

South Charlotte MOB

11210 GOLF LINKS DR N, CHARLOTTE, NC 28277



Medical

FOR

| Lease

SIZE

| 1,882 SF

PRICE

| Call for Pricing



Overview

New Office/Medical to be located in Waverly market

1,882 SF remaining for lease

Excellent visibility from Providence Road

Direct access from Providence Road and Golf Links Drive

Building signage available

Parcel ID 22917117

1,882 SF Office/Medical Space Available for Lease



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Property Overview

Demographics

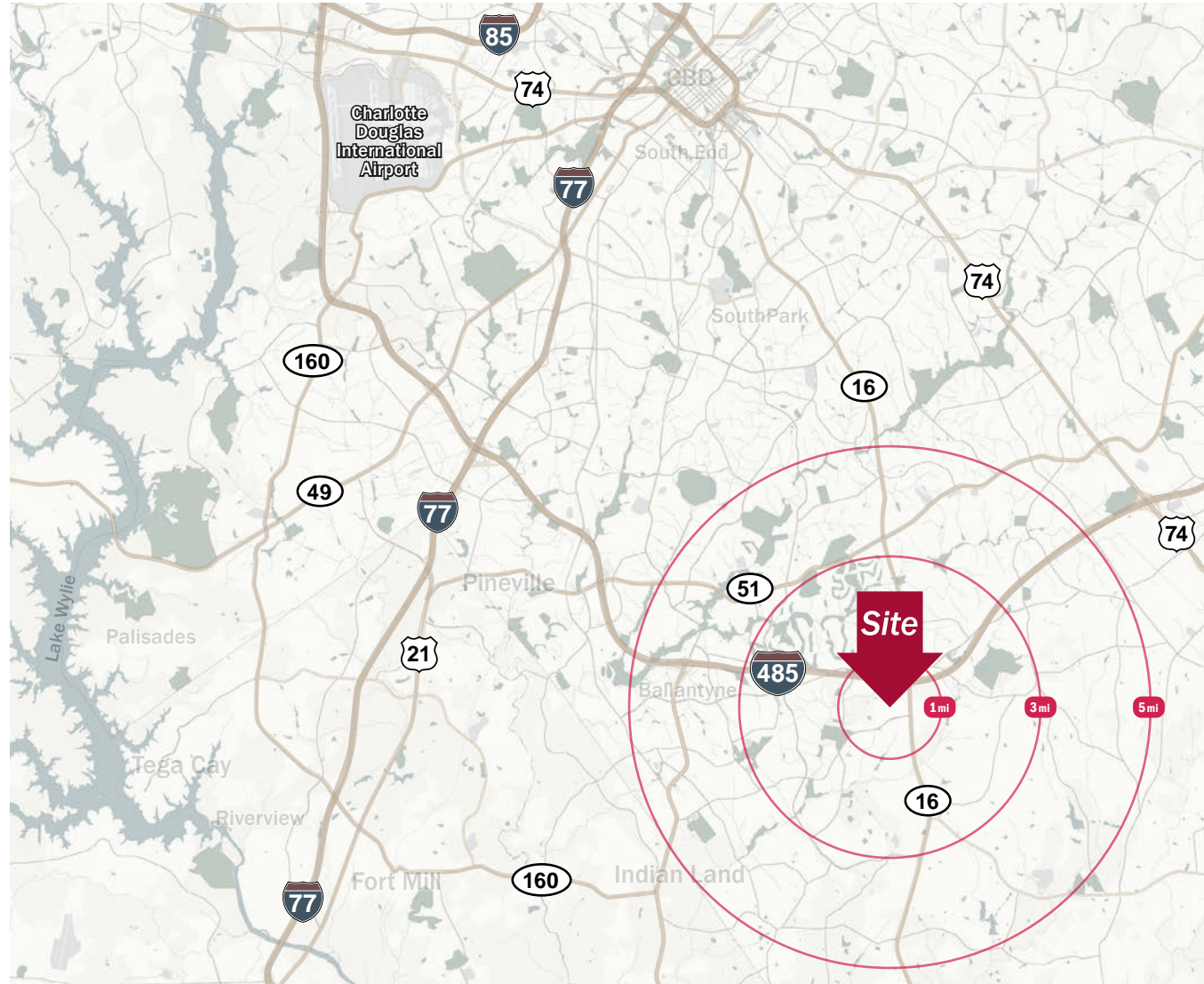
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	9,912	60,938	170,975
Growth Rate	1.45%	0.56%	0.71%
Avg. HH Income	\$183,878	\$180,163	\$175,495

