

Retail, Medical, & Spec Office Space Available



Terraces Medical Plaza

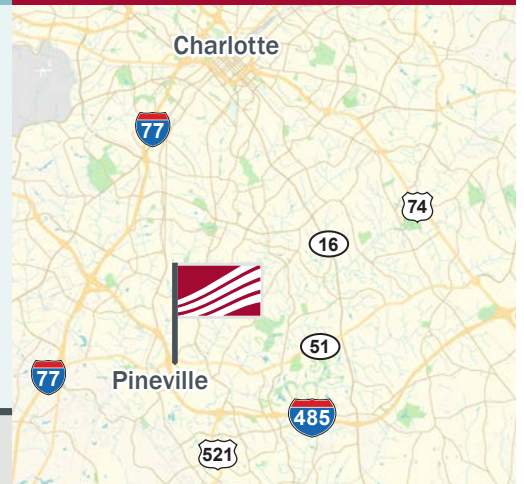
9101 Pineville-Matthews Road, Pineville, NC 28134



Retail & Medical Space

- ±1,888 - 24,128 SF of space available in newly redeveloped Class A retail /medical plaza
- Located directly across from Atrium Health’s Pineville medical campus, 235 beds on ±46 acre campus offering a range of services 24/7
- Undergoing façade renovations to be completed before year end
- Current tenants include OrthCarolina, Corelife Novant Health, Starbucks, and Sabor
- Located off of I-485 (154,000 ADT)

For Lease



Pricing

Call for pricing.

Demographics	1 mile	3 mile	5 mile
2020 Population	5,939	66,106	185,020
2020 Daytime Population	10,686	45,508	117,462
2020 Avg. HH Income	\$71,099	\$97,406	\$116,983

