

# REA ROAD MEDICAL OUTPATIENT BUILDING

CHARLOTTE, NORTH CAROLINA  
NEW DEVELOPMENT



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# FOR LEASE

# PROPERTY OVERVIEW

## PROPERTY SUMMARY:

- New medical outpatient building to be delivered Q3 2026
- Excellent visibility from Rea Road
- Large on building signage available
- Now pre-leasing



**BUILDING SIZE:**  
12,000 SF



**LEASE RATE:**  
Call for pricing



**PARKING RATIO:**  
5/1,000

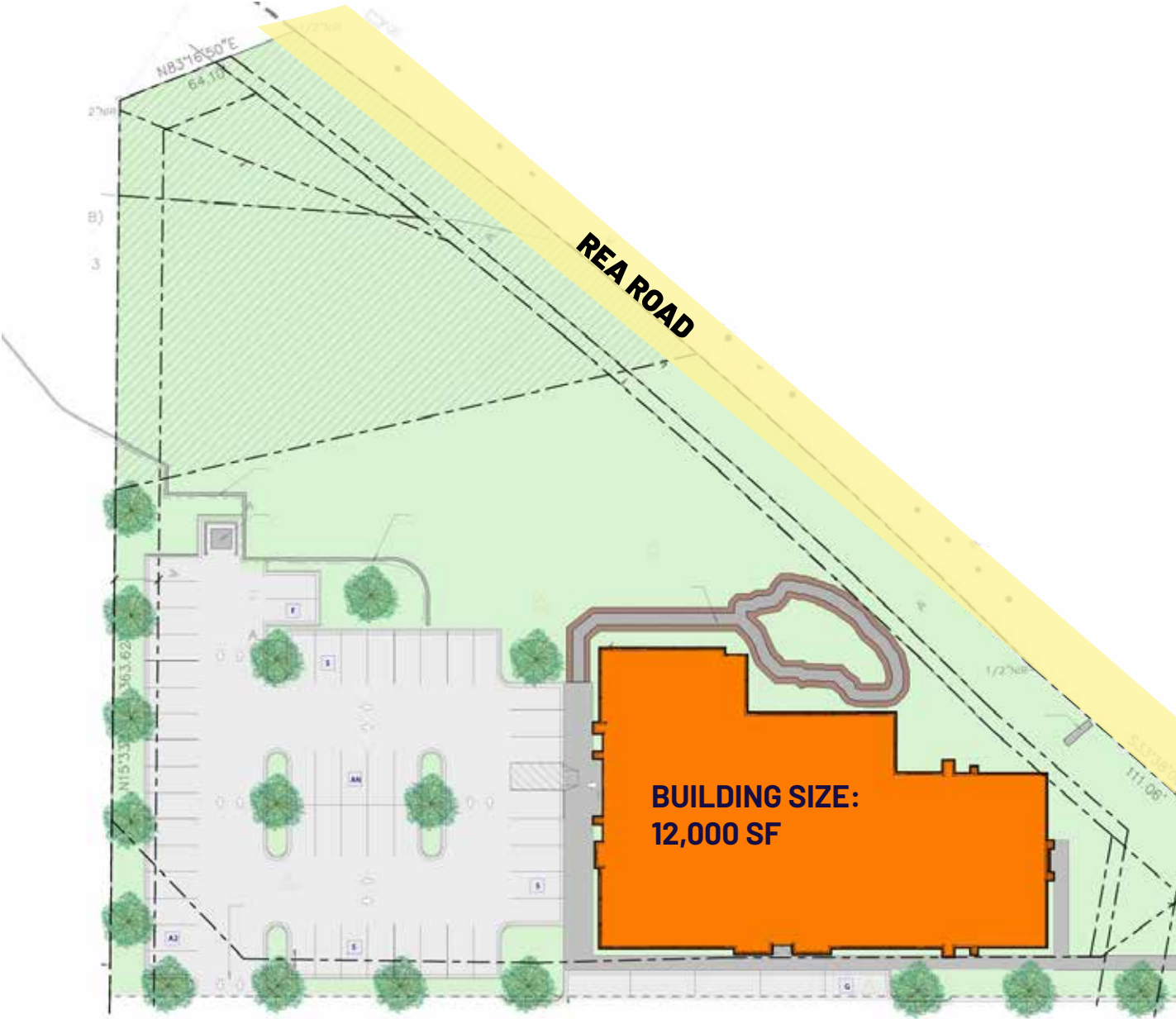