Traffic Count

Source: NCDOT

	AADT
Providence Rd	61,500 (2022)



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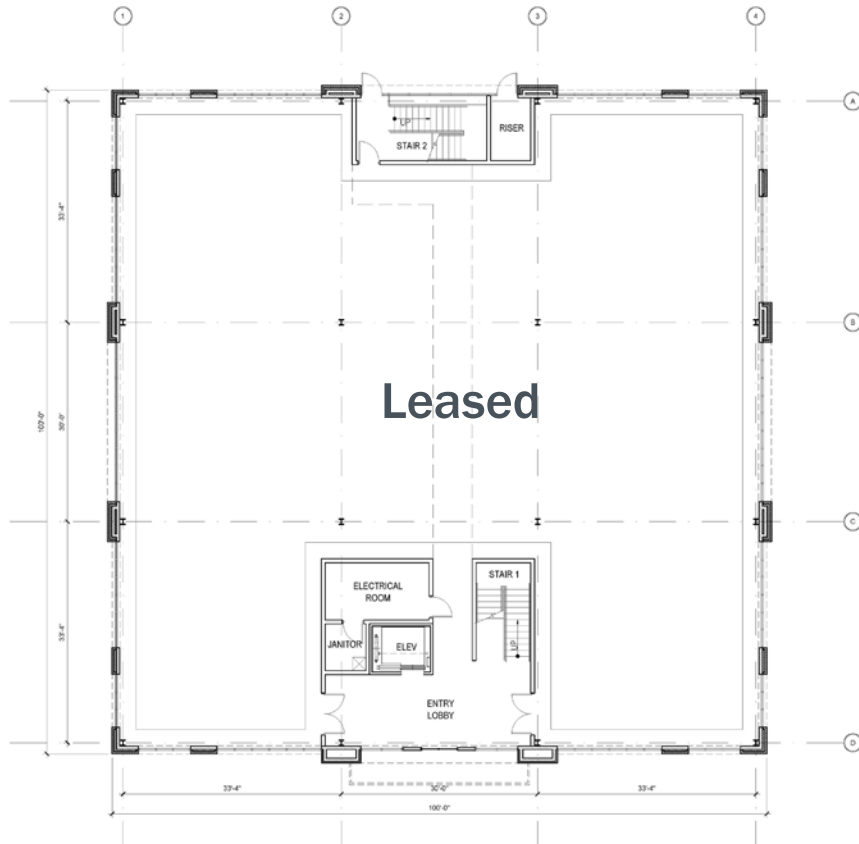
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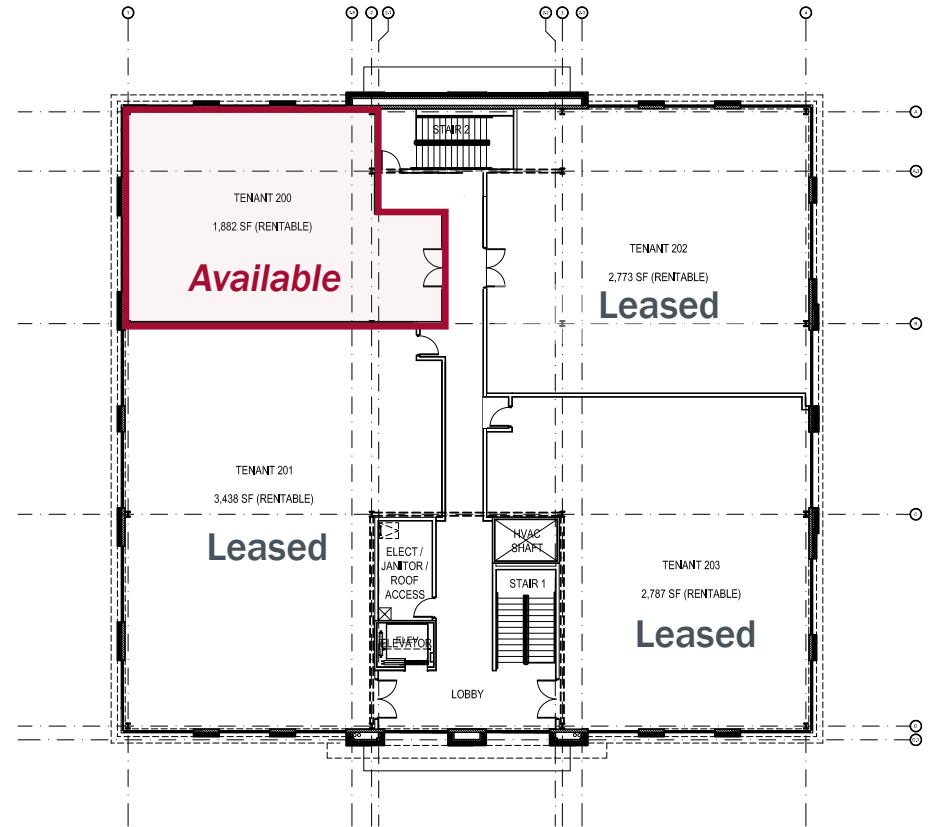
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Floor Plans