Traffic Count	ADT
Hwy 51/Pineville-Matthews Rd	55,000 ADT

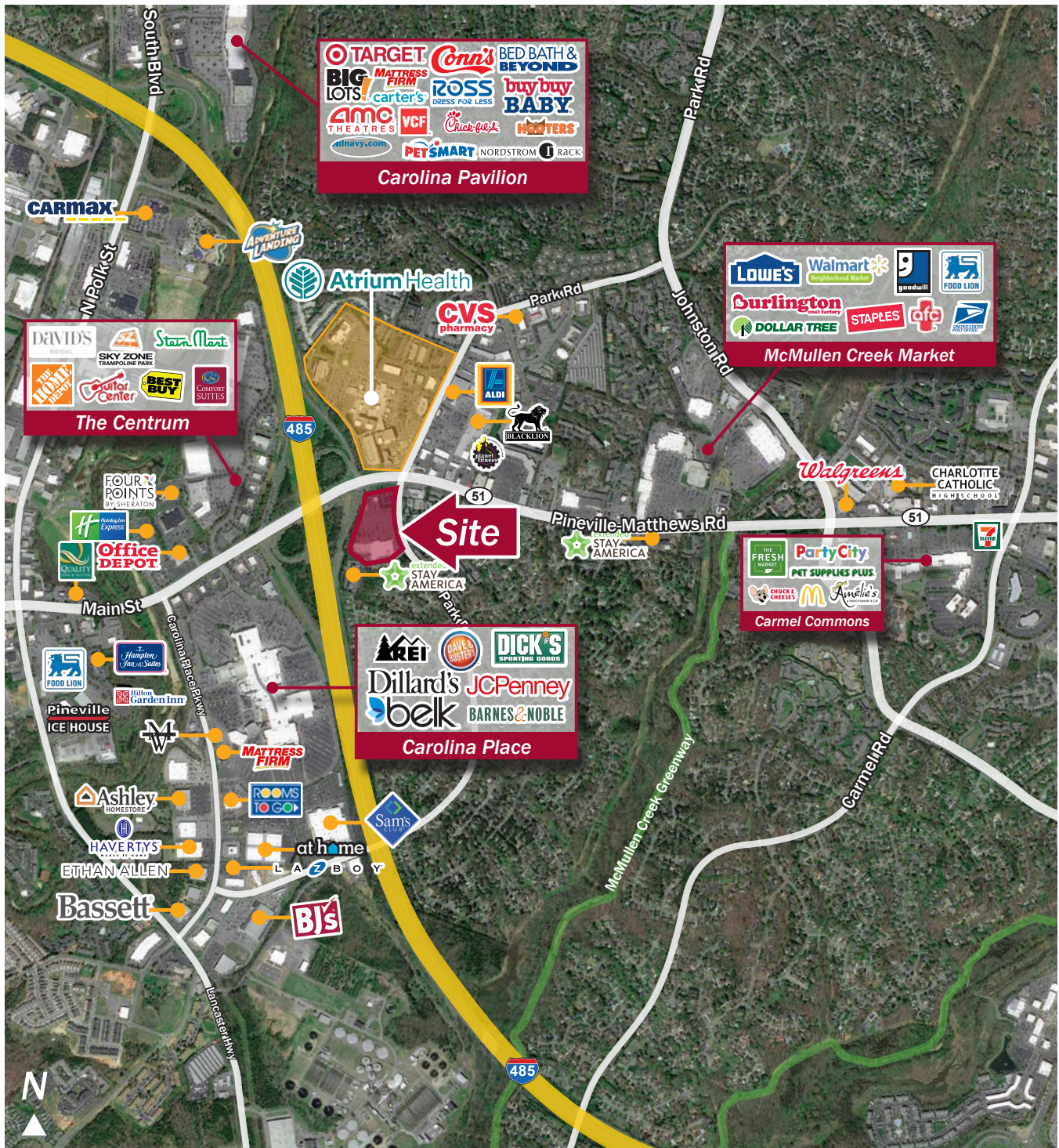
Contact

Robbie Adams
704.248.2108
radams@mpvre.com

Rebecca Herron
704.367.5017
rherron@mpvre.com

Market Aerial

Terraces Medical Plaza
 9101 Pineville-Matthews Road, Pineville, NC 28134



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.

