

The Plaza at Park 51

10635 PARK ROAD, CHARLOTTE, NC 28210



Retail

FOR

| Lease

SIZE

| 6,719 SF

PRICE

| Call



Overview

Strategically located directly across from Atrium Health's Pineville medical campus, 235 beds on ±46 acre campus offering a range of services 24/7

Redevelopment of 58,483 SF medical office and retail building, anchored by Tryon Medical Partners (25,148 SF), targeting Q4 2023

Located directly off I-485 (154,000 ADT) at Hwy 51/Pineville-Matthews Rd (55,000 ADT) and Park Road (26,000 ADT)

Shared with recently developed Aldi and Cookout with access from Hwy 51/Pineville-Matthews and Park Rd

Retail, Medical, & Office Spaces Available For Lease in Redevelopment Building



Robbie Adams
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Amy Owen
Broker

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2400 South Boulevard | Suite 300
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Property Overview

Demographics

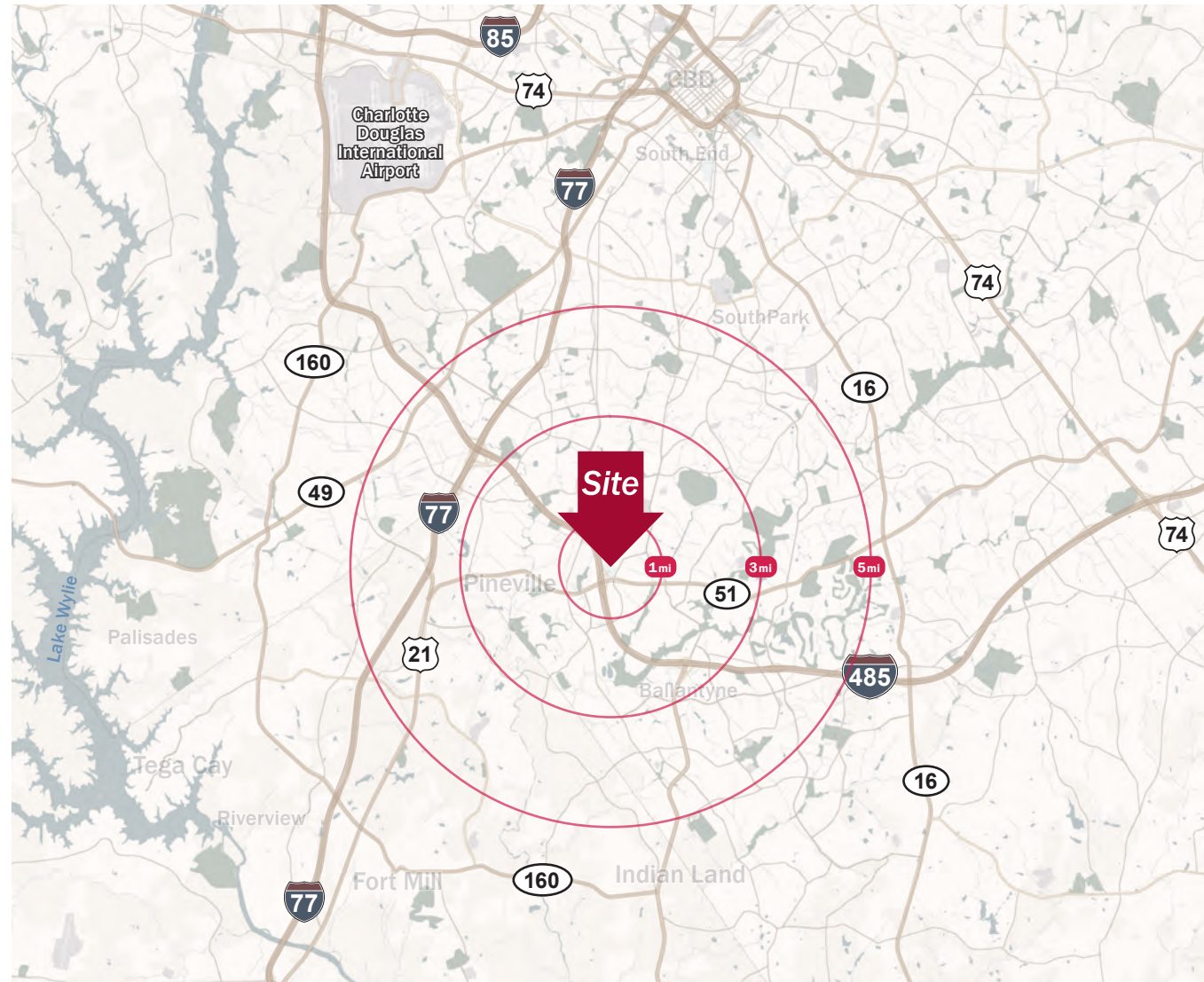
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	10,007	72,362	197,786
Avg. HH Income	\$108,005	\$124,688	\$138,554
Growth Rate	2.80%	2.77%	2.67%