First Floor



Second Floor



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Conceptual Rendering



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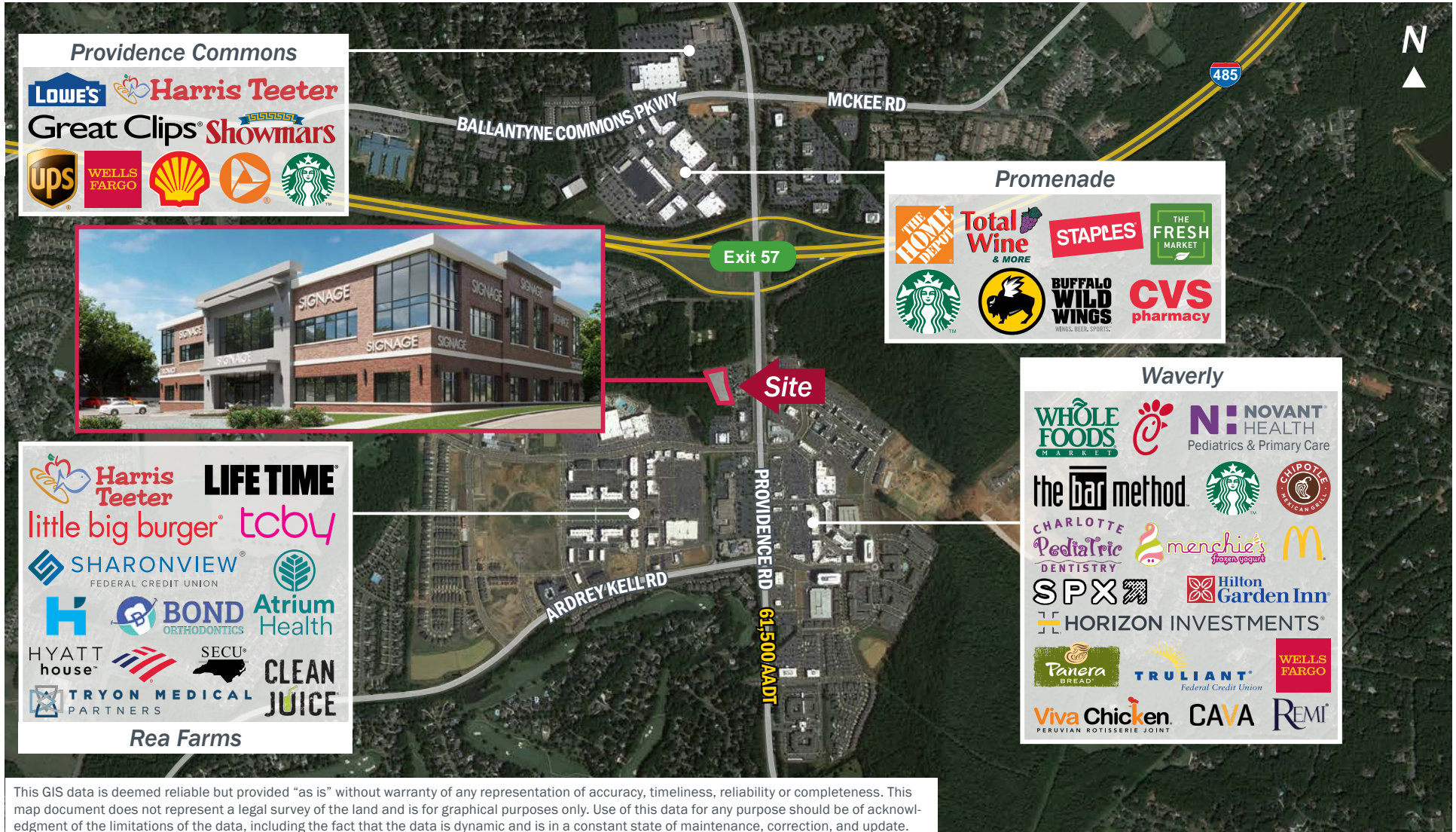
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Site Aerial



