

Space For Lease in | ±4,176 SF

3500 Mt Holly Huntersville Road,
Suite B, Charlotte, NC 28216



Contact Us:

Steve Rich, CCIM

+1 704 409 2375

steve.rich@colliers.com

Colliers

3500 Mt Holly Huntersville Road

Property Information

Total Size: 7,042 SF

Available Size: 4,176 SF

Use: Previously used for
Medical Urgent Care

Parking: 57 Total Spaces

Base Rent: Contact Broker

NNN: Contact Broker

Property Highlights

- Medical/Office/Retail Space Opportunity at the corner of Mt. Holly-Huntersville Road and Coulock Dr. (traffic light intersection).
- Medical Space / Urgent Care- Previous Use.
- Located in NW Quadrant of I-485 and US Hwy 16 (Mountain Island Lake area).
- Excellent visibility with Mt Holly - Huntersville Road.



Mt. Holly -
Huntersville Road

**23,800
VPD**



US Hwy 16

**47,963
VPD**



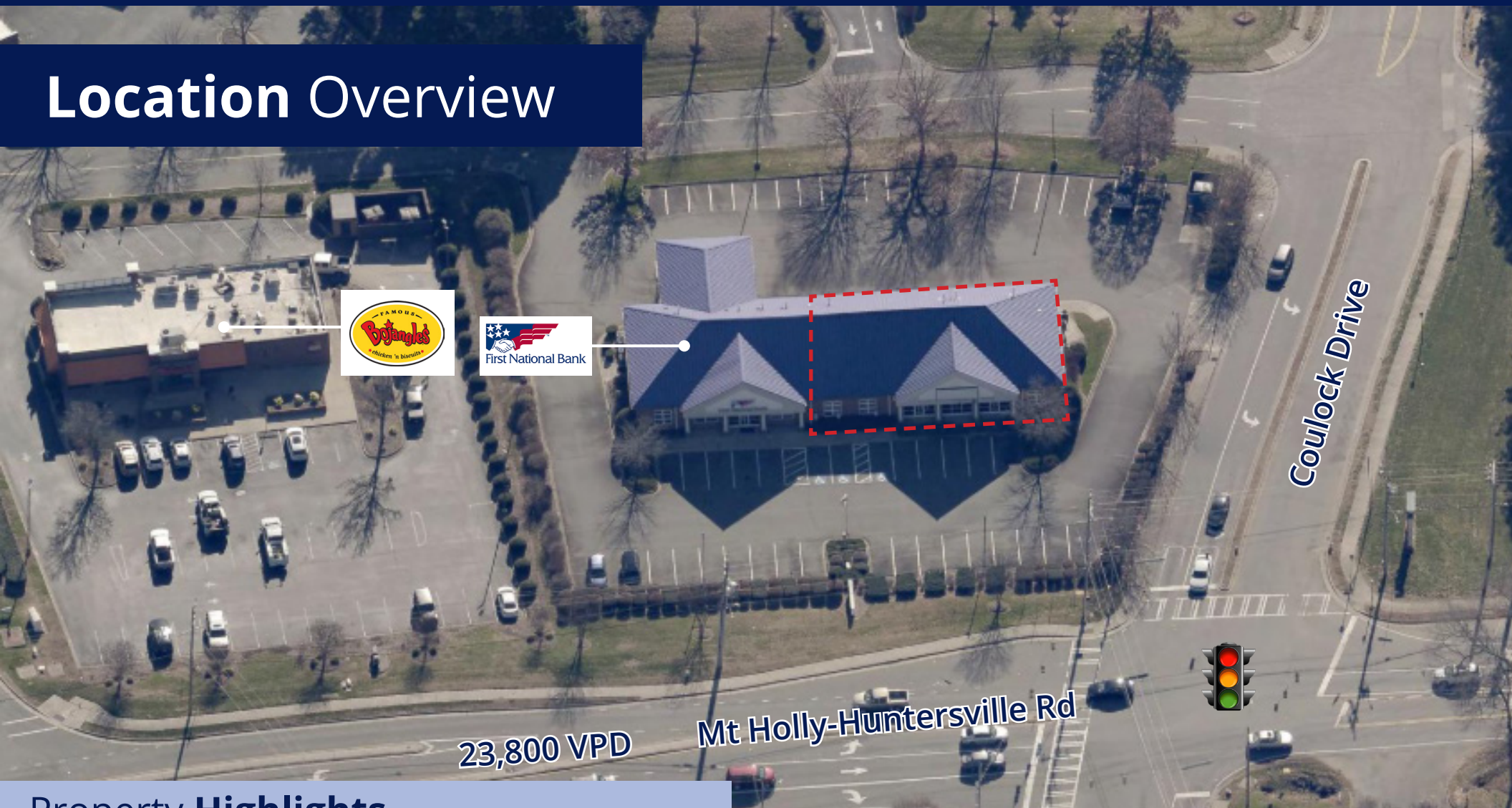
I-485

**80,289
VPD**

Tenant Roster

Tenant	Size
First National Bank	2,866 SF
AVAILABLE	4,176 SF
Total	7,042 SF

Location Overview



Property Highlights

	1 Mile	3 Miles	5 Miles
Population	5,528	37,928	97,401
Total Households	2,366	14,122	36,090
Average Household Income	\$148,722	\$124,543	\$109,307
Daytime Population	6,038	27,879	81,619
Total Businesses	237	723	2,038
Total Employees	2,413	7,117	24,236

Property Images



Colliers

Steve Rich, CCIM
+1 704 409 2375
steve.rich@colliers.com

Copyright © 2025 Colliers

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained in this report.