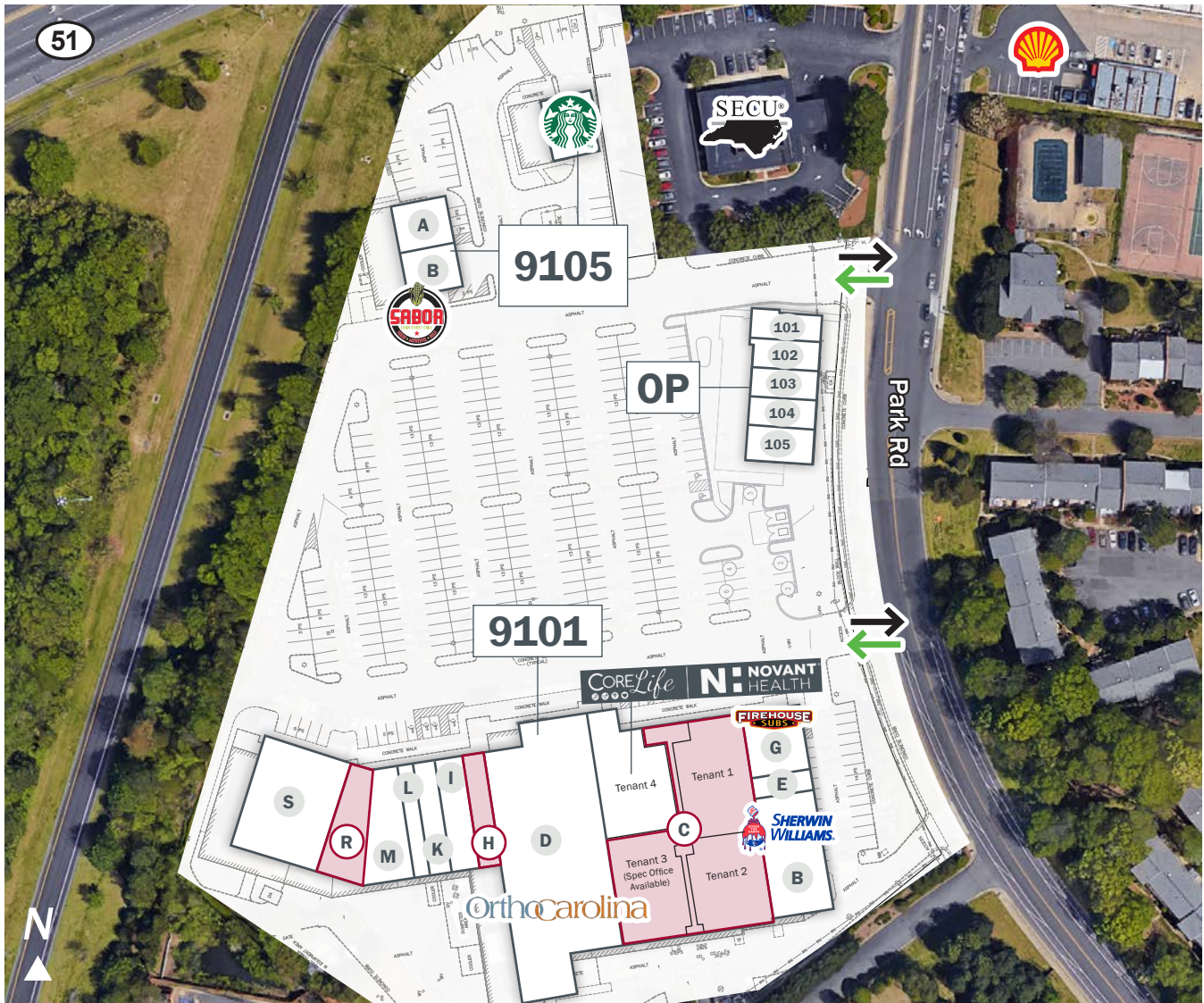
► Site Aerial

Terraces Medical Plaza
9101 Pineville-Matthews Road, Pineville, NC 28134



Tenants & Availability

Terraces Medical Plaza
9101 Pineville-Matthews Road, Pineville, NC 28134



9101 Pineville-Matthews

B	Sherwin Williams	6,182 SF	G	Firehouse Subs	2,660 SF
C	Available	+18,156 RSF	H	Available	1,888 SF
C-T1	Available	6,377 SF	I	Chaupaati	2,348 SF
C-T2	Available	5,539 SF	K	Brain Balance	2,170 SF
C-T3	Available	6,240 SF	L	CK Nails	1,382 SF
C-T4	CoreLife Novant	6,565 SF	M	Senior Helpers	3,508 SF
D	OrthoCarolina	20,000 SF	R	Available	3,898 SF
E	The Grooming Lounge	800 SF	S	Mosaic Pediatric Therapy	6,355 SF

9105 Pineville-Matthews

	Starbucks	2,300 SF
A	Sprint	2,298 SF
B	Sabor Latin Grill	1,702 SF
Outparcel		
101	Pizza Hut	1,400 SF
102	Carolina Hometown Respiratory	1,697 SF
103	GoCPap+	1,297 SF
104	Chex Grill & Wings	1,500 SF
105	Accuvision Dry Eye & Specialty Center	1,772 SF

▶ Renderings

Terraces Medical Plaza

9101 Pineville-Matthews Road, Pineville, NC 28134

Redevelopment Plans for Retail/Medical Plaza - Renovations In Progress for 12/21 Delivery