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Market Aerial



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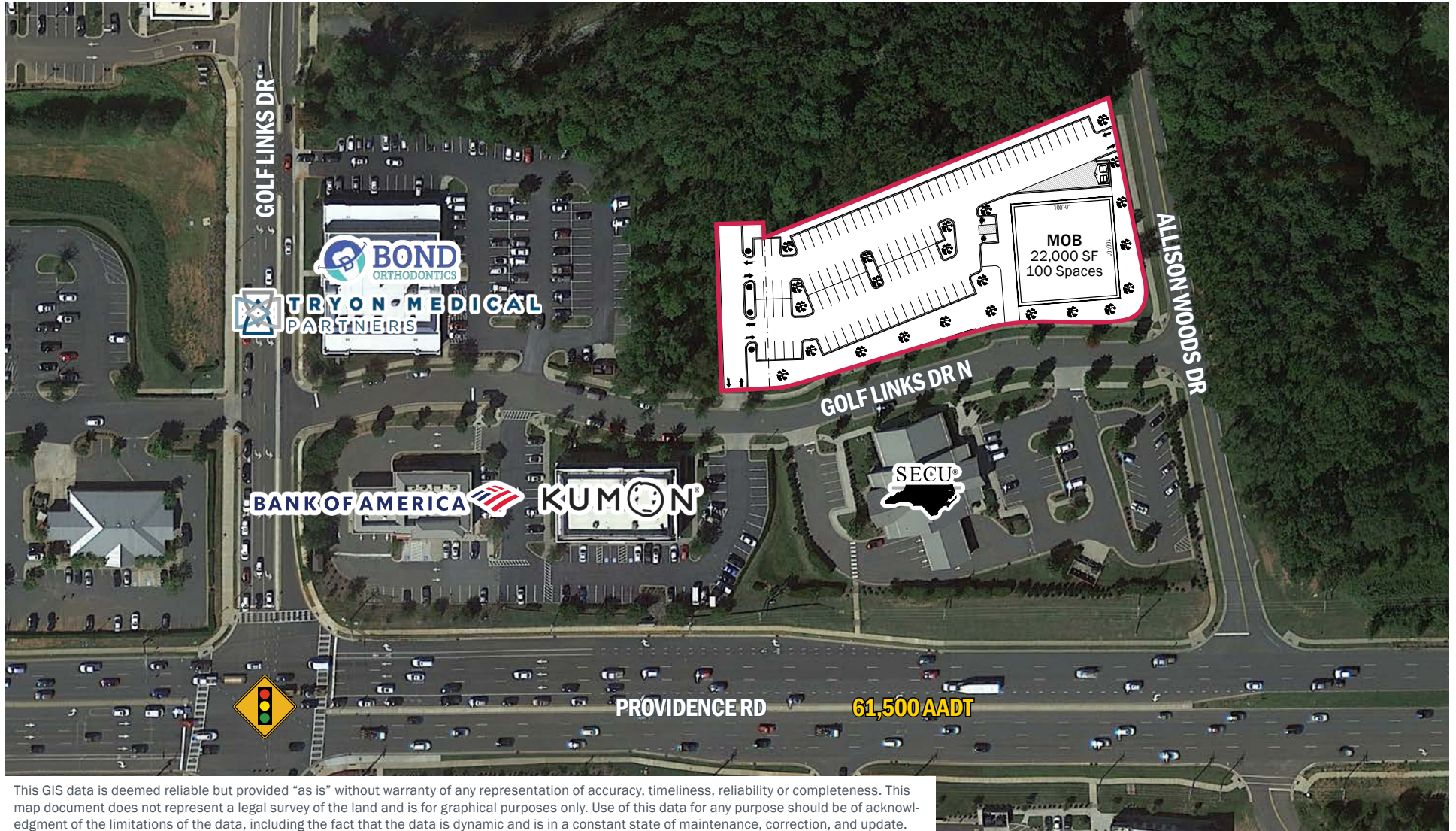
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Site Plan