Traffic Count

Source: NCDOT

	AADT
Hwy 51 & Pineville-Matthews Rd	55,000 (2023)
Park Rd	26,000 (2023)



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Market Aerial



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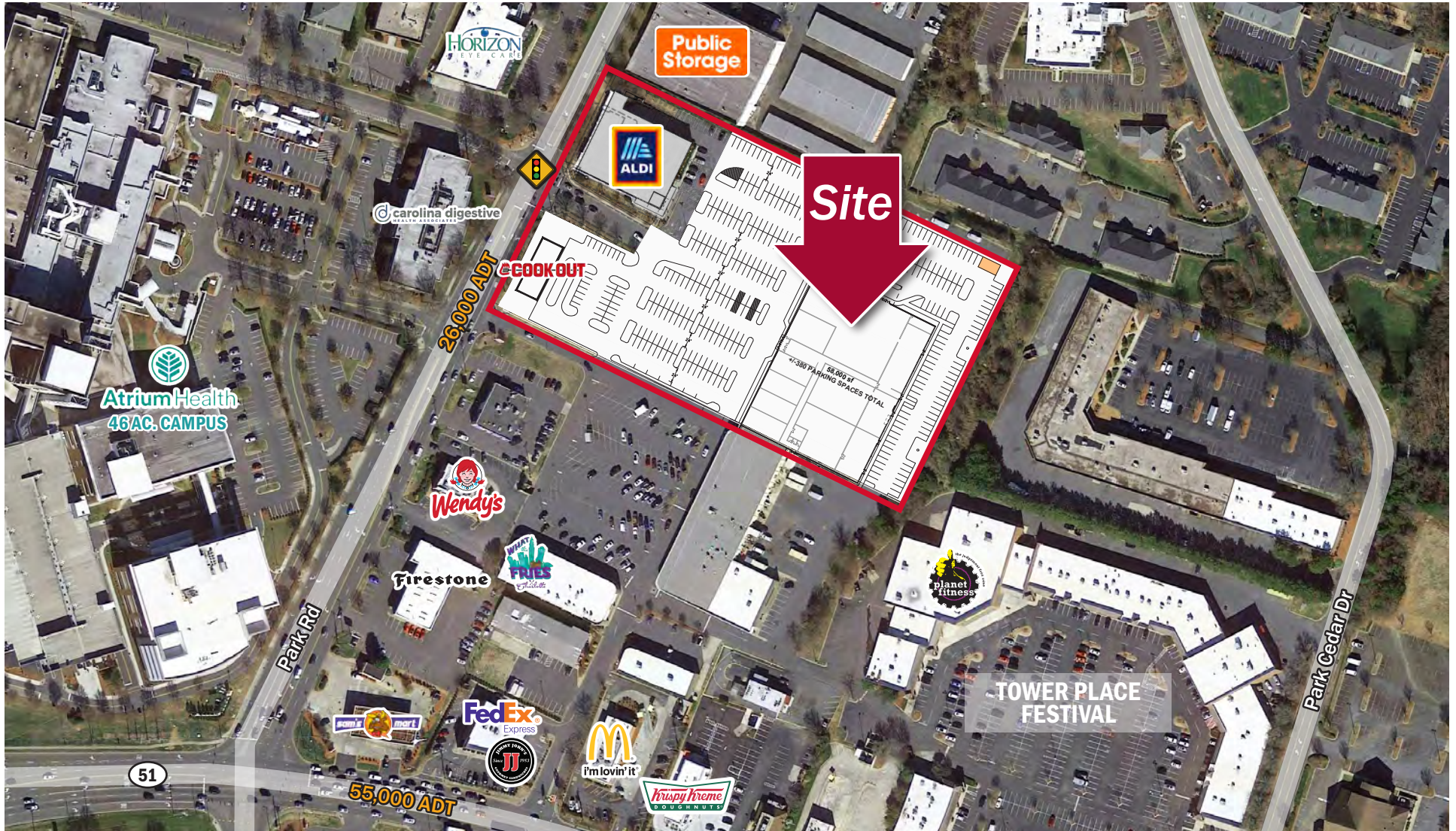
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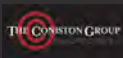
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Site Plan Overlay