Redeveloped building façade

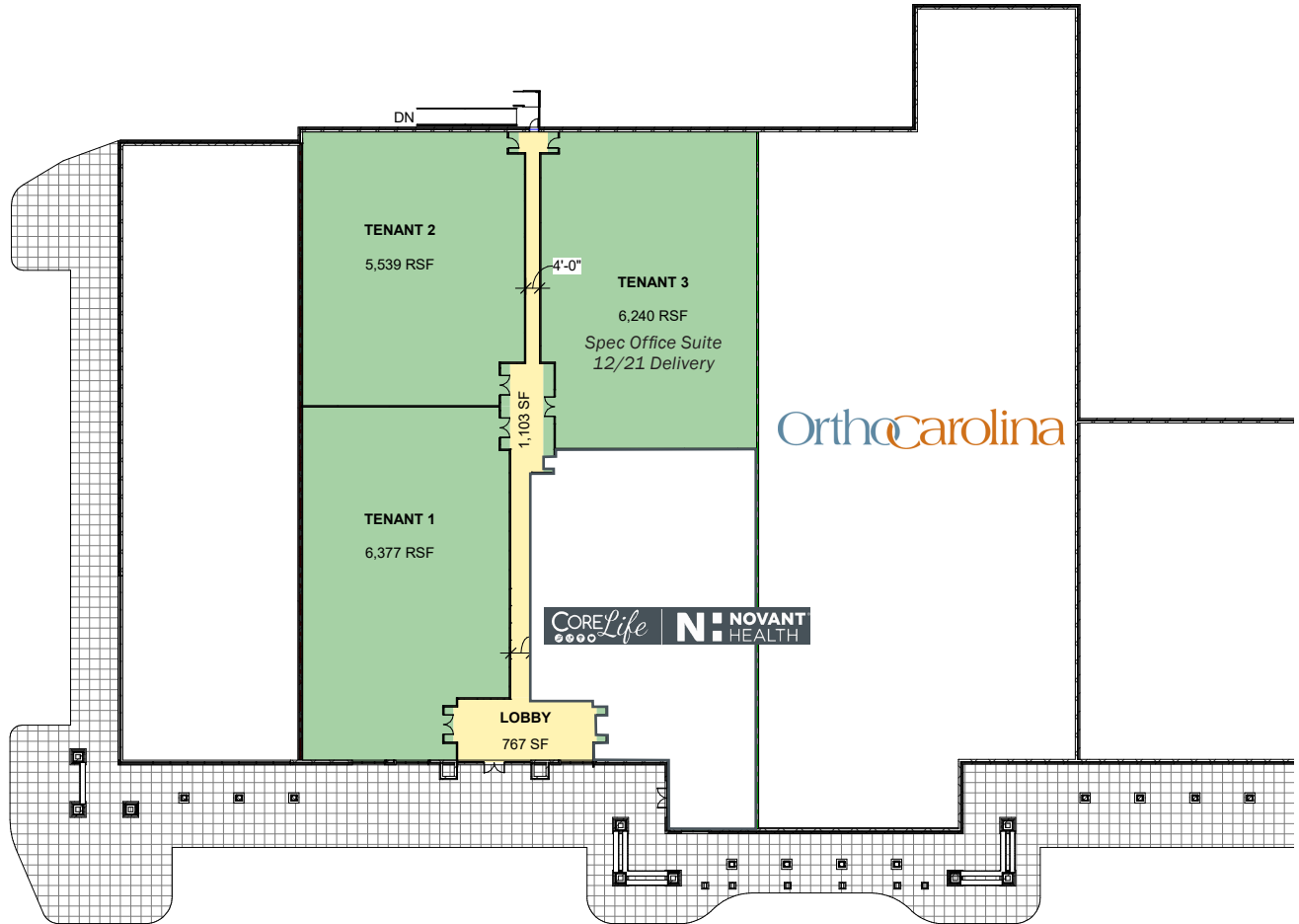


Redeveloped interior rendering

► 9101 C Floor Plan

Terraces Medical Plaza
9101 Pineville-Matthews Road, Pineville, NC 28134