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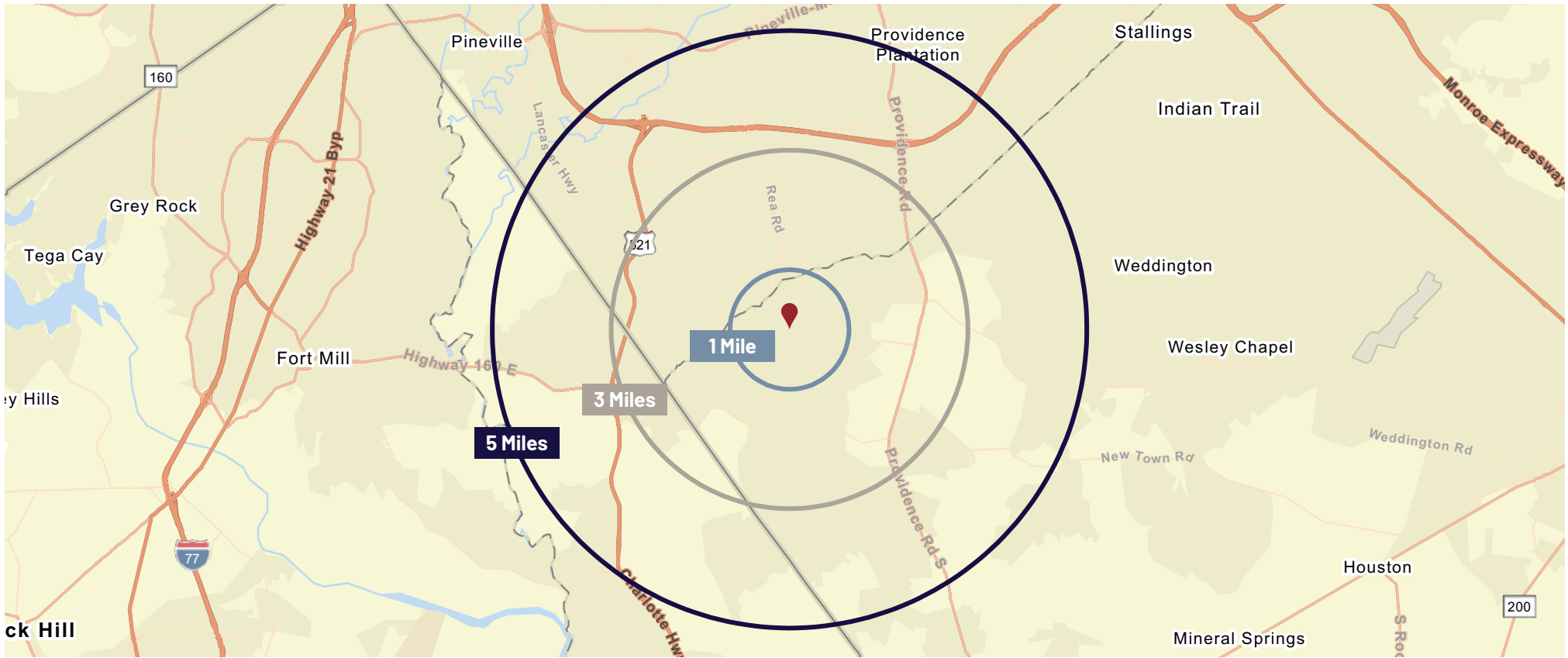
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# SITE PLAN



# DEMOGRAPHICS



| 2024 Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------|-----------|-----------|-----------|
| Population        | 8,654     | 56,505    | 152,003   |
| Households        | 2,647     | 19,379    | 54,982    |
| Median HH Income  | \$200,001 | \$181,639 | \$158,776 |
| Median Age        | 40.8      | 41.1      | 40.4      |

# AREA MAP



# AREA MAP