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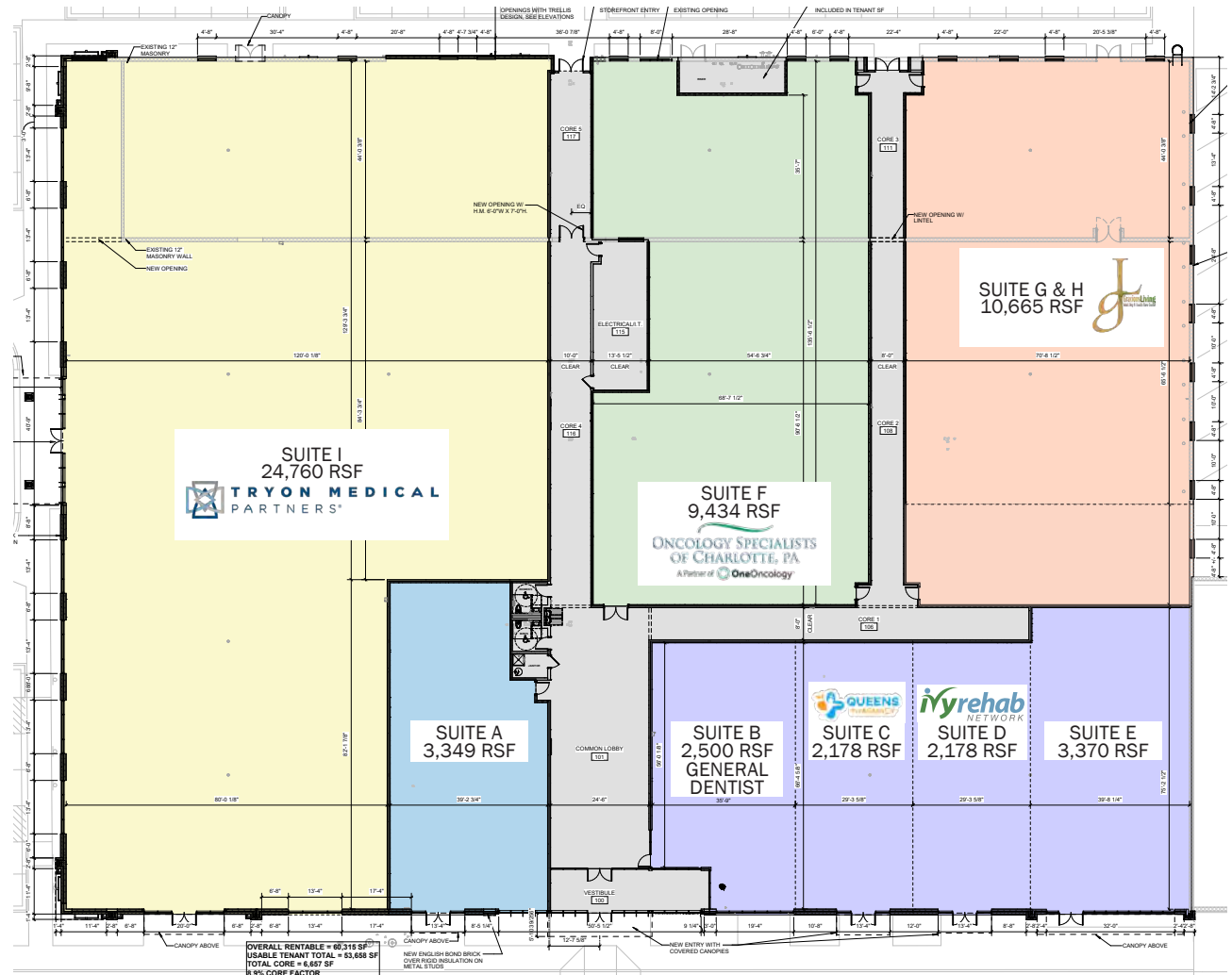
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Floor Plan

Suite	Total RSF	Availability
A	3,349 RSF	Available
B	2,500 RSF	Leased <i>Pineville Dental Studio</i>
C	2,178 RSF	Leased <i>Queens Pharmacy</i>
D	2,178 RSF	Leased <i>Ivy Rehab</i>
E	3,370 RSF	Available
F	9,434 RSF	Leased <i>Oncology Specialists of Charlotte PA</i>
G & H	10,665 RSF	Leased <i>Gracious Living</i>
I	24,760 RSF	Leased <i>Tryon Medical Partners</i>



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Renderings

West View



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Renderings

North View



West View



Southeast View



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

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