Configuration for Available Space C



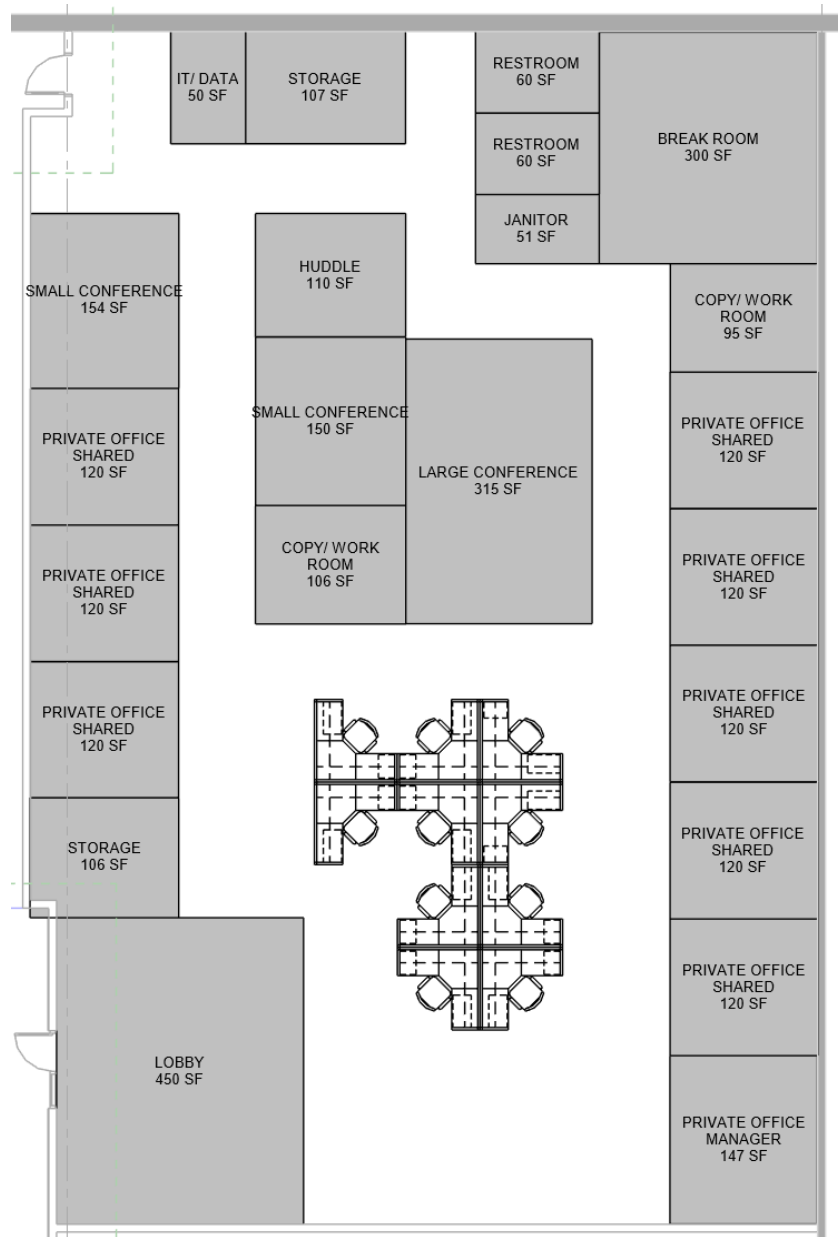
Space	RSF
Tenant 1 *	6,377 SF
Tenant 2 *	5,539 SF
Tenant 3 <i>Spec Office Suite - 12/21 Delivery</i>	6,240 SF
CoreLife Novant Health	6,565 SF

