & Primary Care

Novant Health Charlotte Colon & Rectal Surgery

Novant Health Pediatrics & Internal Medicine

Tryon Medical Partners

Lowes Food

ALDI

Food Lion

Cosmetic Dentistry of the Carolinas

AERIAL