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Property Photos



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Demographics

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Population			
2010 Population	5,871	49,336	141,425
2020 Population	9,467	59,836	167,114
2023 Population	9,912	60,938	170,975
2028 Population	9,940	60,471	172,197
2010-2020 Annual Rate	4.89%	1.95%	1.68%
2020-2023 Annual Rate	1.42%	0.56%	0.71%
2023-2028 Annual Rate	0.06%	-0.15%	0.14%
2020 Male Population	47.7%	48.2%	48.3%
2020 Female Population	52.3%	51.8%	51.7%
2020 Median Age	38.4	41.3	40.7
2023 Male Population	49.5%	48.4%	48.4%
2023 Female Population	50.5%	51.6%	51.6%
2023 Median Age	38.6	41.5	40.3

In the identified area, the current year population is 170,975. In 2020, the Census count in the area was 167,114. The rate of change since 2020 was 0.71% annually. The five-year projection for the population in the area is 172,197 representing a change of 0.14% annually from 2023 to 2028. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 40.3, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	57.0%	67.9%	68.3%
2023 Black Alone	7.7%	6.7%	7.5%
2023 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2023 Asian Alone	25.0%	14.8%	13.2%
2023 Pacific Islander Alone	0.1%	0.1%	0.0%
2023 Other Race	2.3%	2.3%	2.7%
2023 Two or More Races	7.7%	8.0%	7.9%
2023 Hispanic Origin (Any Race)	7.0%	7.1%	7.6%

Persons of Hispanic origin represent 7.6% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 57.3 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	166	195	185
2010 Households	2,280	18,352	53,005
2020 Households	3,940	22,176	61,747
2023 Households	4,125	22,591	62,967
2028 Households	4,151	22,431	63,403
2010-2020 Annual Rate	5.62%	1.91%	1.54%
2020-2023 Annual Rate	1.42%	0.57%	0.60%
2023-2028 Annual Rate	0.13%	-0.14%	0.14%
2023 Average Household Size	2.40	2.69	2.71



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Mortgage Income			
2023 Percent of Income for Mortgage	21.6%	21.6%	21.7%
Median Household Income			
2023 Median Household Income	\$143,282	\$131,558	\$128,557
2028 Median Household Income	\$160,709	\$151,784	\$150,000
2023-2028 Annual Rate	2.32%	2.90%	3.13%
Average Household Income			
2023 Average Household Income	\$183,878	\$180,163	\$175,495
2028 Average Household Income	\$209,179	\$203,597	\$197,870
2023-2028 Annual Rate	2.61%	2.48%	2.43%
Per Capita Income			
2023 Per Capita Income	\$71,190	\$66,912	\$64,643
2028 Per Capita Income	\$81,143	\$75,619	\$72,859
2023-2028 Annual Rate	2.65%	2.48%	2.42%
GINI Index			
2023 Gini Index	30.8	31.8	32.3
Households by Income			
Current median household income is \$128,557 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$150,000 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$175,495 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$197,870 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$64,643 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$72,859 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	112	112	112
2010 Total Housing Units	2,454	19,316	55,708
2010 Owner Occupied Housing Units	1,753	15,218	41,070
2010 Renter Occupied Housing Units	527	3,134	11,935
2010 Vacant Housing Units	174	964	2,703
2020 Total Housing Units	4,396	23,244	64,354
2020 Owner Occupied Housing Units	2,213	16,640	45,412
2020 Renter Occupied Housing Units	1,727	5,536	16,335
2020 Vacant Housing Units	415	1,035	2,606
2023 Total Housing Units	4,607	23,660	65,545
2023 Owner Occupied Housing Units	2,597	17,577	47,698
2023 Renter Occupied Housing Units	1,528	5,014	15,269
2023 Vacant Housing Units	482	1,069	2,578
2028 Total Housing Units	4,647	23,844	66,821
2028 Owner Occupied Housing Units	2,663	17,592	48,101
2028 Renter Occupied Housing Units	1,488	4,839	15,302
2028 Vacant Housing Units	496	1,413	3,418
Socioeconomic Status Index			
2023 Socioeconomic Status Index	67.3	65.2	64.0



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