**Tenant 1 & 2 could be 11,916 RSF of contiguous space available

► 9101 C - T3 Spec Suite

Terraces Medical Plaza
9101 Pineville-Matthews Road, Pineville, NC 28134

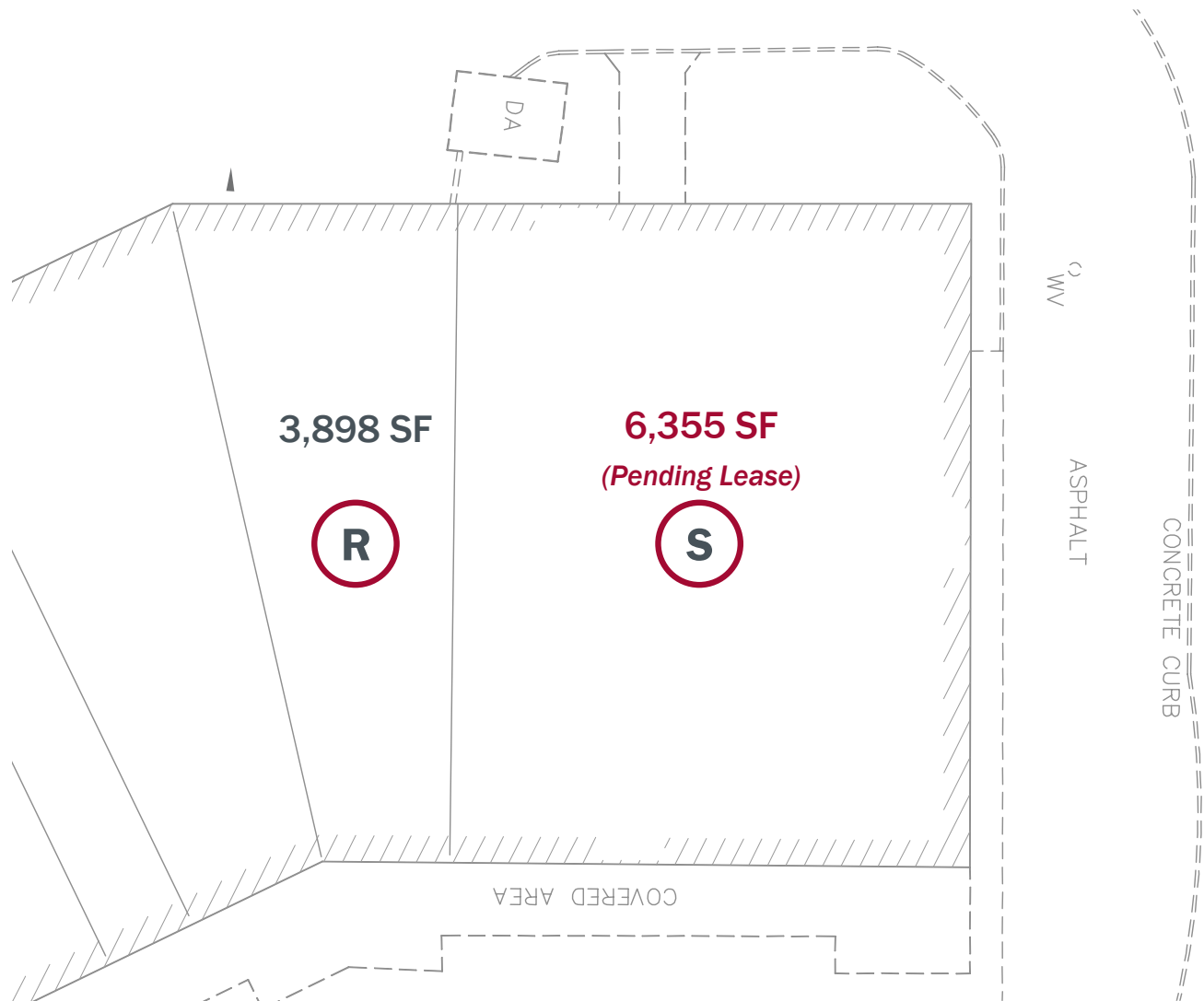
Configuration for Tenant 3 in C-Suite - 12/21 Delivery



Space	RSF
Tenant 3	6,240 SF
<i>Spec Office Suite - 12/21 Delivery</i>	

► 9101 R & S Floor Plan

Terraces Medical Plaza
9101 Pineville-Matthews Road, Pineville, NC 28134



Exterior property photos

► Outparcel Floor Plan

Terraces Medical Plaza
9101 Pineville-Matthews Road, Pineville, NC 28134

Outparcel Leasing Plan and Rendering

Park Rd



Newly completed outparcel building

For complete property listings, visit www.mpvre.com.



2400 South Boulevard, Suite 300 Charlotte, NC 28203 mpvre.com