

Space For Lease in | ±4,176 SF

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



Contact Us:

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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**

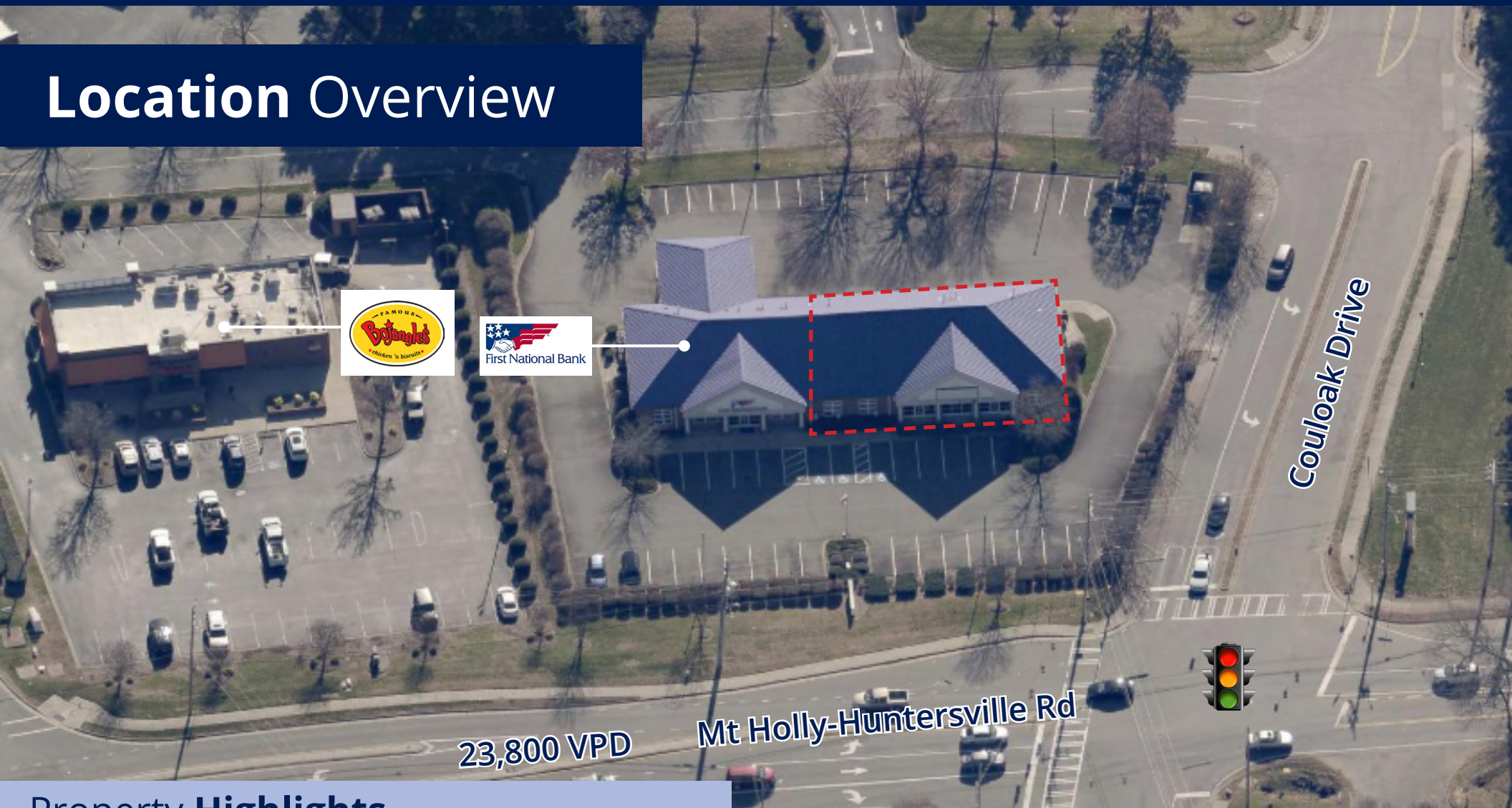


I-485
**80,289
VPD**

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



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